



**NOTICE OF AVAILABILITY
PERRIS AIRPORT LOGISTICS CENTER PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)
SCH NO. 2023100540**

June 13, 2025

Project Title: Perris Airport Logistics Center Project - Environmental Impact Report/SCH No. 2023100540, Tentative Parcel Map 38412, Development Plan Review 22-00005, and Conditional Use Permit 23-05107

Lead Agency:

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

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The Project Site is in the southern part of the City of Perris, in Riverside County. The Project Site lies at the southeastern portion of the intersection between East Ellis Avenue and Goetz Road. Three paved roads adjoin the Subject Property: East Ellis Avenue adjoins the Project Site on the north; Case Road on the east, and Goetz Road on the west. The Project Site shares interior property lines with the runway of Perris Valley Airport. Figure 2-1, Regional Location, shows the Project Site in a regional context and Figure 2-2, Project Site, shows the Project Site and surrounding streets. The Project Site consists of undeveloped land with native vegetation (see Figure 2-3, Aerial Photography). The Project Site is comprised of seven parcels that total 87.69 gross (82.71 net)-acres in size, designated as Site 1 and Site 2. Site 1 encompasses Assessor's Parcel Numbers (APNs) 330-090-031, -033, -036, -038, -040 and 330-100-031. Site 2 encompasses Assessor's Parcel Number 330-090-034.

Northwest of Site 1 is an apartment complex and directly north of Site 1 is an open field. East of Site 1 is the runway of Perris Valley Airport, a private airport primarily used for recreation-based flights. South of Site 1 is the Perris Valley Airport parking lot and an indoor skydiving facility. To the west of Site 1 is Goetz Road. North of Site 2 is a trucking school, a single-family house that appears to be a business, and a recycling facility. To the east and south of Site 2 are open fields. To the west of Site is the runway of Perris Valley Airport..

Description of the Project: The Proposed Project involves proposed Tentative Parcel Map (TPM) No. 38412 to combine the existing seven parcel Project Site into two parcels. The existing APNs subject to the proposed changes are: 330-090-031, 330-090-033, 330-090-034, 330-090-036, 330-090-038, 330-090-040, 330-100-031.

The Project Applicant proposes to combine the seven existing parcels into two via a parcel map in order to construct two industrial warehouse/distribution buildings (Building 1 = 795,109 square feet and Building 2 = 71,961 square feet) on Site 1 and a trailer storage lot with a 100-square-foot guard shack on Site 2. The General Plan designates the Project Site for Light Industrial and General Industrial uses. As allowed under these land use designations, the Proposed Project involves the construction and operation of two industrial buildings and a trailer storage lot with a guard shack. The proposed industrial buildings are designed to comply with the standards and guidelines set forth in the City of Perris General Plan including but not limited to the following: on-site design standards and guidelines (including site layout, architecture, lighting, and others), off-site design standards and guidelines (including circulation and infrastructure), landscaping, industrial design standards and guidelines, and infrastructure. The Proposed Project has also been designed to comply with applicable requirements of the 2014 March Air Reserve Base/Inland Port Airport (March ARB/IPA) Airport Land Use Compatibility Plan (ALUCP) relative to uses within Compatibility Zone E as well as the Perris Valley ALUCP relative to uses within Compatibility Zones A through D.

The proposed Project includes the following discretionary actions by the City: (1) Tentative Parcel Map 38412 to consolidate the existing seven (7) parcels at the Project site into one parcel; (2) Development Plan Review (Case No. DPR 22-00005), to develop the approximately 87.69-gross-acre site with two proposed warehouses (Building 1: 795,109 square feet and Building 2: 71,961 square feet); (3) Conditional Use Permit (CUP) 23-05107 for the proposed trailer storage lot and, (4) 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: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Resources, Hydrology and Water Quality, Land Use, Noise, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The Initial Study has already determined that the following issue areas have less than significant impacts: Agriculture and Forestry Resources, Mineral Resources, Population and Housing, Public Services, and Wildfire. The Draft EIR determined that after mitigation, none of the impacts would be significant and unavoidable and no Statement of Overriding Considerations is required.

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 **June 13, 2025** and conclude on **July 28, 2025**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **July 28, 2025 at 5 pm**. Please send your comments to Nathan Perez, City of Perris Planning Division, 135 North "D" Street, Perris, CA 92570-2200. Nathan Perez may be reached via e-mail at: nperez@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 subject to Airport Land Use Commission (ALUC) review. Tribal Consultations were conducted in accordance with the provisions of AB 52.