



NOTICE OF SCOPING MEETING &
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
ELLIS LOGISTICS CENTER PROJECT

Date: April 7, 2023

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 Ellis Logistics Center Project - Development Plan Review (DPR) 22-00018.

Scoping Meeting: **May 3, 2023 at 6:00 p.m.** (To be held in person)
Perris City Council Chambers
101 N. D Street
Perris CA 92570

NOP Comment Period: April 7, 2023 through May 8, 2023

Project Title: Ellis Logistics Center Project

Project Applicant: CRP NC South Perris Owner LLC
4740 Green River Road, #110
Corona CA, 92878

Notice Of Preparation of a Draft Environmental Impact Report (DEIR): The City of Perris (City) will be the Lead Agency pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15052. An Initial Study has been prepared and determined that an EIR is required for the project, based on its potential to cause significant environmental effects (State Guidelines Sections 15060 and 15081). Therefore, the city will prepare a Draft Environmental Impact Report (EIR) for the proposed Ellis Logistics Center Project (Project). 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 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.

Due to time limits mandated by State law, your response must be received at the earliest possible date, **but not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on April 7, 2023, and is set to close at 5:00 p.m. on May 8, 2023.

Please send written comments to Alfredo Garcia, Associate Planner, at the address shown above or via email at algarcia@cityofperris.org. Please include the name and contact person of the agency or organization.

Project Information

I. Project Location and Setting

The 34.52 acre project site is located on the south side of Ellis Avenue, north of Case Road between Goetz Road and the I-215 Freeway, in the City of Perris (City), Riverside County (APNs: 330-090-006 - 28.13 acres and 330-090-007 - 6.39 acres). The project site has a Perris General Plan land use designation of Light Industrial (LI) and is zoned Light Industrial (LI). The project site is located entirely within the City boundaries (see *Figure 1, Regional Map* and *Figure 2, Local Vicinity Map*).

II. Project Description

The proposed project consists of a 643,419-square-foot (sf) “high-cube” logistics warehouse building, 40-feet-in height with varying parapet wall heights ranging from 43 feet and 49 feet to conceal rooftop mechanical equipment and minimize noise. The building will be painted in white, grey, and brown and have windows and building articulation to break up the massing of the structure. Landscaping also is included and would encircle the site along the perimeter of the site and within interior parking lots. The densest plantings would occur along Ellis Avenue to soften views of the new structure from the roadway. (Refer to *Figure 3, Conceptual Site Plan*).

The floor plan includes 10,000 square feet of office mezzanine space, the primary office area would be in the northwest corner of the building and a secondary office area would be in the southwest corner. The proposed project would also include an approximately 455-square-foot fire pump house. The warehouse facility would not be used for cold storage. The overall project square footage and these project elements are shown in *Table 1: Project Site Data*.

Table 1: Project Site Data

Project Use	Area
Overall Project Site	34.52 acres
Building Footprint	632,964 sf
Office Mezzanine	10,000 sf
Fire Pump House	455 sf
Total	643,419 sf

Rail Spur Connection

The project site will have access from the BNSF/Southern California Railroad Authority (SCRRA) Metrolink railway adjacent to the project site to the south. The project applicant proposes to extend a rail spur track that extends from the existing rail track north into the project site, such that rail cars

could be loaded or unloaded directly from the proposed building. The proposed spur includes storage for 4 rail cars. The proposed spur design includes a siding track to allow for switching operations. The design for the rail spur will be consistent with BNSF/SCRRRA design standards.

Internal rail crossing within the project site will be designed to minimize conflicts with project's proposed site circulation. The project will include safety warnings and other devices, as required, to warn of train movement within the parking areas. See *Figure 4, Proposed Rail Spur*.

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 22-00018

Approvals and permits that may be required by other agencies include:

- California Department of Fish and Wildlife
- Western Riverside Regional Conservation Authority
- South Coast Air Quality Management District –Permits to install and operate a diesel fire water pump backup generator
- Regional Water Quality Control Board – General Construction Wastewater Discharge Permit
- Federal Emergency Management Agency (FEMA) – Conditional Letter of Map Revision (CLOMR)
- Eastern Municipal Water District – approval of water and sewer improvement plans
- BNSF/Southern California Railroad Authority (SCRRRA)

IV. Probable Environmental Effects of the Project

The Draft EIR for the project will contain a detailed Project Description, a description of the existing environmental setting of the project site and surrounding area, analysis of project-specific environmental impacts, analysis of cumulative impacts, identification of additional project specific mitigation measures required to reduce potentially significant impacts, and an analysis of alternatives to the project that could reduce one or more of the potentially significant impacts of the project.

The City of Perris has prepared and 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:

- Agriculture and Forest Resources
- Mineral Resources
- Population and Housing
- Recreation
- Wildfire

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

- Aesthetics
- 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
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

V. Future Public Meetings

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting on **May 3, 2023** at 6:00 p.m. at Perris City Council Chambers located at 101 N. D Street, Perris CA 92570. At the meeting, the City will provide background information on environmental impact reports, provide a brief overview of the project and will solicit public input on environmental issues to be addressed in the Draft EIR and on items of public concern. Issues identified during the scoping meeting will be addressed in the Draft EIR (as appropriate).

VI. Response to This Notice of Preparation

The Notice, as well as an Initial Study, is 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.

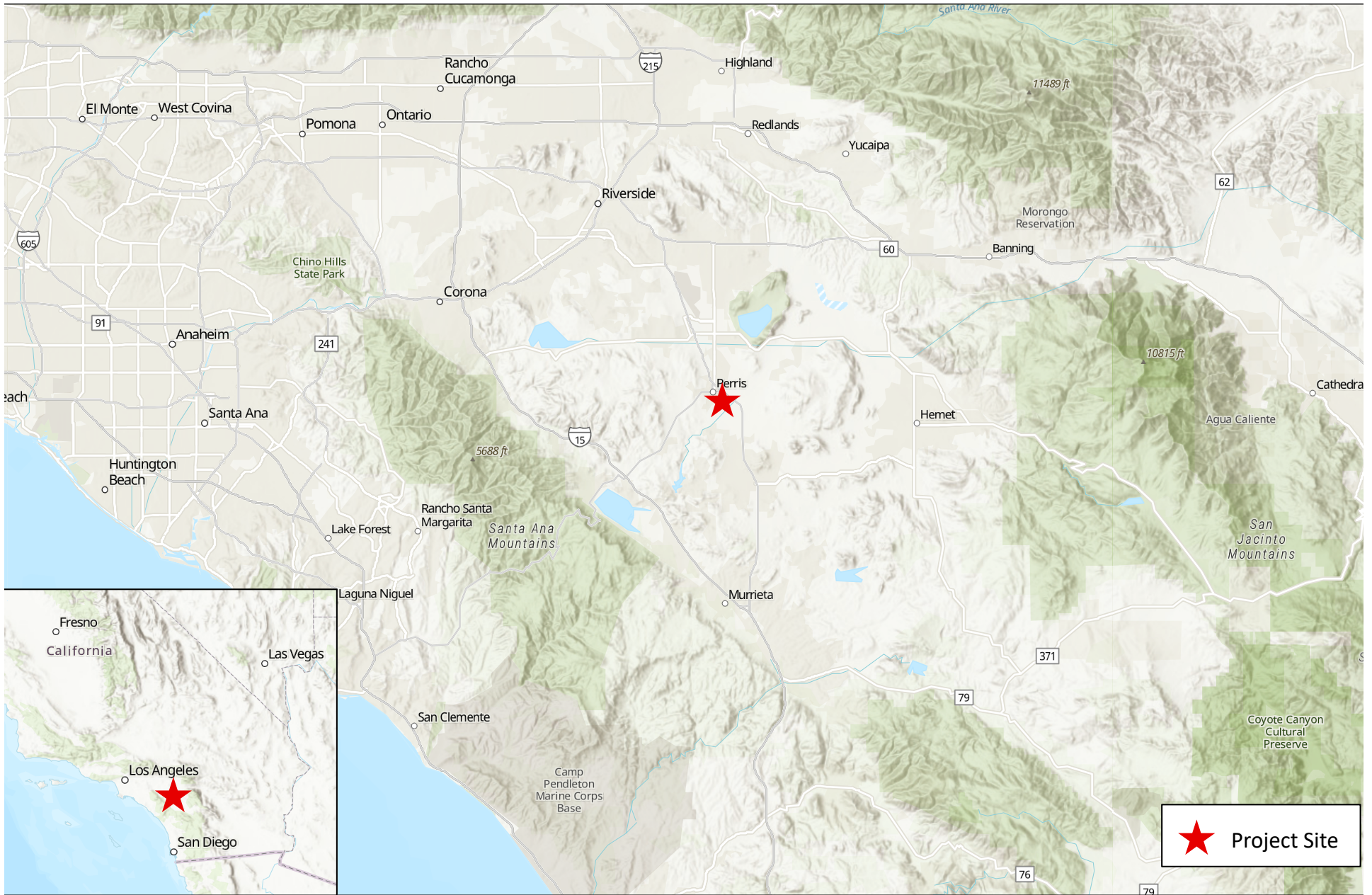
Please provide written comments no later than 30 days form receipt of this Notice of Preparation. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency’s area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the Draft EIR; and, whether your agency will be a responsible agency or a trustee agency, as defined by CEQA Code Sections 15381 and 15386, respectively. Please return all comments to the following address or email:

Alfredo Garcia, Associate Planner
 City of Perris, Development Services Department
 135 North “D” Street
 Perris, CA 92570
 Email: algarcia@cityofperris.org



Signature: _____
 Patricia Brenes, Planning Manager

The City of Perris appreciates your conscientious attention to the Notice of Preparation

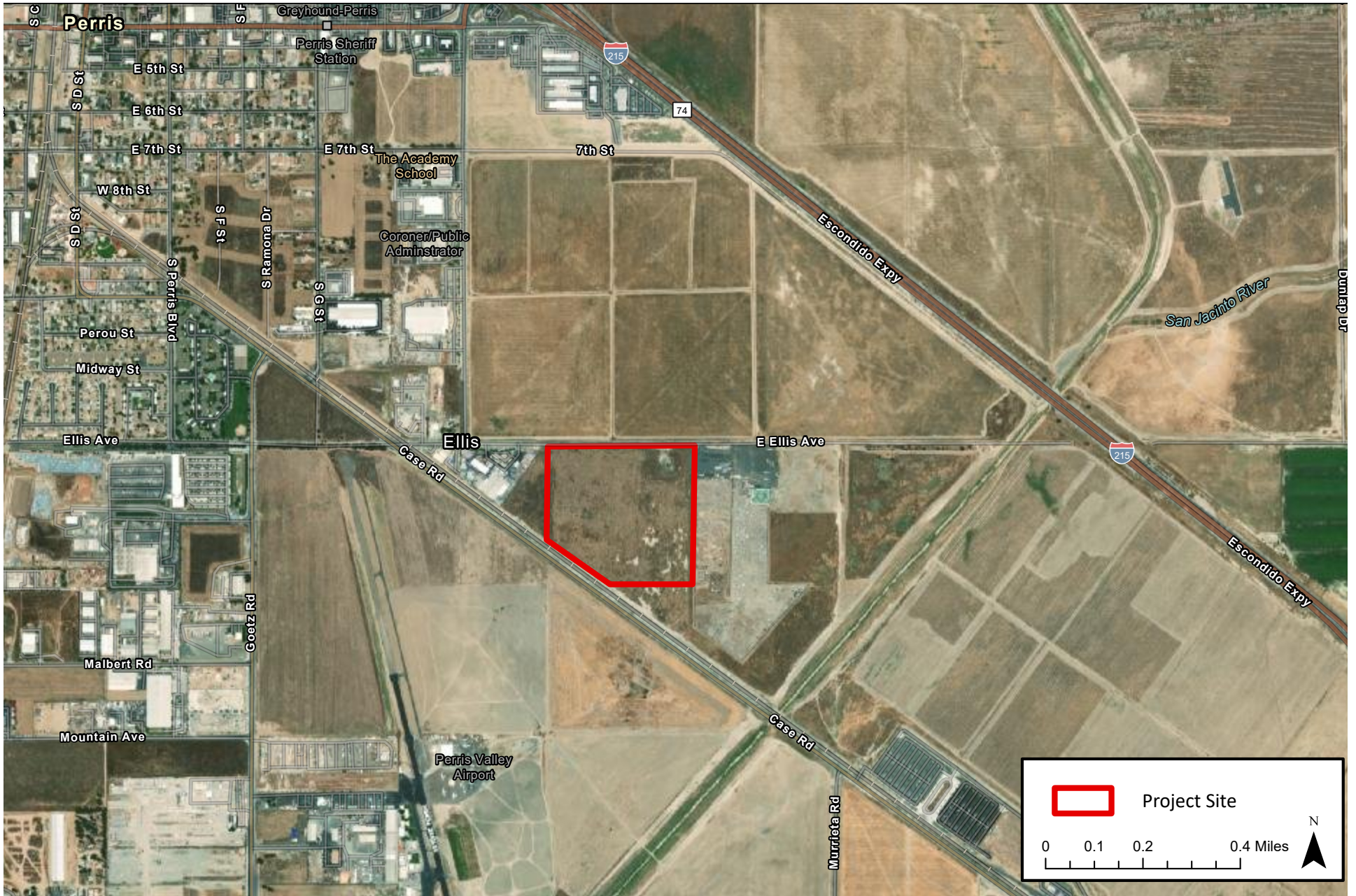


Source: ESRI, 2022

Figure 1: Regional Map
 Ellis Logistics Center Project
 NOP



Not to scale

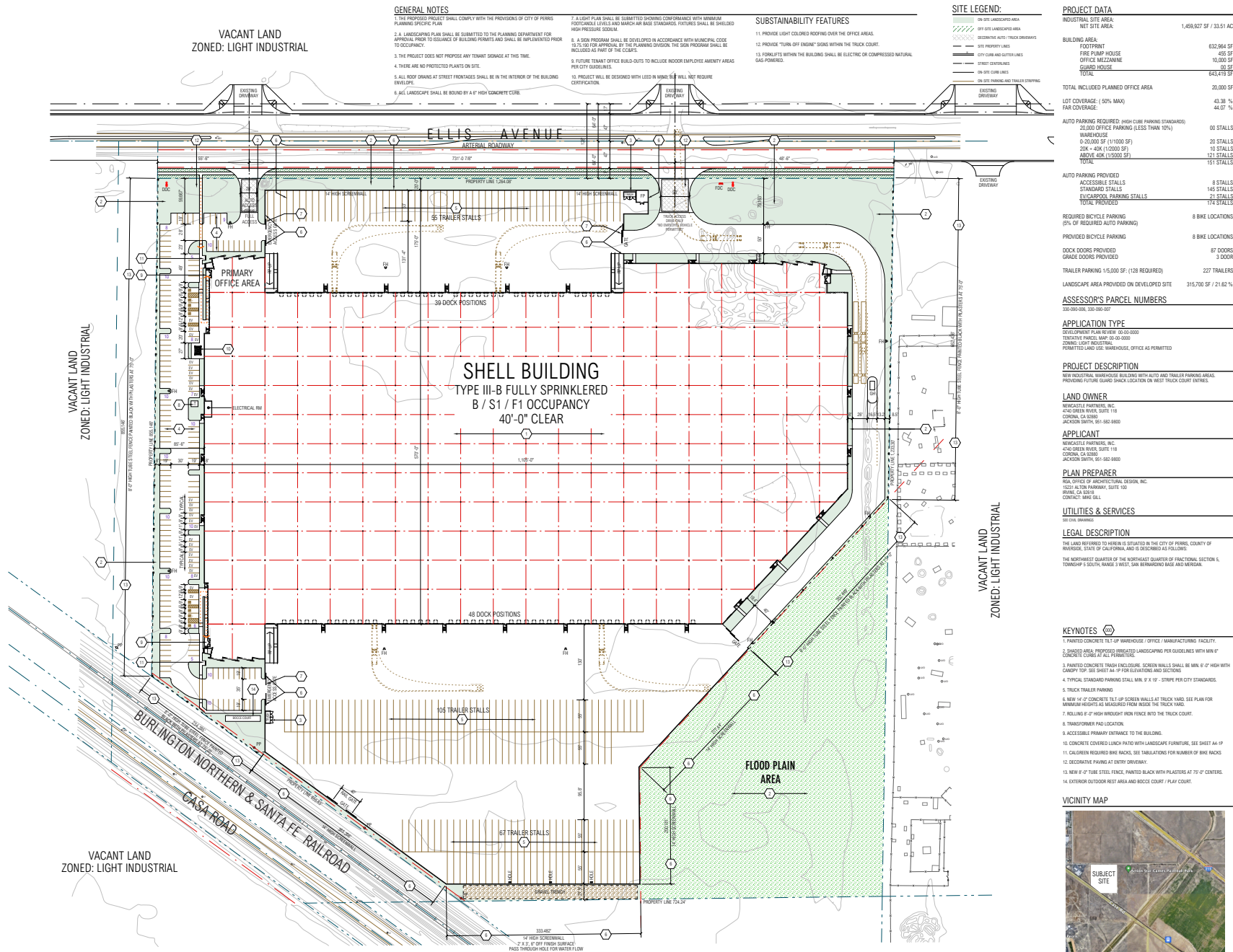


Source: ESRI, 2022

Figure 2: Site Vicinity Map
 Ellis Logistics Center Project
 NOP



Not to scale



Source: RGA Office of Architectural Design, 2023

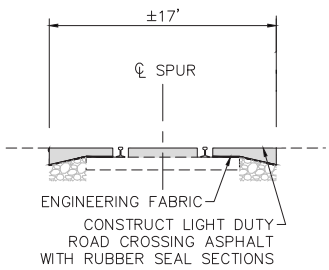
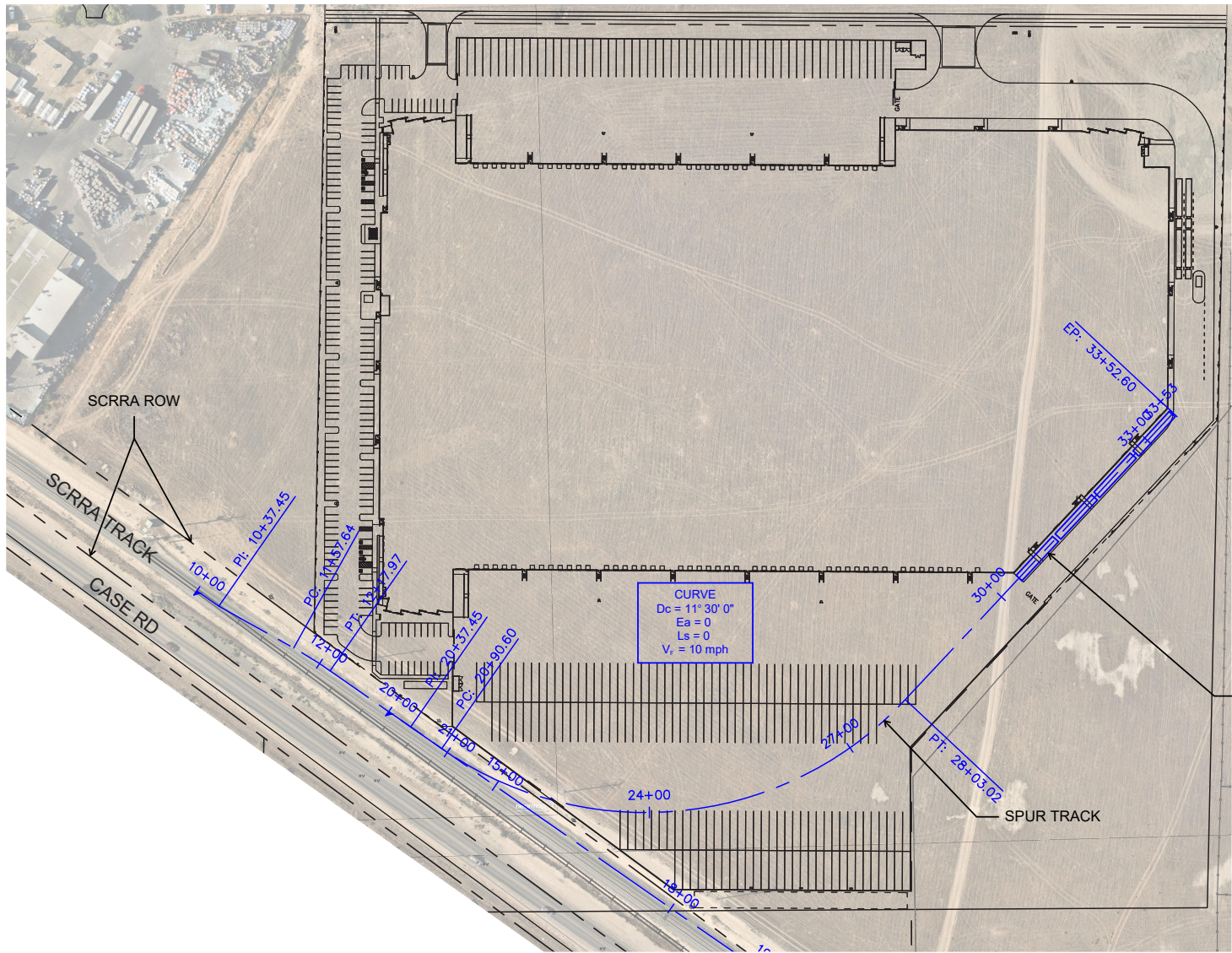
Figure 3: Proposed Site Plan

Ellis Logistics Center Project
NOP



Not to scale

Kimley & Horn



4 RAIL CARS STORAGE

SUMMARY:

- PROVIDES STORAGE FOR 4 RAIL CARS
- MINOR PARKING RECONFIGURATION REQUIRED
- SIDING TRACK PROVIDED FOR SWITCHING OPERATIONS AND APPROXIMATELY 500' TF FOR STORAGE
- SPUR TRACK DOES NOT DIRECTLY CONNECT WITH METROLINK PERRIS VALLEY LINE



SCALE: 1" = 150'

Source: Kimley-Horn Inc, 2023

Figure 4: Proposed Rail Spur
Ellis Logistics Center Project
NOP



Not to scale

Kimley»Horn