

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: City of Perris

Contact Person: Alfredo Garcia - Associate Planner

Mailing Address: 135 North "D" Street

Phone: (951) 943-5003 Ext 287

City: Perris

Zip: 92570

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Perris

Cross Streets: Rider Street and Redlands Avenue

Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 44.94 " N / 117 ° 13 ' 5.95 " W Total Acres: 6.26

Assessor's Parcel No.: 300-250-007 and 300-250-008

Section: 17

Twp.: 4S

Range: 3W

Base: SBBM

Within 2 Miles: State Hwy #: I-215

Waterways: Riverside County Flood Control Channel Line B

Airports: March Air Reserve Base

Railways: Union Pacific Railroad

Schools: See Attachment.

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☒ Industrial: Sq.ft. 132,485

Acres 6.26

Employees 129

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☐ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

See Attachment.

Project Description: (please use a separate page if necessary)

See Attachment.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: Albert A. Webb Associates

Address: 3788 McCray Street

City/State/Zip: Riverside, CA 92506

Contact: Emily Webb

Phone: (951) 320-6045

Applicant: Rider Realty Partners, LLC

Address: 151 Innovation Drive

City/State/Zip: Irvine CA, 92617

Phone: (949) 701-5128

Signature of Lead Agency Representative: _____

Date: 7/27/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Completion Attachment

Schools:

Val Verde Elementary School and Alavon Elementary School

Present Land Use/ Zoning/ General Plan Designation:

The Project site has a City of Perris General Plan land use designation and zoning designation of PVCCSP – Perris Valley Commerce Center Specific Plan and a PVCCSP land use designation of Light Industrial.

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.