



**NOTICE OF SCOPING MEETING &
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
PERRIS ETHANAC TRAVEL CENTER PROJECT**

Date: January 26, 2024

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies and Interested Parties

From: City of Perris Development Services Department | Planning Division
135 North "D" Street
Perris, CA 92570

Subject: Notice of Preparation (NOP) and Public Scoping Meeting Notice for the preparation of a Draft Environmental Impact Report for the Perris Ethanac Travel Center Project – Conditional Use Permit (CUP) 22-05002, 22-05003, and Variance 24-05022 for a freeway sign.

Scoping Meeting: February 21, 2024, at 6:00 p.m. (To be held in person)
Perris City Council Chambers
101 N. D Street
Perris CA 92570

NOP Comment Period: January 26, 2024 through February 26, 2024

Project Title: Perris Ethanac Travel Center Project

Project Applicant: Ethanac Travel Center LLC
417 29th Street
Newport Beach, CA 92663

Notice Of Preparation of a Draft Environmental Impact Report (DEIR): The City of Perris (City) will be the Lead Agency pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15052. An Initial Study has been prepared and determined that an EIR is required for the project, based on its potential to cause significant environmental effects (State Guidelines Sections 15060 and 15081). Therefore, the City will prepare a Draft Environmental Impact Report (EIR) for the proposed Perris Ethanac Travel Center Project (Project). The City is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization's statutory responsibilities or interests in connection with the proposed Project.

This Notice Of Preparation (NOP) identifies the Project applicant, contains the proposed Project description, including Project setting and location, and identifies the potential environmental effects of the proposed Project. A vicinity map is included in this NOP.

Due to time limits mandated by State law, your response must be received at the earliest possible date, **but not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on **January 26, 2024**, and is set to close at 5:00 p.m. on **February 26, 2024**.

Please send written comments to Lupita Garcia, Associate Planner, at the address shown above or via email at lgarcia@cityofperris.org. Please include the name and contact person of the agency or organization.

Project Information

I. Project Location and Setting

The Project site is located in the City of Perris within the County of Riverside. The Project site is located in the southeast portion of the City, at the northwest corner of Trumble and Ethanac Roads, and is comprised of two parcels (APNs 329-250-011 and 329-250-012) totaling approximately 14.4 acres. The project site has a Perris General Plan land use designation of Community Commercial and is zoned Commercial Community.

II. Project Description

The Project involves the construction and operation of the Perris Ethanac Travel Center on the approximately 14.4-acre site located at the northwest corner of Ethanac and Trumble Roads for regional and local highway traveling users. Construction activities are anticipated by the applicant to commence in mid-2024 and be completed at the end of 2024. Implementation of the Project would involve the development of fueling facilities, travel amenities, a drive-thru restaurant, and parking facilities for passing motorists and commercial truck operators, as described below.

- **Travel Center Building.** The proposed approximately 13,980-square-foot travel center building would be located within the southeastern portion of the Project site and include a drive-thru restaurant (approximately 2,228 square feet), additional food offerings with kitchen, convenience store, driver amenities (e.g., restrooms, showers, laundry), and support/utility areas.
- **Shop Building.** The proposed 8,452-square-foot shop building would be located within the western portion of the site. The shop would provide limited services for trucks, such as tire replacement, rotation, repair, and oil changes; no major mechanical work or bodywork would be performed.
- **Fueling Facilities.** The Project includes seven diesel fueling lanes/positions and eight gas islands and 16 fueling positions and eight vehicle gas islands. The diesel fueling lanes would be located to the north of the travel center building and include a 20-foot-tall canopy structure. A truck scale would be located adjacent to the diesel fueling lanes. The gas islands would be located south of the travel center building and include a 19-foot-tall canopy structure. Two aboveground storage tank farms with 14-foot decorative block walls and pilasters would be located to the east and west of the proposed travel center building.
- **Parking Facilities.** The Project would provide 203 parking spaces (82 automobile spaces with 6 spaces for future EV charging, 5 ADA compliant, 116 truck) with passenger automobile parking (including ADA spaces) generally located south and west of the travel center facility and around the perimeter of the gas islands. Truck parking would be generally located north and west of the diesel fueling lanes/positions, adjacent to and south of the shop building, and east of the proposed

bioretention basin. Bicycle racks would be provided to the east of and adjacent to the travel center building.

- **Variance.** The project is seeking a variance for a freeway sign for the Project.

III. Required Entitlements / Approvals

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Perris, as the Lead Agency, is charged with the responsibility of deciding whether to approve the Project. The following approvals and permits are required from the City of Perris to implement the project:

- Certification of the EIR
- Conditional Use Permit (CUP) 22-05002
- Conditional Use Permit (CUP) 22-05003
- Variance 24-05022

Approvals and permits that may be required by other agencies include:

- **South Coast Air Quality Management District.** Issuance of Air Quality permits for construction.
- **Santa Ana Regional Water Quality Control Board.** Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit and issuance of a Construction General Permit.
- **Eastern Municipal Water District.** Approval of design conditions, water, and sewer improvement plans.
- **Riverside County Airport Land Use Commission.** Determination of Consistency with Perris Valley Airport Land Use Plan.
- **Federal Aviation Administration.** Aeronautical Study of new construction within proximity of the Perris Valley Airport.
- **Federal Emergency Management Agency.** Issuance of a Conditional Letter of Map Revision and issuance of a Letter of Map Revision.
- **Other Utility Agencies.** Permits and associated approvals, as necessary for the installation of new utility infrastructure or connections to existing facilities.

IV. Probable Environmental Effects of the Project

The Draft EIR for the project will contain a detailed Project Description, a description of the existing environmental setting of the Project site and surrounding area, an analysis of Project-specific environmental impacts, an analysis of cumulative impacts, identification of additional Project-specific mitigation measures required to reduce potentially significant impacts, and an analysis of alternatives to the project that could reduce one or more of the potentially significant impacts of the Project.

The City of Perris has prepared an Initial Study and determined that an EIR is required for the Project based on its potential to cause significant environmental effects. The Initial Study found that the following environmental topics would result in less than significant environmental impacts and, therefore will not be further analyzed in the Draft EIR:

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy

- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Mineral Resources
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

The following environmental topic will be analyzed in the Draft EIR:

- Greenhouse Gas Emissions

V. Future Public Meetings

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting on **February 21, 2024**, at 6:00 p.m. at Perris City Council Chambers located at 101 N. D Street, Perris CA 92570. At the meeting, the City will provide background information on environmental impact reports, provide a brief overview of the Project and will solicit public input on environmental issues to be addressed in the Draft EIR and on items of public concern. Issues identified during the scoping meeting will be addressed in the Draft EIR (as appropriate).

VI. Response to this Notice of Preparation

The Notice of Scoping Meeting & Preparation of a Draft Environmental Impact Report Perris Ethanac Travel Center Project, as well as an Initial Study, is available for review on the City’s website at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

Copies of the Notice of Preparation and Initial Study are available for review at the Downtown Library and at the Development Services Department located at 135 North “D” Street, Perris, CA 92570.

Please provide written comments no later than 30 days from the receipt of this Notice of Preparation. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency’s area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that you or your agency will need to have explored in the Draft EIR; and, whether your agency will be a responsible agency or a trustee agency, as defined by CEQA Code Sections 15381 and 15386, respectively. Please return all comments to the following address or email:

Lupita Garcia, Associate Planner
 City of Perris, Development Services Department 135
 North “D” Street
 Perris, CA 92570
 Email: lgarcia@cityofperris.org