



**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) 2374
CHARTWELL WAREHOUSE AT RIDER STREET AND REDLANDS AVENUE PROJECT**

Project Title: Chartwell Warehouse at Rider Street and Redlands Avenue Project (DPR21-00003)

Lead Agency:

City of Perris
135 North “D” Street
Perris, California 92570
(951) 943-5003

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The proposed Project site is located at the southwest corner of Rider Street and Redlands Avenue within the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area in the City of Perris (refer to the attached exhibit). The Project site is vacant and undeveloped and is composed of two Assessor Parcel Numbers (APNs) 300-250-007 and 300-250-008. The 7.21-acre (gross) and approximate 6-acre (net) Project site is located within Section 17, Township 4 South, Range 3 West in Riverside County.

Description of the Project: 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. Tribal consultations for the Project have been conducted and completed.

The Project includes the following discretionary actions the by the City: adoption of the Mitigated Negative Declaration (MND 2374) in compliance with the requirements of the California Environmental Quality Act (CEQA), and approval of Development Plan Review (DPR 21-00003) to allow for development of the Project site with an approximately 132,485 SF non-refrigerated warehouse facility. Copies of all relevant material, including the project specifications, are available for review at the City of Perris Planning Division, located at the address stated below.

Address Where Hard Copy of the Mitigated Negative Declaration is Available: The Draft MND is available for public review at the **City of Perris** Planning Division, 135 North “D” Street, Perris, California 92570-2200. The Planning Counter is open Monday – Thursday 8:00 a.m. – 6:00 p.m. *Electronic copies can be viewed on the City’s website at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>*

City of Perris

Planning Division

135 North “D” Street

Perris, California 92570-2200

Phone: (951) 943-5003

FAX: (951) 943-8379

Monday – Friday 8:00 AM to 6:00 PM

Public Review Period: The Initial Study/Mitigated Negative Declaration is being circulated for a **30-day review period**, which will commence on August 5th **and close on** September 5th. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than September 5th. Please send your comments to Alfredo Garcia, City of Perris Planning Division, 135 North “D” Street, Perris, California 92570-2200. Mr. Alfredo Garcia may be reached by phone at (951) 943-5003 ext. 287, or via e-mail at algarcia@cityofperris.org.

Public Hearing: Written and oral comments regarding the MND/Initial Study and project may also be submitted at public hearings 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 MND, and supporting documents, are available for review at the City of Perris Planning Division located at the address stated 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.