



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (SCH #2024010850)

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

From: City of Perris, Department of Development Services

Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) related to Planning Cases Conditional Use Permit (CUP) 22-05002, Conditional Use Permit (CUP) 22-05003, and Variance (VR) 24-05022 - Proposed Ethanac Travel Center Project by Ethanac Travel Center LLC

Comment Period: July 5, 2024, and end August 19, 2024.

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 Ethanac Travel Center 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 is located in the southeast portion of the City of Perris, at the northwest corner of Trumble Road and Ethanac Road, in the Commercial Community (CC) Zone. The project site consists of two parcels (APNs 329-250-011 and 329-250-012) totaling approximately 14.4 acres. Refer to **Figure 1, Project Location**.

Project Applicant: Ethanac Travel Center LLC

Project Description:

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. Associated facilities and improvements of the Project include on-site landscaping, signage, parking, infrastructure/utilities improvements, and off-site roadway/right-of-way improvements. Refer to **Figure 2, Preliminary 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, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

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 Review and Comment Period:

This NOA the Draft EIR (SCH #2024010850) will be available for public review and comment for a period of 45 days, beginning July 5, 2024, and ending August 19, 2024. 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:

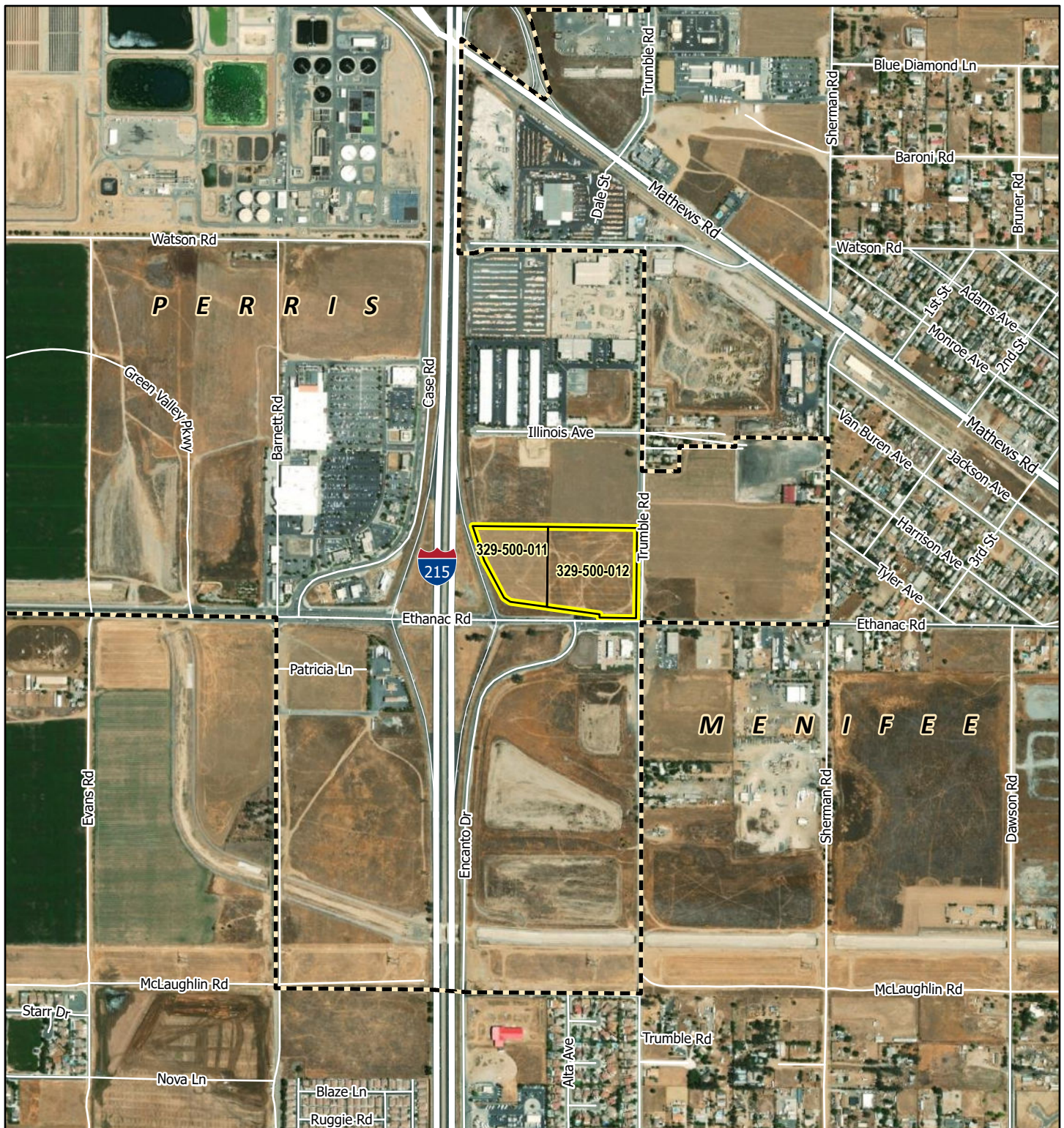
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-418#docan1206_1313_479

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 August 19, 2024, deadline. Comments must be submitted via email or in writing to:

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



Legend

- Project Boundary
- Project Parcels
- Incorporated Area

CITY OF PERRIS
PERRIS ETHANAC TRAVEL CENTER

Figure 1. Project Location

