



NOTICE OF SCOPING MEETING &
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: November 22, 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 Vallarta Market Place Community Shopping Center Project – Development Plan Review (DPR) 24-00014 and Conditional Use Permit (CUP) 23-05264.

Scoping Meeting: December 4, 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: November 22, 2024 through December 23, 2024

Project Title: Vallarta Market Place Community Shopping Center Project

Project Applicant: Vallarta Supermarkets, Inc.
12881 Bradley Avenue
Sylmar, CA 91342

Notice of Preparation of a Draft Environmental Impact Report (DEIR):

The City of Perris (City) will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will be responsible for preparation of a Draft EIR for the proposed Vallarta Market Place Community Shopping Center Project (Project). An Initial Study and technical studies have been prepared and the City has determined that an Environmental Impact Report (EIR) is required for the Project based on its potential to cause significant environmental effects (State CEQA Guidelines Sections 15060 and 15081). 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.

The purpose of the NOP is to fulfill legal notification requirements and inform the public and CEQA responsible trustee Agencies that an EIR is being prepared for the proposed project by the City. The NOP

solicits agencies and interested parties concerns regarding the potential environmental effects of implementing the proposed Project at the Project location. CEQA encourages early consultation with private persons and organizations that may have information or may be concerned with any potential adverse environmental effects related to physical changes in the environment that may be caused by implementing the Project.

Responses to the NOP that specifically focus on potentially significant environmental issues are of particular interest to the City of Perris. All comment letters to this NOP will be included in the appendices to the EIR. The content of the responses will help guide the focus and scope fo the EIR in the accordance with the State CEQA Guidelines.

Project Description:

I. Project Location and Setting:

The Project site is located in the City of Perris within the County of Riverside. The Project site consists of a 10.5-acre parcel (APN: 300-260-001) located at the southeast corner of Placentia Avenue and Perris Boulevard. The project site has a General Plan land use designation of Community Commercial and is zoned Commercial Community.

II. Project Description:

The Vallarta Market Place Community Shopping Center project (Project) consists of a total of eight commercial/retail buildings on the 10.55-acre Project site. The following describes each of the project components.

- **Vallarta Supermarket.** Consists of a 59,371 square-foot grocery store/supermarket along the eastern portion of the site. One delivery dock would be located at the rear of the building (east side). Pursuant to Section 5.106.5.5.1 of the 2022, the California Green Building Standards (CALGreen) Code, raceways, busways, and additional electrical capacity for transformers, service panels, or subpanels would be provided to facilitate the future installation of electric vehicle supply equipment for medium-and heavy-duty electric delivery trucks. A total of 238 parking spaces will serve this use. The grocery store would operate between the hours of 7:00 a.m. and 10:00 p.m. No deliveries would occur outside of the business hours.
- **Junior Anchor Building.** A 15,593-square-foot retail building will be located to the south. This would be a single-story building with 63 parking spaces. Delivery will be at the rear of the building (east side). Future retail uses are expected to operate during normal daytime / evening business hours.
- **Convenience Store/Fueling Station.** A 4,913-square-foot convenience store and fueling station would be located at the northwest corner of the site. A total of eight fueling positions and 16 pumps would be constructed. A total of 14 parking spaces would be located proximal to the convenience store to provide employee, customer and vendor parking. It would operate 24 hours a day / seven days a week.
- **Coffee Quick Service Restaurant.** A 2,367-square-foot quick service restaurant dine-in/drive-thru coffee shop building would be constructed adjacent to and south of the convenience store buildings. The drive-thru menu board and pick-up window would be located along the west side of the building facing Perris Boulevard. Eight parking spaces would be on the east side of the building. A tenant has not been identified.
- **Quick Service Restaurant Building 2.** A 2,079-square-foot quick service restaurant building would be provided along the western side boundary, south of the coffee quick service restaurant building. The drive-thru menu board and pick-up window would be located along the west side of the building

facing North Perris Boulevard. A total of 27 spaces will be provided to serve this use. The remainder of parking would be provided in the adjacent parking lot.

- **Quick Service Restaurant Building 1.** A 2,621-square-foot quick service restaurant building would be provided along the western side boundary at the southwest corner of the site, south of the quick service restaurant building 1. The drive-thru menu board and pick-up window would be located on the south side of the building. A total of eight parking spaces and two accessible spaces would be provided on the east side of the building. A total of 31 parking spaces would be provided on the north side of the building. The remainder of parking would be provided in the adjacent parking lot.
- **Retail Building 1.** A 7,520-square-foot retail building would abut the supermarket building to the north. This would be a single-story building with 31 parking spaces. Delivery will be provided at the rear of the building (east side).
- **Retail Building 2.** A 7,000-square-foot retail building would be located near the northeast corner of the site, north of the supermarket building. This would be a single-story building with 28 parking spaces. Delivery will be provided at the front (south side) and east side of the building.

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**
- **Development Plan Review (DPR) 24-00014:** To consider the master site plan, building elevations for the Vallarta Market Place Community Shopping Center.
- **Conditional Use Permit (CUP) 23-05264:** To permit the proposed convenient store / fueling station and drive-thru businesses at the Vallarta Market Place Community Shopping Center.

IV. Probable Environmental Effects 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
- 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
- Tribal Cultural Resources
- Wildfire

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

- Air Quality
- Greenhouse Gas Emissions

V. EIR Public Scoping Meeting:

Notice is hereby given that the City of Perris Development Services Department will hold a Scoping meeting for the general public and interested agencies regarding the proposed EIR addressing the proposed Project. The scoping meeting will be held on December 4th at 6:00 p.m. The scoping meeting will be held at: City of Perris Council Chambers, located at 101 N. D Street, Perris, CA 92570

VI. Public Comment Period:

The Notice of Scoping Meeting & Preparation of a Draft Environmental Impact Report Perris Vallarta Market Place Community Shopping Center, the Initial Study, and project plans are 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.

Any responses must be submitted to the City of Perris Development Services Department at the earliest possible date, but no later than the December 23, 2024, deadline. Comments must be submitted to:

Alfredo Garcia, Associate Planner
City of Perris, Development Services Department
135 North "D" Street
Perris, CA 92570
Email: algarcia@cityofperris.org
Phone: (951) 943-5003 Ext. 287

VICINITY MAP

