



CITY OF PERRIS

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

135 NORTH D STREET, PERRIS, CA 92570-2200
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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR) SCH 2024110841

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies/ Interested Organizations and Individuals.

From: City of Perris, Department of Development Services

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

Comment Period: April 11, 2025, and ends May 26, 2025.

Notice of Availability of a Draft Environmental Impact Report:

The City of Perris is the Lead Agency under the California Environmental Quality Act (CEQA) and has prepared the Draft Environmental Impact Report (EIR) for the Ellis Logistics Center Industrial Project (Herein after "proposed Project" or "Project") identified below. The Lead Agency has prepared this NOA, in Compliance with Title 14, Section 15087 of the California Code of Regulations, for the Draft EIR to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the environmental analysis addressing the potential effects of the Proposed Project. The Draft EIR evaluates the potentially significant environmental impacts that may result from the Project.

Project Location:

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). Refer to **Figure 1, Aerial Map**.

Project Applicant: Justin Pratt, Vallarta Supermarkets

Project Description:

Conditional Use Permit (CUP) 23-05264 and Development Plan Review (DPR) 24-00014

The Vallarta Market Place Community Shopping Center project (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. **Figure 2, Site plan**

The Draft EIR addresses the short – and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It also evaluates the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project were evaluated that may reduce impacts that were determined to be significant in the EIR. The environmental topic areas addressed in the EIR include Aesthetics, Agricultural Land, Air Quality, Archeology/ Historical, Biological Resources, Drainage, Flood Plain/Flooding, Forest Land/Fire Hazard, Minerals, Population, Recreation /Parks, Schools, Solid Waste, Vegetation, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Water supply/ Ground water, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, and 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.

The Project site is not included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous Sites).

Public Comment Period:

This NOA and the Draft EIR will be available for public review and comment for a period of 45 days, beginning April 11, 2025, and ending May 26, 2025. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project.

This NOA and Draft EIR are available for public review on the City of Perris website:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-476#docan1206_1313_479

Copies of the Draft EIR are also available for review at:

- Perris City Hall - 135 South D Street, Perris, CA 92570
 - Monday to Friday, 8 am to 5 pm

- Cesar E. Chavez Library – 163 E. San Jacinto Road, Perris CA 92570
 - Monday, Thursday, Friday, Saturday 10 am - 6 pm
 - Tuesday, Wednesday - 12 pm - 8 pm
 - Sunday 1 pm - 5 pm

Any response must be submitted to the City of Perris, Planning Department at the earliest possible date but no later than the May 26, 2025, deadline. Comments must be submitted via email or in writing to:

City of Perris Planning Department
ATTN: Alfredo Garcia
135 South D Street,
Perris CA 92570
Phone: (951) 943-5003
E-mail: algarcia@cityofperris.com

Figure 1
Aerial Map



Figure 2
Site Plan

