



City of Perris
Development Services Department
Planning Division
135 N. "D" Street, Perris, CA 92570-2200
TEL: (951) 943-5003 FAX: (951) 943-8379

FILED / POSTED

County of Riverside
 Peter Aldana
 Assessor-County Clerk-Recorder

E-202600207
 03/12/2026 10:17 AM Fee: \$ 50.00
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Removed: _____ By: _____ Deputy: _____


Notice of Determination

Appendix D

To:
 Office of Planning and Research
 U.S. Mail: P.O. Box 3044 Street Address:
 Sacramento, CA 95812-3044 1400 Tenth St., Rm 113
 County Clerk Sacramento, CA 95814
 Address: 135 N. "D"
 County of: Riverside
 Address: 2724 Gateway Drive, Riverside, CA 92507

From:
 Public Agency: City of Perris – Planning Division
135 "D" Street, Perris, CA 92570
 Contact: Mathew Evans
 Phone: (951) 943-5003, Ext 115
 Lead Agency (if different from above): _____
 Address: _____
 Contact: _____
 Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2021050021
 Project Title: Expressway Commerce Center
 Project Applicant: Lars Andersen, Pacific Development Partners, LLC.
 Project Location (include county): Southwest corner of Ramona Expressway and Perris Boulevard, City of Perris, Riverside County, California
 Project Description: Major Modification 25-00007 and Tentative Parcel Map (TPM) 25-00012 (TPM 39413) – A proposal to modify the site plan, building square footage and building elevations of the commercial component of the approved Expressway Commerce Center project located at the southwest corner of Ramona Expressway and Perris Boulevard in the Commercial Zone of the PVCC Specific Plan as follows: 1) TPM 39413 to subdivide one (1) existing parcel into three (3) new parcels; and 2) Major Modification of Development Plan Review 19-00012 to allow an increase in the square footage for the commercial component from 6,910 square feet to 11,681 square feet.

This is to advise that the City of Perris has approved the above
 Lead Agency or Responsible Agency)

described project on March 10, 2026 and has made the following determinations regarding the project.

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

This is to certify that the Addendum No. 1 to the previously certified Final Environmental Impact Report (SCH 2021050021) for the Expressway Commerce Center project with comments and responses and record of project, is available to the General Public at: the City of Perris Development Services Department 135 N. "D" Street, Perris, CA or www.cityofperris.org

Signature (Public Agency): M. Curtis Title: Project Planner

Date: 3/11/2025 Date Received for filing at OPR: _____