

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024110841

Project Title: Vallarta Market Place Community Shopping Center Project

Lead Agency: City of Perris Contact Person: Alfredo Garcia
Mailing Address: 135 North D Street Phone: (951) 943-5003
City: Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: Perris
Cross Streets: North Perris Boulevard/Placentia Avenue Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 18.21" N / 117 ° 13 ' 30.78" W Total Acres: 10.55

Assessor's Parcel No.: APN 300-260-001-08 Section: 17 Twp.: 4S Range: 3W Base: SBBM

Within 2 Miles: State Hwy #: SR76/Ramona Expressway Waterways: Perris Valley Storm Drain

Airports: March ARB/Inland Port Railways: Metrolink/Commuter Schools: Triple Crown Elemen.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 101464 Acres 10.55 Employees 50
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant Land / Commercial Community / Community Commercial

Project Description: (please use a separate page if necessary)

The Vallarta Market Place Community Shopping Center project is the proposed construction and operation of a total of eight new commercial/retail buildings on a 10.55-acre project site located at the southeast corner of North Perris Boulevard and Placentia Avenue in the City of Perris, CA. The project would include a new grocery store (59,371 sf), three Quick Serve Restaurant buildings totaling 7,067 sf, three retail buildings totaling 30,113 sf and one convenience store (4,913 sf) with an 8-pump (16-position) fueling station. A total of six access driveways would be provided – three along Placentia Avenue and three along Perris Boulevard. A total of 489 parking spaces, including 18 accessible spaces would be constructed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #7 _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #6 _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 11, 2025 Ending Date May 26, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Birdseye Planning Group</u>	Applicant: <u>Vallarta Supermarkets</u>
Address: <u>P.O. Box 1956</u>	Address: <u>12881 Bradley Avenue</u>
City/State/Zip: <u>Vista, CA 92085</u>	City/State/Zip: <u>Sylmar, California 91342</u>
Contact: <u>Ryan Birdseye</u>	Phone: <u>818-362-7577</u>
Phone: <u>760-712-2199</u>	

Signature of Lead Agency Representative: *Alfredo Garcia* Date: April 1, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.