



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

Receipt: 25-28985

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	3
	Document #	E-202500071
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 25-28985
STATE CLEARINGHOUSE NUMBER (If applicable) 2024080050

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PERRIS	LEAD AGENCY EMAIL MEVANS@CITYOFPERRIS.ORG	DATE 01/30/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500071	

PROJECT TITLE

THE PERRIS GATEWAY PROJECT

PROJECT APPLICANT NAME OPTIMUS BUILDING CORPORATION	PROJECT APPLICANT EMAIL MIKE@MIKENAGGAR.COM	PHONE NUMBER (951) 551-7730
PROJECT APPLICANT ADDRESS 445 SOUTH D STREET,	CITY PERRIS	STATE CA
		ZIP CODE 92570

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)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

☐ Exempt from fee
 ☐ Notice of Exemption (attach)
 ☐ CDFW No Effect Determination (attach)
☐ 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 type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☐ Other TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Jessica Arevalo
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Lead Agency: City of Perris
ATTN: Matthew Evans, Project Planner
Address: 101 North D Street
Perris, CA 92570

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500071
01/30/2025 10:20 AM Fee: \$ 0.00
Page 1 of 3

Removed: By: Deputy



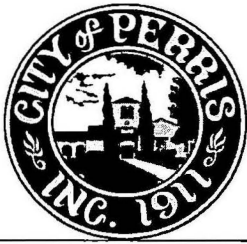
Project Title

THE PERRIS GATEWAY PROJECT

Filing Type

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

Notes



**NOTICE OF AVAILABILITY
THE PERRIS GATEWAY PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)
SCH NO. 2024080050**

January 31, 2025

Project Title: The Perris Gateway Project - Environmental Impact Report/SCH No. 2024080050, Specific Plan Amendment (SPA) 22-05280, Tentative Parcel Map (TPM's) No. 38567 and 38985, Conditional Use Permits (CUP's) 22-05295, 24-05141, and 24-05142, and Development Plan Review's (DPR's) 22-00028 and 23-00021.

Lead Agency: City of Perris
101 North D Street
Perris, CA 92570
Contact: Mathew Evans, Project Planner, (951) 943-5003, Ext 115, mevans@cityofperris.org

Project Location - City: Perris

Project Location - County: Riverside

NOTICE IS GIVEN by the City of Perris, as the lead agency pursuant to the California Environmental Quality Act (CEQA), that the Perris Gateway Project Draft Environmental Impact Report (EIR) is available for public review and comment. Comments on the Draft EIR will be received for 45 days, commencing on January 31, 2025, and ending at 5:00 p.m. on March 17, 2025, after which a final EIR will be prepared containing comments and responses to comments that, together with the Draft EIR, will form the final EIR. The City of Perris City Council will use the final EIR to consider the proposed Perris Gateway Project, described below.

PROJECT LOCATION:

The Project site is located in the City of Perris (City), in Riverside County (County), California, near Ramona Expressway and Webster Avenue. The Project site consists of approximately 20.28 acres and contains disturbed vacant land previously used for agricultural purposes. Ramona Expressway generally bounds the Project site to the south, Interstate (I-) 215 to the west, and Webster Avenue to the east. It is located approximately 6.5 miles south of State Route (SR) 60, and approximately one mile south of March Air Reserve Base/Inland Port Airport (March ARB/IPA). The Project site is within the Perris Valley Commerce Center area of the City, the March ARB/IPA Airport Influence Area Boundary, and the City's Airport Overlay Zone. The Project site comprises Assessor's Parcel Numbers (APN)s 314-170-020, 314-170-023, and 314-180-024.

PROJECT DESCRIPTION:

The proposed Project involves constructing and operating a self-storage facility, two sit-down restaurants, six fast-food restaurants, two gas stations including convenience stores, and a car wash. Specifically, the Project would include 80,478 square feet of self-storage use across 22 buildings, two 6,000-square-foot sit-down restaurants, six drive-through fast-food restaurants comprised of 18,400 square feet of building area, 32 vehicle fueling positions across two gas stations including 10,039 square feet of convenience store uses, and a 5,425-square-foot automated car wash building.

The City of Perris requires the following permits and discretionary actions to implement the proposed Project:

- **Certification of EIR 2024080050** with the determination that the EIR has been prepared in compliance with the requirements of CEQA.
- **Specific Plan Amendment SPA 22-05280** to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to add self-storage as a conditionally permitted use within the PVCCSP Commercial land use designation.
- **Development Plan Review DPR 22-00028 and DPR23-00021** to approve the proposed western and eastern site development plans.
- **Conditional Use Permit CUP 22-05295, CUP 24-05141, and CUP 24-05142** to allow self-storage uses, drive-through services, and gas station uses with alcohol sales for off-site consumption on the site.

- **Tentative Parcel Map No. 38567 and 38985** to subdivide the existing two-parcel western site into four parcels and the existing one-parcel eastern site into four parcels.

SIGNIFICANT IMPACTS:

The Draft EIR identifies potentially significant impacts in the following CEQA environmental issue areas: air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions; tribal cultural resources; and cumulative effects. As described in the Draft EIR, many of these impacts can be fully mitigated, but some cannot and would remain significant and unavoidable. Unavoidable impacts include effects on air quality (4.1), greenhouse gas emissions (4.2), and cumulative impact on air quality and greenhouse gas emissions.

HAZARDOUS MATERIALS/WASTE ON SITE:

The Project site contains no sites listed on State databases compiled under California Government Code Section 65962.5.

PUBLIC REVIEW PROCESS:

This Notice of Availability, consistent with Sections 15086 and 15087 of the State CEQA Guidelines, is to consult with and request comments on the Draft EIR's environmental analyses from responsible agencies, organizations, and interested parties.

Document Availability:

The Draft EIR is available for review during normal business hours (8:30 a.m. to 5:00 p.m.), Monday through Friday, at the City of Perris Planning Division, 135 North D Street, Perris, CA 92570. The Draft EIR is also available for review or download at the City of Perris website:

Draft EIR and Technical Appendices

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

Public Comment Period: Comments on the Draft EIR will be received for 45 days, commencing on January 31, 2025, and ending at 5:00 p.m. on March 17, 2025. All comments on the Draft EIR must be received by the City by 5:00 pm on March 17, 2025, to be considered. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City's discretion. Comments must be directed to:

Mathew Evans - Project Planner
City of Perris Planning Division
135 North D Street
Perris, CA 92570
mevans@cityofperris.org

Public Hearing: Written and oral comments regarding the Draft EIR may also be submitted at public hearings that will be held before the City of Perris Planning Commission and City Council. The date, time, place, and format of future public hearings will be appropriately notified per City and CEQA requirements. Notices advertising public hearing dates will be provided separately.
