



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 23-69845**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$3,889.25
	# Pages	2
	Document #	E-202300291
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$3,839.25
F&G Clerk Handling Fee		\$50.00
<b>Sub-Total</b>		<b>\$3,889.25</b>
<b>Service Fee</b>		<b>\$88.67</b>
<b>Total</b>		<b>\$3,977.92</b>
Tender (Credit Card Online)		\$3,977.92
Customer Email	cmrosia@tbplanning.com	
Service Fee	\$0.00	
Credit Card Invoice #	BPI3047S697	
Customer Name	Christhida Mrosia	
Customer Phone Number	(562) 650-1600	
Customer Address	3200 El Camino Real, Suite 100 Irvine, CA 92602	

Signature \_\_\_\_\_



State of California - Department of Fish and Wildlife.  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-69845
STATE CLEARINGHOUSE NUMBER (If applicable) 2022040023

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PERRIS	LEAD AGENCY EMAIL PBRENES@CITYOFPERRIS.ORG	DATE 03/15/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300291	

PROJECT TITLE  
RAMONA GATEWAY PROJECT

PROJECT APPLICANT NAME PERRIS LAND CO LLC	PROJECT APPLICANT EMAIL DANIEL.SACHS@DECACO.COM	PHONE NUMBER 312.576.4291
PROJECT APPLICANT ADDRESS 201 SPEAR STREET, #1100,	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94105

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	\$3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 3,889.25

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <b>Cassandra Sandoval</b>
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Lead Agency: CITY OF PERRIS  
ATTN: DOUGLAS FENN  
Address: 11 SOUTH "D" STREET  
PERRIS, CA. 92570

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202300291  
03/15/2023 11:30 AM Fee: \$ 3889.25  
Page 1 of 2

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy  

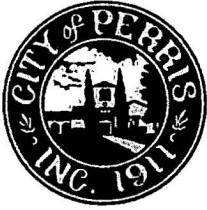

Project Title

RAMONA GATEWAY PROJECT

Filing Type

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

Notes



# CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

11 S. "D" Street, Perris, CA 92570-2200

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

## NOTICE OF DETERMINATION

March 14, 2023

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

**From:** City of Perris Development Services Department  
Planning Division  
11 South "D" Street  
Perris, CA 92570

Office of Planning and Research  
1400 Tenth St., Room 113  
Sacramento, CA 95814

**Contact:** Douglas Fenn, Contract Planner  
(951) 943-5003

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

**State Clearinghouse No.:** 2022040023

**Project Title:** Ramona Gateway Project

**Project Location:** South of Ramona Expressway; west of Webster Avenue; east of Nevada Avenue; and north of Val Verde Academy, Val Verde High School, and the Val Verde Regional Learning Center; within the Perris Valley Commerce Center Specific Plan (PVCCSP) in the City of Perris, Riverside County (APNs: 317- 120-021, 317-130-017, -021, -025 and -048)

**Project Description:** Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map (TPM-38292), Development Plan Review (DPR) 21-00013, Conditional Use Permit (CUP) 21-05216, and Development Agreement (DA) 22-05297 – The Project involves the construction and operation of a 950,224 square-foot industrial facility and 37,215 commercial development and consists of the following: 1) Specific Plan Amendment to rezone 42.22 acres of a larger 49.17 acre site from Business Park Office (BPO) Zone and Commercial (C) Zone to Light Industrial (LI) Zone, and to remove a paper street from the Circulation Plan in the Perris Valley Commerce Center Specific Plan (PVCCSP); 2) Tentative Parcel Map to subdivide 49.17 acres into 8 parcels; 3) Development Plan Review for the site plan and building elevations; 4) Conditional Use Permit to permit a vehicle fuel station with a convenience store, car wash, four drive-throughs establishments within the proposed commercial development; and 5) Development Agreement for specific Project improvements and community benefits.

**Project Applicant:** Perris LandCo LLC  
201 Spear Street, Suite 1100  
San Francisco, CA 94015  
Contact: Daniel Sachs

This is to advise that the City of Perris City Council (Lead Agency) has approved the above described project on **March 14, 2023**, 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 Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of 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](http://www.cityofperris.org).

Signature (Agency)

Date

Title

3/16/2023

Planning Manager