



Lead Agency: CITY OF PERRIS
ATTN: ALFREDO GARCIA
Address: 135 NORTH "D" STREET
PERRIS, CA. 92570

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County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202201041
10/25/2022 08:00 AM Fee: \$ 2598.00
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Removed: By: Deputy


Project Title

CHARTWELL WAREHOUSE AT RIDER STREET AND REDLANDS AVENUE PROJECT
(DPR-21-00003)

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

Notes



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

135 N. "D" Street, Perris, CA 92570-2200

TEL: (951) 943-5003 FAX: (951) 943-8379

NOTICE OF DETERMINATION

October 20, 2022

To: Riverside County Clerk
2724 Gateway Drive
Riverside, CA 92507

From: City of Perris Development Services Department
Planning Division
135 North "D" Street
Perris, CA 92570

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: CHARTWELL WAREHOUSE AT RIDER STREET AND REDLANDS AVENUE PROJECT (DPR 21-00003)

Contact Person: Alfredo Garcia, Associate Planner Telephone No.: (951) 943-5003 Ext 287

Project Location: Southwest corner of Rider Street and Redlands Avenue (APN: 300-250-007 & APN: 300-250-008), City of Perris, Riverside County

Project Description: The proposed Chartwell Warehouse at Rider Street and Redlands Avenue Project (Project) consists of an approximately 132,485-square-foot warehouse distribution facility with approximately 3,000 square feet of office space and 3,000 square feet of mezzanine. 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. The Project applicant proposes to construct partial-width improvements on the west side of Redlands Avenue (up to 47 feet) including curb and gutter, sidewalk, and road resurfacing, if required. No improvements are proposed on Rider Street. Existing power poles under 66 kilovolt in Redlands Avenue, along the Project's frontage, will be removed and the power lines will be undergrounded. Five streetlights are proposed along the Project's frontage: two along Rider Street and three along Redlands Avenue. The Project proposes 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 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.

Project Applicant: Rider Reality Partners LLC
151 Innovation Drive
Irvine, California 92617

Mitigated Negative Declaration No.: 2374

This is to advise that the City of Perris Planning Commission (Lead Agency) has approved the above described project on October 19, 2022 and has made the following determinations regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

The record of this project approval is available to the general public at the Office of the City Clerk, 101 North "D" Street, Perris, CA or www.cityofperris.org.



Signature (Agency)

10/24/22

Date

Associate Planner

Title