

**NOTICE OF AVAILABILITY**  
**VALLARTA MARKET PLACE COMMERCIAL SHOPPING CENTER**  
**PROJECT**  
**DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)**  
**SCH NO. 2024110841**

April 11, 2025

**Project Title:** Vallarta Market Place Commercial Shopping Center Project - Environmental Impact Report/SCH No. 2024110841, Development Plan Review (DPR) 24-00014, Conditional Use Permit (CUP) 23-05264.

**Lead Agency:**

City of Perris  
Planning Division  
135 North "D" Street  
Perris, CA 92570  
(951) 943-5003  
Contact: Alfredo Garcia, Senior Planner

**Project Location - City:** Perris

**Project Location - County:** Riverside

**Project Location - Specific:** The Project site (Assessor's Parcel Number APN 300-260-001-08) is comprised of approximately 10.55 acres located within the Central Core planning area (Planning Area 5) of the City of Perris at the southeastern corner of Placentia Avenue and North Perris Boulevard. It is located approximately 0.9 mile east of Interstate 215 (I-215), approximately 8.3 miles south of State Route (SR-) 60 and approximately 1.3 miles south of March Air Reserve Base/Inland Port Airport (ARB/IPA).

**Description of the Project:** The Vallarta Market Place Community Shopping Center project is the proposed construction and operation of eight new commercial/retail buildings on the 10.55-acre Project site. The following describes the project components and addresses on- and off-site improvements that would be required to accommodate the proposed uses. The Project applicant would construct and operate a new 59,371-square-foot grocery store/supermarket along the eastern portion of the Project site. One delivery dock would be located at the rear of the building (east side). A 15,593-square-foot retail building would abut the supermarket building to the south. This would be a single-story building with parking and delivery provided at the rear of the building (east side). 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. 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 North Perris Boulevard. Eight parking spaces for quick service restaurant building 1 would be on the east side of the building. 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 Perris Boulevard. A total of five parking spaces and one accessible space would be provided in front (east side) of the building. The remainder of parking would be provided in the adjacent parking lot. 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 seven spaces would be provided on the north side of the building. The remainder of parking would be provided in the adjacent parking lot. A 7,520-square-foot retail building would abut the supermarket building to the north. This would be a single-story building with parking and delivery provided at the rear of the building (east side). 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 parking and delivery provided at the front (south side) and east side of the building.

The proposed Project includes the following discretionary actions by the City: (1) Development Plan Review (DPR) 23-05264. A Development Plan approval will be required for construction of the supermarket, retail buildings, convenience store and restaurant buildings. (2) Conditional Use Permit (CUP) 23-05264: A Conditional Use Permit is required to allow development of the proposed fast-food restaurants with drive-thru windows and the convenience store/fueling station. and (3) Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of

CEQA.

**Significant Effects Discussed in the Draft EIR:** The Draft EIR determined that the following issue areas have less than significant impacts or potentially significant environmental impacts that will be mitigated to below a level of significance: Utilities and Service Systems. The Draft EIR determined that potentially significant and unavoidable Air Quality and Greenhouse Gas emissions could occur with the implementation of the proposed Project. A Statement of Overriding Considerations is required prior to Project approval.

**Address where the Draft EIR is Available**

(Electronic copy provided on-line at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>):

Hard copy documents may be reviewed at the following location, by appointment only.

**City of Perris**

Planning Division

135 North "D" Street

Perris, CA 92570

Phone: (951) 943-5003

Monday – Friday 8:00 a.m. –6:00 p.m.

**Public Review Period:** The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **April 11, 2025**, and conclude on **May 26, 2025**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **May 26, 2025, at 5:00 pm**. Please send your comments to Alfredo Garcia, City of Perris Planning Division, 135 North "D" Street, Perris, CA 92570-2200. Alfredo Garcia may be reached via e-mail at: [algarcia@cityofperris.org](mailto:algarcia@cityofperris.org).

**Public Hearing:** Written and oral comments regarding the Draft EIR may also be submitted at a public hearing that will be held before the City of Perris Planning Commission. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and supporting documents, are available for review at the City of Perris Planning Department, located at the address provided above.

**Hazardous Materials Statement:** The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

NOTES: This project was not subject to Airport Land Use Commission (ALUC) review. Tribal Consultations were conducted in accordance with the provisions of AB 52 and SB 18.