



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

Receipt: 23-98611

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202300400
	Filing Type	5
	State Fee Prev Charged	true
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
Sub-Total		\$50.00
Service Fee		\$1.14
Total		\$51.14
Tender (Credit Card Online)		\$51.14
Customer Email	cmrosla@tbplanning.com	
Service Fee	\$0.00	
Credit Card Invoice #	BPI3066S322	
Customer Name	Christhida Mrosia	
Customer Phone Number	7145056360 x119	
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: 23-98611
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 04/12/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300400	

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 type="checkbox"/> Environmental Impact Report (EIR)	\$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 checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<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
 \$ _____ \$50.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
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STATE FEE WAS PREVIOUSLY CHARGED, AND RECEIPT IS ATTACHED. C. SANDOVAL



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 Cassandra Sandoval
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Lead Agency: CITY OF PERRIS
ATTN: DOUGLAS FENN
Address: 135 N. D STREET
PERRIS, CA. 92570

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300400
04/12/2023 11:22 AM Fee: \$ 50.00
Page 1 of 2

Removed: By: Deputy


Project Title

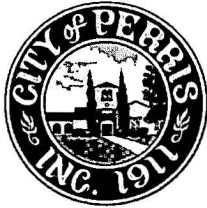
RAMONA GATEWAY PROJECT

Filing Type

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

Notes

MODIFIED NOD, RECEIPT IS ATTACHED.



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

April 11, 2023

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

From: City of Perris Development Services Department
Planning Division
135 N. 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)

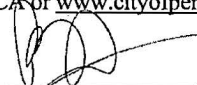
Project Description: Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map (TPM-38292), Development Plan Review (DPR) 21-00013, Conditional Use Permit (CUP) 21-05216, and Development Agreement (DA) 22-05297 – The Project involves the construction and operation of a 950,224 square-foot industrial 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) previously approved the above described project on **March 14, 2023**, and on **April 11, 2023**, the City approved the second reading of Ordinance No. 1425 approving Development Agreement 22-05297, and the Specific Plan Amendment (SPA 21-05218). In approving the Project, the City 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.



Signature (Agency)

4/11/2023

Date

Planning Manager

Title