

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019100297

Project Title: IDI Rider 2 & 4 High Cube Warehouses and PVSD Channel Improvement Project

Lead Agency: City of Perris

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Project Location: Perris Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project is located in the northern portion of the City on approximately 99 acres in the Perris Valley Commerce Center (PVCC). The Project area is generally located north of Rider Street, east of Redlands Avenue, south of Morgan Street, and west of the Perris Valley Storm Drain (PVSD) Channel. The Project includes the development of two non-refrigerated high cube warehouse buildings, and improvements to the PVSD Channel (adjacent to and east of the proposed buildings). The Rider 2 warehouse would be 804,759 square feet, and the Rider 4 warehouse would be 547,977 square feet. The proposed improvements to the PVSD Channel would include the deepening and the widening of the PVSD Channel to 550-feet wide, and replacement of the Rider Street Bridge. An approximately 90-foot wide greenbelt along the Sinclair Street alignment, north of and outside the MWD right-of-way, is also proposed. The Project involves a Development Plan Review, and Tentative Parcel Maps for each buildings. The Project is consistent with the PVCC Specific Plan and the General Plan and zoning designations for the Project site; no General Plan Amendment, Specific Plan Amendment, or Zone Change is required.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft Environmental Impact Report (EIR) prepared for the Project identifies that with implementation of applicable mitigation measures from the PVCC Specific Plan Final EIR, regulatory requirements, and Project Design Features presented in the Executive Summary Table in the Draft EIR, impacts related Agricultural Resources, Energy, Hazards and Hazardous Materials, Land Use and Planning, Transportation, and Utilities and Service Systems would be less than significant. Impacts related to Aesthetics (lighting during construction), Biological Resources (construction noise and construction in proximity to sensitive habitat in the PVSD Channel), Cultural Resources (potential to encounter archaeological resources), Geology Soils (potential to encounter paleontological resources), Hydrology and Water Quality (due to the location of the buildings in the 100-year flood plain), Noise (potential construction noise), and Tribal Cultural Resources (potential to encounter tribal cultural resources) would be potentially significant, but reduced to a level considered less than significant with implementation of Project-level mitigation measures. The Project's mitigation measures are presented in the Executive Summary Table in the Draft EIR.

Potential Air Quality (cumulatively considerable construction and operational air pollutant emissions), Greenhouse Gas Emissions (cumulative), and Noise (Project and Cumulative off-site traffic noise) impacts were determined to be significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on input received from the public during the scoping process, there are no "areas of controversy" known to the City at this time. However, concerns have been raised about Project and cumulative air quality and health risks to sensitive receptors from Project operations, including emission from trucks.

Provide a list of the responsible or trustee agencies for the project.

United States Army Corps of Engineers
Federal Emergency Management Agency
California Department of Fish and Wildlife
Regional Water Quality Control Board (Santa Ana Region No. 8)
Metropolitan Water District
Riverside County Flood Control & Water Conservation District
Eastern Municipal Water District
South Coast Air Quality Management District
Other utility agencies (i.e., Southern California Edison)