

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024010850

Project Title: Ethanac Travel Center Project CUP 22-05002 and CUP 22-05003

Lead Agency: City of Perris

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Project Location: City of Perris, Riverside County

City

County

Project Description (Proposed actions, location, and/or consequences).

The Ethanac Travel Center Project involves the proposed construction and operation of a travel center facility at the project site for regional and local highway traveling users. Implementation of the Project would require consideration of the following entitlements: 1) Conditional Use Permit for a travel center consisting of a 2,228 square foot drive-thru restaurant, an 11,752 square foot convenience store, and fueling facilities for trucks and passenger vehicles; 2) Conditional Use Permit for an 8,452 square foot truck shop; and 3) Variance to allow a freeway-oriented sign.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: The Project would have the potential to result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard during operational activities.

Greenhouse Gas Emissions: A significant and unavoidable impact would result from the Project's contribution to greenhouse gas emissions as a result of the exceedance of the threshold on a Project and cumulative basis.

Mitigation: The Project Applicant/Facility Owner or Operator shall ensure that upon Project operation, for trucks owned or operated by the Project Applicant/Facility Owner or Operator that access the site, only ultra-low sulfur diesel fuel or biodiesel blended with sulfur content of 15 ppm or less shall be used, so long as such fuel is commercially available; install and maintain perimeter landscaping that includes vegetation and a tree canopy (which may include structural solar canopies); ensure that the Project building(s) exceeds applicable Title 24 Building Envelope Energy Efficiency Standards by at least 1 percent; devise and implement a property maintenance plan during Project operation that includes sweeping parking lots regularly to remove road dust, tire wear, brake dust, and other contaminants. The Project Applicant shall implement water-efficient irrigation systems, such as "smart" irrigation control systems, to automatically adjust watering schedules in response to environmental and climate changes (e.g., changes in temperature or precipitation levels); and only plant native or drought-resistant trees and vegetation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Greenhouse Gas Emissions, Aesthetics, Transportation

Provide a list of the responsible or trustee agencies for the project.

California Regional Water Quality Control Board, Santa Ana Region (RWQCB – Santa Ana Region, General Construction Permit, Storm Water Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES)
South Coast Air Quality Management District (AQMD) Permit to Operate
Eastern Municipal Water District (EMWD) water and sewer improvement plans