

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 #: _____

Project Title: Chartwell Warehouse at Rider Street and Redlands Avenue Project

Lead Agency: City of Perris

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Phone Number: (951) 943-5003 Ext 287

Project Location: City of Perris

City

County of Riverside

County

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

See attachment.

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

The Initial Study evaluated potential environmental impacts to aesthetics, agricultural 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/traffic, tribal cultural resources, utilities and service systems and wildfire. Of all potential effects evaluated, impacts in the areas of aesthetics, biological resources, cultural resources, geology and soils, noise, transportation, and tribal cultural resources were identified, but will be reduced to a less than significant levels with implementation of mitigation measures identified in the Initial Study. The City did not identify any significant, unavoidable impacts.

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

None identified.

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

Not applicable.

SCH Summary Form Attachment

Project Description

The proposed Chartwell Warehouse at Rider Street and Redlands Avenue Project and offsite improvement area (herein collectively referred to as proposed Project or Project) involves the construction and operation of an approximately 132,485-square-foot (SF) industrial, non-refrigerated warehouse distribution facility which includes 3,000 SF of office space and 3,000 SF of mezzanine space on the 7.21-acre (gross) site, of which approximately 0.95 acre will be right-of-way (ROW) dedication along Redlands Avenue on the easterly frontage of the Project site, for a net site area of 6.26-acres. The speculative warehouse/distribution building is assumed to operate 24 hours a day 7 days a week. The Project site has a City of Perris General Plan Land Use designation of PVCCSP – Perris Valley Commerce Center Specific Plan. Per the PVCCSP, the Project site has a Specific Plan land use designation of Light Industrial (LI). The Project does not require a General Plan amendment, PVCCSP amendment, or zone change.

Access to the Project site will be from Redlands Avenue and Rider Street via two driveways. Trucks accessing the Project site would enter via the Redlands Avenue driveway, travel through the dock area located at the west portion of the Project site, and then exit the site using the Rider Street driveway. The Redlands Avenue driveway is a truck entrance only restricted to right-in turn movements. The Redlands Avenue driveway has been designed to prohibit trucks from making a left turn into the driveway. Passenger vehicles are restricted to access the Rider Street driveway only to travel to and from the Project site. Since Rider Street has an existing center divider immediately near the Rider Street driveway, no left turns can be made into the Project site. The Rider Street driveway is restricted to right-in and right-out turn movements for passenger vehicles and right-out only for trucks. Distinct signage shall be posted to restrict truck and auto maneuvers at the shared driveway and shared onsite drive aisles. Both driveways will include decorative concrete near the driveway entrance. The Project will provide approximately 84 standard parking stalls, five (5) clean air carpool vanpool stalls, five (5) EV charging stalls and six ADA parking stalls (2 of which are designated for EV charging) for a total of 98 passenger vehicle parking spaces. Clean Air Carpool Vanpool stalls are designated for low-emitting, fuel efficient, and carpool/vanpool vehicles as well as EV charging pursuant to the CalGreen Code (Sections 5.106.5.2 and 5.106.5.3.2, The number of parking spaces provided would be consistent with the Perris Municipal Code, Chapter 19.69 parking requirements. The warehouse building will feature approximately 19 dock doors on the west side of the proposed building. There will be approximately 37,042 square feet of on-site landscaping as well as two water quality bio-treatment units and one underground CMP Detention Basin.

Currently trucks use the PVCCSP-designated truck route along Harley Knox Boulevard interchange to access the freeway. However, a new interchange is planned for Placentia Avenue which would be closer to the Project site. This interchange is expected to be constructed and open prior to the completion and operation of the Project site. Thus, signage shall be posted on-site directing truck drivers to use designated City truck routes to access the I-215.

The PVCCSP Circulation Element designates Redlands Avenue and Rider Street, which are adjacent to the Project site, as a Secondary Arterial. The Project applicant proposes to construct partial-width improvements on west side of Redlands Avenue (up to 47 feet) including curb and gutter, sidewalk and road re-surfing if required. Existing power poles along the Project frontage of Redlands Avenue will be removed and undergrounded.

Additionally, the Project applicant proposed to construct a new catch basin to each side of Redlands Avenue to intercept street flow and allow the removal of existing cross gutter. Lateral AB-10 in Redlands Avenue will be extended to convey the catch basin flow.

The Project would be constructed in one phase and approximately 6,500 cubic yards of soil would be imported to the Project site. Construction is expected to be initiated in March 2023 and completed in 2024.