



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

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) for the Proposed Ellis Logistics Center Project by CRP NC South Perris Owner LLC; DPR22-00018 (SCH #2023040144).

Comment Period: May 17, 2024 through July 1, 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 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 is located in the easterly portion of the City of Perris, approximately 1.25 miles southeast of downtown Perris. The project site (APN) 330-090-006 (28.13 acres) and 330-090-007 (6.39 acres) is bordered by Ellis Avenue to the north and the BNSF/SCRRRA railway and Case Road to the southwest. Refer to **Figure 1, Aerial Map**.

Project Applicant: CRP NC South Perris Owner LLC

Project Description:

Development Plan Review (DPR) 22-00018 The Ellis Logistics Center Project (proposed project) proposes the development of a warehouse facility on APN 330-090-006 and APN 330-090-007 (one legal lot) consisting of approximately 34.53 acres. The project also has been designed to accommodate future rail car access from the adjacent BNSF/ Southern California Railroad Authority (SCRRRA) Metrolink railway adjacent to the project site to the south, should a future user choose to pursue the design and construction of a rail spur with the appropriate agencies. Associated facilities and improvements of the Project include on-site landscaping, parking, regional Project access, and off-site improvements (Roadway Improvements, storm drain, and utilities). Reference **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, 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, and Utilities and Service Systems. The Project anticipates significant and unavoidable noise impacts due to off-site traffic noise, on a project-level and cumulative basis.

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 May 17, 2024, and ending July 1, 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-367#docan1206_1313_479

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

- Perris City Hall - 135 North 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 July 1, 2024, deadline. Comments must be submitted via email or in writing to:

City of Perris Planning Department
ATTN: Alfredo Garcia
135 North D Street,
Perris CA 92570
Phone: (951) 943-5003
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Figure 1
Aerial Map



Figure 2
Site Plan

