



January 13, 2023

City of Perris Planning Commission
101 N D St.
Perris, CA 92570

Dear Chairman Hammond, Vice-Chairman Shively and Planning Commissioners,

I would like to acknowledge the Ramona Gateway project team for their collaboration with me and my staff at Val Verde High School & Academy and inform you of our support for the project.

Over the last two years, the sponsor has regularly engaged with us to ensure that their proposed project not only protects Val Verde High School and Val Verde Academy, but has also provided meaningful benefits to our students and staff. We greatly appreciated being able to engage with the developers early in the design process as that allowed us to have significant impact on design, operations, and partnerships that have shaped the project before you. We also appreciate that the sponsor took time to present the project to our Site Council on 11/8/22.

In coordination with Stacy Strawderman, Facilities Director for VVUSD, we wholly approve of the specific improvements the project has made at our request: a landscaped visual barrier separating the project from the school, traffic calming measures on Nevada, and the re-routing of the truck route to best match the needs of our campus.

We are extremely excited that the project will provide multipurpose paths on Nevada, Ramona, and Webster, providing safer routes for students to access school, and improved connections to the broader community. In addition, the project will help eliminate flooding on Nevada Ave near the school that occurs during major storms. In addition, it will provide \$200,000 to transform an outdated woodworking classroom into a state-of-the-art facility that will house a construction program in partnership with the Southwest Regional Council of Carpenters. The project will also invest in the gardening and landscaping beautification of our campus.

This project continues to help our students even after they graduate since it will close the hard cost funding gap for the Downtown Perris Skills Training and Job Placement Center, which will offer advanced courses and certifications for our students when they leave Val Verde High School and the CTE, creating a "skills and job ladder" to help our students find meaningful, well-paying employment opportunities.

We are grateful to the project team, extremely excited for the new retail and dining opportunities this project offers and urge you to support it. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stacy Dedeaux', written over a horizontal line.

Stacy Dedeaux

Principal, Val Verde High School & Val Verde Academy

CC: Mayor Michael Vargas, Mayor Pro Tem Nava, Councilman Corona, Councilman Starr Rabb, Councilwoman Rogers, Clara Miramontes, Kenneth Phung



Val Verde Unified School District

975 W Morgan Street • Perris, CA 92571 • 951-940-6100

January 25, 2023

City of Perris Planning Commission
101 N D St.
Perris, CA 92570

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Dear Chairman Hammond, Vice-Chairman Shively and Planning Commissioners,

As the Director of Facilities for the Val Verde Unified School District, I am writing to express my support for the Ramona Gateway project.

More than a year ago, the Ramona Gateway project team reached out to my colleagues and me, including Val Verde High School principal, Stacey Dedeaux, to share an early version of their proposed project. As recently expressed to the project team, the process has been a model as to how these types of interactions should unfold. They truly listened and incorporated our feedback. As a result, the project's design has been significantly improved to optimally work for our students, staff and our campus. Specifically, the project team made the following changes at our request:

- Re-routed vehicle routes and the design of their project's circulation to address traffic concerns.
- Added a 1,250' long landscaped property-line wall to help our students stay focused. Also, included greenery to improve views from classroom windows.
- Added additional landscaping to better obscure the visibility of structures from our campus.
- Provided traffic calming measures on Nevada Avenue that should make the Nevada & Morgan intersection safer.

In addition, the staff and I are incredibly pleased with other elements of the project including:

- New retail stores and restaurants that will provide convenient and enjoyable options.
- New multipurpose paths along Nevada, Webster and Ramona that will provide safer routes to school for students and staff than currently exist.
- Flood control improvements on Nevada Avenue near the school to make the campus more accessible during major storms.

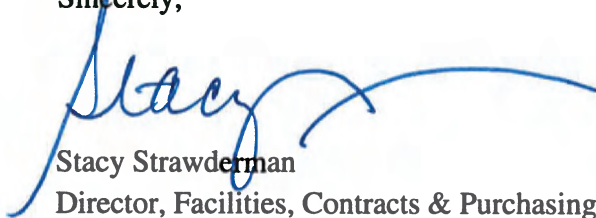
Finally, we are excited about the support the project will provide to enhance the vocational programs that Val Verde Unified School District and the Career & Technical Education (CTE) program offers on campus. Specifically, Ramona Gateway will:

- Provide two hundred thousand dollars to modernize a classroom that will house a construction course in partnership with the Southwest Regional Council of Carpenters to provide vocational training to students that will put them on a pathway toward high wage, fulfilling careers.
- Provide additional funding to improve the school's gardens and landscaping.

We are extremely excited about all these programs, amenities and improvements that will enhance the campus experience for all students and staff and encourage you to support this project.

Thank you for your consideration.

Sincerely,



Stacy Strawderman
Director, Facilities, Contracts & Purchasing Services
Val Verde Unified School District

CC: Mayor Michael Vargas, Mayor Pro Tem Nava, Councilman Corona, Councilman Starr Rabb, Councilwoman Rogers, Clara Miramontes, Kenneth Phung



January 18, 2023

Emailed

City of Perris
Planning Commission
101 N D St,
Perris, CA 92570

RE: Letter of Support for Ramona Gateway Project

Dear President Chairman Hammond, Vice-Chairman Shively and Planning Commissioners:

I am writing to you on behalf of Alabbasi Construction and our other related companies in support of the Ramona Gateway project. As the Owners of the catty corner, Chevron anchored development at the northeast corner of Ramona Expressway and Webster, we are intimately familiar with the existing unmet demand for additional retail, dinning and fueling options, especially for east bound traffic on Ramona Expressway. The additional retail along the Ramona Expressway frontage will become a local destination for the City's residents. We are dedicated to supporting this outcome by helping to build out the Commercial/ Retail frontage as soon as possible. Alabbasi is currently under contract to purchase the SW Ramona/ Webster corner and look forward to bringing a Shell branded fuel station and convenience store.

We are also pleased to learn that the project will be building significant streetscape improvements, including widening Ramona to three lanes in each direction, adding a new median on Ramona, two new streetlights, a multipurpose trail surrounding the site, and beautiful new landscaping. We also understand the project will fund the construction of a "Welcome to Perris" sign, creating a true gateway to North Perris.

DECA has been a pleasure to work with and we feel their commitment to building this project to the highest quality standards, which is one of the reasons we wish to be a part of it. We urge you to support this project and thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marwan Alabbasi', written in a cursive style.

Marwan Alabbasi
President

CC: City Council, City of Perris
Clara Miramontes, City Manager
Kenneth Phung, Planning Director
Patricia Brenes, Planning Manager
Doug Fenn, Planner



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Access Second Chance

PERRIS VALLEY CHAMBER OF COMMERCE

January 25, 2023

City of Perris Planning Commission
101 N D St.
Perris, CA 92570

Dear Chairman Hammond, Vice-Chairman Shively and Planning Commissioners,

The Perris Valley Chamber of Commerce urges you to support this project!

We want to thank the Ramona Gateway project team for the informative presentation they gave to our Board of Directors at our January 17, 2023 meeting. They did a phenomenal job at answering all our questions and easing our concerns, while explaining the exciting benefits this project brings. We're thankful for the opportunity to speak to the developer directly.

We are appreciative of all the road and infrastructure improvements this project will bring to North Perris. The intersection at Nevada and Ramona Expressway is extremely dangerous and we're excited to know that this project will make the area safer by adding a stop light on Nevada, widening both sides of Ramona, adding a walking path around the project, and investing in flood control measures. Economically, we are excited to know that this project will create 1,400 construction jobs, nearly 1,000 permanent jobs and \$60 million in taxes, fees and economic impact to Perris over 30 years.

North Perris has a lack of dining options and can be a food desert for some. We are delighted to know that this project will bring additional food options for not only the community, but for Val Verde High School students and staff, and Val Verde Unified School District staff specifically.

We applaud the Ramona Gateway project team for their tremendous outreach and support they have given this community. We were happy to hear that they received over 90 letters of support from community members throughout Perris and even more thrilled to know of their support to Val Verde High School, Val Verde Unified School District, and the Perris Downtown Skills Center. Their substantial support to Val Verde High School's vocational and garden program, their



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Board Member
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Ms. Carmen Weatherly
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Access Second Chance

PERRIS VALLEY CHAMBER OF COMMERCE

support for the City's job training program, and their investment in the community is the standard we need to set for all developers in the area.

We truly appreciate the Ramona Gateway project team for all the work they have done with the community, their transparency, and their want to improve our community. This project will set the standard for future projects in the area, and we urge you to support this project.

Thank you for your consideration.

Sincerely,

Jerry Sepulveda
Chairman of the Board
Perris Valley Chamber of Commerce

CC: Michael Vargas, Mayor, City of Perris
Marisela Nava, Mayor Pro Tem, City of Perris
Malcolm Corona, Councilmember, City of Perris
David Starr Rabb, Councilmember, City of Perris
Rita Rogers, Councilmember, City of Perris
Clara Miramontes, City Manager, City of Perris
Kenneth Phung, Director of Development, City of Perris



**PO Box 2183, Manhattan Beach, California 90267
424.290.1901**

January 17, 2023

**City of Perris Planning Commission
101 N D St.
Perris, CA 92570**

Dear Chairman Hammond, Vice-Chairman Shively and Planning Commissioners:

My company, The Lynch Group Inc., is thrilled to be a part of the proposed Ramona Gateway retail project and we urge you to approve it.

In DECA's many discussions with community stakeholders, the Ramona Gateway team has clearly heard a vocal chorus of interest for additional retail amenities in the area. Our research, along with initial sales studies, indicates retail uses will be very successful at this dynamic retail intersection.

To that end, we have been under contract for several months to purchase a retail lot at Ramona Gateway, and we are especially proud to bring a new Starbucks Coffee store to the project. Furthermore, we have made application to the City's Planning Department for an initial Site Plan Preliminary Review, and we are looking forward to moving the permitting process forward expeditiously.

DECA and the entire Ramona Gateway team have made it very clear that they are committed to crafting a project of the highest quality with the needs of the community in mind. In addition to the development of multiple retail centers throughout the United States over the last 30+ years, our company is currently finishing development of Moreno Valley Marketplace Shopping Center just north of your city at the SWC of Perris Boulevard and Iris Avenue (Aldi Market, Starbucks, Habit Burger, Quick Quack Car Wash). For those reasons, we appreciate how important good retail experiences are to the community.

January 17, 2023
City of Perris Planning Commission

This project squarely meets our criteria for quality, as it is beautifully designed with plentiful landscaping, a host of planned streetscape improvements, a new bus stop and more. We look forward to helping activate this stretch of Ramona Expressway and North Perris as soon as possible.

Thank you for your consideration, and we look forward to working with you to bring this dynamic project to fruition.

Sincerely,

THE LYNCH GROUP INC.

A handwritten signature in black ink, appearing to read "Allen J. Lynch". The signature is fluid and cursive, with the first name "Allen" and last name "Lynch" clearly distinguishable.

Allen J. Lynch, CRRP, CRX, CLS
President

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Donald First Name Ruff Last Name

[Redacted] Address Peacocks City CA State 92571 Zip Code

[Redacted] Email Okay to receive text updates Phone

- YES**, I support the Ramona Gateway
- YES**, I can write a letter of support
- YES**, I can attend a future hearing for this project

Questions or Comments?
Call:
(951) 821-6222
Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT RAMONA GATEWAY COMMERCE CENTER



YES

TO THE
RAMONA GATEWAY
COMMERCE CENTER

- Brings new retail and commercial amenities to North Perris
- 1,000+ permanent local jobs
- \$200,000 to the Val Verde High School Career and Technical Education Program
- \$750,000+ to the Perris Downtown Skills Training and Job Placement Center
- \$7 million+ in infrastructure improvements such as floodwater control infrastructure, traffic improvements, bike lanes, walking trails, and landscape improvements
- \$33 million of revenue to the City of Perris

CONTACT INFORMATION

Ignacio

First Name

Valdivia

Last Name

[Redacted Address]

Address

Perris

City

CA

State

92570

Zip Code

[Redacted Email]

Email

Okay to receive email updates

Phone Okay to receive text updates



YES, I support the Ramona Gateway Commerce Center



YES, I can write a letter of support



YES, I can attend a future hearing for this project

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CONTACT INFORMATION

VP MICHAEL Rowe
 First Name OWNER PAPA ROWES KITCHEN Last Name
 Address [Redacted] City [Redacted] State [Redacted] Zip Code 92570

Email Okay to receive email updates Phone Okay to receive text updates

- YES**, I support the Ramona Gateway Commerce Center
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CONTACT INFORMATION

Rob

First Name

Mason

Last Name

[Redacted Address]

Perris

City

CA

State

92570

Zip Code

[Redacted Email]

Email

Okay to receive email updates

Phone Okay to receive text updates

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YES, I can write a letter of support

YES, I can attend a future hearing for this project

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Call:

(951) 821-6222

Email:

RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Mary Ragland First Name Ragland Last Name
[Redacted] Address Perris City Ca State 92571 Zip Code
[Redacted] Email Okay to receive email updates Phone Okay to receive text updates

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- YES**, I can write a letter of support
- YES**, I can attend a future hearing for this project

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Call:
(951) 821-6222
Email:
RamonaGatewayCommerceCenter@gmail.com

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CONTACT INFORMATION

DE _____ NGUYEN _____
First Name Last Name
[REDACTED] PERRIS CA 92571
City State Zip Code
[REDACTED] _____
Email Phone Okay to receive text updates

- YES**, I support the Ramona Gateway
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- YES**, I can attend a future hearing for this project

Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT Ramona Gateway

CONTACT INFORMATION

~~Cynthia~~ ~~Alice~~ Stansbury _____
First Name Last Name

_____ Perlis _____ CA _____ 92571
City State Zip Code

_____ _____
Email Phone

Okay to receive email updates Okay to receive text updates

- YES**, I support the Ramona Gateway
- YES**, I can write a letter of support
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Questions or Comments?
Call:
(951) 821-6222
Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

Raymond
First Name

Chrisman
Last Name

[Redacted]
Address

Perris
City

CA
State

92571-9310
Zip Code

[Redacted]
Email

Okay to receive email updates

Phone Okay to receive text updates

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(951) 821-6222

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RamonaGatewayCommerceCenter@gmail.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Aurelio Ferracio Ferracio
Nombre Apellido

[Redacted] Perris CA 92571
Ciudad Estado Código Postal

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¿Preguntas o comentarios?

Llame al:
(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

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CONTACT INFORMATION

First Name Hector Last Name Corra

Address [REDACTED] City PEIRIS State CA Zip Code 92571

Email [REDACTED] Phone [REDACTED]

Okay to receive email updates

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Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

Anthony
First Name

Dominguez
Last Name



Perris
City

CA
State

92571
Zip Code

Email

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RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

Luis
First Name

ARREDONDO
Last Name

[Redacted]

Pasadena
City

CA
State

92571
Zip Code

[Redacted]

[Redacted]

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(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

APOYO A

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INFORMACIÓN DE CONTACTO

Nombre OFELIA Apellido FLORES
[Redacted] Ciudad PERKINS Estado CA Código Postal 92570

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(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

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INFORMACIÓN DE CONTACTO

Cecilia

Salcedo

Apellido

CA 92570

correo electrónico Está bien recibir actualizaciones por correo electrónico

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(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

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CONTACT INFORMATION

Steven

First Name

GERMAL

Last Name

PERRIS

City

CA

State

92571

Zip Code

[Redacted Email Address]

Email

Okay to receive email updates

[Redacted Phone Number]

Phone

Okay to receive call updates

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Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

JOE

JOHNSON
Last Name

[Redacted]

Perris
City

CA
State

92570
Zip Code

[Redacted]

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- YES, I support the Ramona Gateway
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Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

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INFORMACIÓN DE CONTACTO

Marcel Marin

Apellido

Perris, CA

Ciudad

Estado

92571

Código Postal

correo electrónico

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Llame al:
(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT Ramona Gateway

CONTACT INFORMATION

Berger
First Name

Young
Last Name

[Redacted]
Address

PEPPER
City

CA
State

92570
Zip Code

Email

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[Redacted]

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Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

APOYO A Ramona Gateway

INFORMACIÓN DE CONTACTO

Jose Luis Rodriguez
Nombre

Rodriguez Heriza
Apellido

[Redacted]
Direccion

Peris
Ciudad

CA
Estado

92571
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(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

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INFORMACIÓN DE CONTACTO

Nombre Miguel Apellido Camacho
Ciudad [Redacted] Ferris CA 92570 Estado Código Postal

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Llame al:
(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

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Ramona Gateway

CONTACT INFORMATION

First Name William Last Name Yeager
Address [Redacted] City Bons State CA Zip Code 92570
Email [Redacted] Okay to receive text updates

- YES**, I support the Ramona Gateway
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Questions or Comments?
Call:
(951) 821-6222
Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

Debbie
First Name

Underwood
Last Name

Pellis Ca
State

92571
Zip Code

- YES, I support the Ramona Gateway
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Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

 Natasha
First Name

 Harris
Last Name

 Perris
City

 CA
State

 92571
Zip Code

 [Redacted]
Phone

 [Redacted]
Email

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(951) 821-6222

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RamonaGatewayCommerceCenter@gmail.com

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CONTACT INFORMATION

Jerin
First Name

Lopez
Last Name

[Redacted]
Address

Perris
City

CA
State

92571
Zip Code

[Redacted]
Email

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Phone

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(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT Ramona Gateway

CONTACT INFORMATION

GEORGE First Name RUIZ Last Name
[REDACTED] Address PEPPERIS City CA State 92571 Zip Code

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RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

First Name

Vince

Last Name

Castelluccio

Address

[Redacted]

City

Perris, CA

State

Zip Code

92571

Email

[Redacted]

Okay to receive email updates

Phone

[Redacted]

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- YES, I support the Ramona Gateway
- YES, I can write a letter of support
- YES, I can attend a future hearing for this project

Questions or Comments?

Call:
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Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT Ramona Gateway

CONTACT INFORMATION

First Name AARON + MARIA Last Name RIVERA
Address [REDACTED] City PERRIS State CA Zip Code 92571
Email Okay to receive email updates Phone Okay to receive text updates

- YES**, I support the Ramona Gateway
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I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Lindsey

First Name

Garcia

Last Name

[Redacted Address]

Address

Temis

City

CA

State

92571

Zip Code

Email

Okay to receive email updates

Phone

[Redacted Phone Number]

Okay to receive text updates

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APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Nombre: Roberto Apellido: Garcia
Ciudad: Perris Estado: C.A. Código Postal: 92571
Teléfono: [Redacted] Está bien recibir actualizaciones de texto

- Sí,** apoyo el Ramona Gateway
- Sí,** puedo escribir una carta de apoyo
- Sí,** puedo asistir a una futura audiencia para este proyecto

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Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

APOYO A Ramona Gateway

INFORMACIÓN DE CONTACTO

Nombre JUAN Apellido HIGUERA
Ciudad PERRIS Estado CA. Código Postal 92571

Correo electrónico Esta bien recibir actualizaciones de texto por correo electrónico
Teléfono Esta bien recibir actualizaciones de texto

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medicinar un Hospital

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APOYO A

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INFORMACIÓN DE CONTACTO

Nombre: Rosca Apellido: Molina
Ciudad: Perris Estado: CA Código Postal: 92571

correo electrónico Está bien recibir actualizaciones por correo electrónico

Teléfono Está bien recibir actualizaciones de texto

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I SUPPORT

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CONTACT INFORMATION

Deborah

First Name

Olson

Last Name

[Redacted Address]

Perris
City

CA
State

92571
Zip Code

Email

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I SUPPORT

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CONTACT INFORMATION

Joanna Ellison
First Name _____ Last Name _____
[Redacted] Perris CA 92571
Address _____ City _____ State _____ Zip Code _____
[Redacted] _____
Phone _____
Email Okay to receive email updates Okay to receive text updates

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I SUPPORT

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CONTACT INFORMATION

CHRIS _____ CARSON _____
First Name Last Name
[Redacted] _____ Pennis _____ CA _____ 92571 _____
City State Zip Code

[Redacted] _____
E _____ Phone Okay to receive text updates

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RamonaGatewayCommerceCenter@gmail.com

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INFORMACIÓN DE CONTACTO

Nombre Sergio Apellido OVANDO
Direccion _____ Ciudad PEÑAS CA Código Postal 92571

correo electrónico Está bien recibir actualizaciones por correo electrónico

Comentarios de texto

- Sí**, apoyo el Ramona Gateway
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- Sí**, puedo asistir a una futura audiencia para este proyecto

¿Preguntas o comentarios?

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(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

GARY COCHRANE ←
First Name Last Name
[REDACTED] PERRIS CA 92570
City State Zip Code
[REDACTED] Phone Okay to receive text updates

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CONTACT INFORMATION

Deborah

Jenkins

Last Name

Paris

CA

92570

City

State

Zip Code

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Dolores A. **CONTACT INFORMATION**

Gonzalez

First Name

Last Name

Perris

CA

92571

City

State

Zip Code

Phone

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I SUPPORT

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CONTACT INFORMATION

Luis Meza _____
Last Name Meza

[Redacted] _____
Address Perro _____
City CA _____
State 92571 _____
Zip Code

[Redacted] _____
Email Okay to receive updates Okay to receive text updates

- YES**, I support the Ramona Gateway
- YES**, I can write a letter of support
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Call:
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Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Jackie

First Name

Bussing

Last Name

[Redacted Address]

Rancho

CA

State

92571

Zip Code

[Redacted Phone]

Email

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Phone

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YES, I can write a letter of support

YES, I can attend a future hearing for this project

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Questions or Comments?

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APOYO A Ramona Gateway

INFORMACIÓN DE CONTACTO

Nombre Adriana

Apellido Mojica

Nombre

Apellido

Ciudad Pedras

Estado CA

Código Postal 92571

Dirección

Ciudad

Estado

Código Postal

correo electrónico

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Teléfono

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- Sí, puedo asistir a una futura audiencia para este proyecto**

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Llame al:
(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

Jason

Flores

Last Name

Perris

CA

92571

City

Email

Okay to receive email updates

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Call:
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Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

WADE STERN

Last Name

PERLIS

CA

92571

City

State

Zip Code

Email



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APOYO A

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INFORMACIÓN DE CONTACTO

Nombre Francisco Apellido MARTÍNEZ
[Redacted] Perris Ciudad CA. Estado 92571 Código Postal
[Redacted] Teléfono Está bien recibir actualizaciones de texto
 por correo electrónico

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(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

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INFORMACIÓN DE CONTACTO

Yolanda

Sanchez

Apellido

Perris

Ca

92571

Ciudad

Código Postal

Fono Esta bien recibir actualizaciones de texto

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I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Chrystl

Cox

Last Name

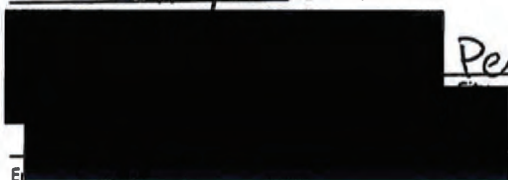
Perris

CA

State

92571

Zip Code



Phone

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Email:
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CONTACT INFORMATION

First Name Shirley Last Name Billiard
Address [Redacted] City Perris State CA Zip Code 92572
Email [Redacted] Phone Okay to receive text updates

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Questions or Comments?

Call:
(951) 821-6222

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RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

Jorine

First Name

Campbell

Last Name

Perris

City

CA

State

92571

Zip Code

Phone

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Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

LEAH

First Name

TOLBERT

Last Name

[Redacted]

PERRIS

City

CALIF

State

92570

Zip Code

[Redacted]

Email

Okay to receive email updates

[Redacted]

Phone

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Email:
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INFORMACIÓN DE CONTACTO

Fabiola

Nombre

Rosendo

Apellido

Perris

Ciudad

CA

Estado

92571

Código Postal

correo electrónico



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Llame al:

(951) 821-6222

Correo electrónico:

RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

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CONTACT INFORMATION

Guadalupe

First Name

Torres

Last Name

Address

Perris, Ca

State

92571

Zip Code

Email

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I SUPPORT

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CONTACT INFORMATION

Cathy

Last Name

Rita

Perris

CA

State

92571

Zip Code

Email

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I SUPPORT

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CONTACT INFORMATION

Willie _____
First Name
Groomes _____
Last Name
Perris CA 92571
City State Zip Code
[Redacted] _____
Phone Okay to receive text updates

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CONTACT INFORMATION

Jennifer _____
Last Name
Shaffer _____
Perris CA 92571
City State Zip Code
[Redacted] _____
Phone Okay to receive text updates

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INFORMACIÓN DE CONTACTO

Genaro Salano
Nombre Apellido
[Redacted] Perris Ca. 92571
Ciudad Estado Código Postal

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CONTACT INFORMATION

DAN HARRIS HARRIS
First Name Last Name
[Redacted] Perris CA 92570
State Zip Code

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CONTACT INFORMATION

Maria

First Name

Keller

Last Name

Perris

CA

State

92571

Zip Code

Phone

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CONTACT INFORMATION

Max J.

First Name

Pelayo

Last Name

Perris

CA

State

92571

Zip Code

Address

City

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CONTACT INFORMATION

First Name Michelle D. Last Name Maisel
[Redacted] Peninsula CA 92570
[Redacted] State Zip Code

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CONTACT INFORMATION

First Name Raul Last Name Rodriguez State CA. Zip Code 92571

Perris

State

Zip Code

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SUPPORT

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CONTACT INFORMATION

Alinda

Saints

First Name

Last Name

[Redacted]

Perris

City

CA

State

92571

Zip Code

[Redacted]

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Call: (951) 821-6222

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APoyo A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Robert

Nombre

Godoy

Apellido

Perris

Ciudad

CA

Estado

92571

Código Postal

correo electrónico

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SUPPORT

Ramona Gateway

CONTACT INFORMATION

CLARK _____
First Name

LAGAN _____
Last Name

Address

PEPPERS _____
City

CA _____
State

92571 _____
Zip Code

Phone

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INFORMACIÓN DE CONTACTO

Jose

Nombre

Perez

Apellido

Perris

Ciudad

CA

Estado

92571

Código Postal

correo electrónico Está bien recibir actualizaciones por correo electrónico

- Sí**, apoyo el Ramona Gateway
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Llame al:
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Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

SUPPORT

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CONTACT INFORMATION

Guadalupe Mercado
First Name Last Name

[Redacted] ferris CA 92571
[Redacted] State Zip Code

[Redacted] None Okay to receive text updates

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Questions or Comments?

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Email:
RamonaGatewayCommerceCenter@gmail.com

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CONTACT INFORMATION

First Name Sharine Last Name Hill City ferris State CA Zip Code 92571

Phone [REDACTED] Okay to receive text updates

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Call: (951) 821-6222

Email: RamonaGatewayCommerceCenter@gmail.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Maria

Nombre

Canchola

Apellido

[Redacted]

Dirección

Penis

Ciudad

Calif

Estado

92570

Código Postal

[Redacted]

correo electrónico Está bien recibir actualizaciones por correo electrónico

Teléfono Este es un número de teléfono comercial

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Llame al:
(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

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CONTACT INFORMATION

Maria

First Name

Monti

Last Name

Perris

CA

State

92571

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Email

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Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

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CONTACT INFORMATION

M ARSHA First Name *TOWNSEND* Last Name
FERRIS City *CA.* State *92570* Zip Code
Address [Redacted] City State Zip Code
Phone [Redacted] Okay to receive text updates
Email Okay to receive email updates

- YES**, I support the Ramona Gateway
- YES**, I can write a letter of support
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Questions or Comments?

Call: (951) 821-6222
Email: RamonaGatewayCommerceCenter@gmail.com

/ SUPPORT

Ramona Gateway

CONTACT INFORMATION

RUDOLF

TEH

First Name

Last Name

Address

City

PEARIS

CA

State

92571

Zip Code

Email

Okay to receive email updates

Phone

Okay to receive text updates

- YES**, I support the Ramona Gateway
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Questions or Comments?

Call:

(951) 821-6222

Email:

RamonaGatewayCommerceCenter@gmail.com

SUPPORT

Ramona Gateway

CONTACT INFORMATION

ALEJANDRO

First Name

VELAZQUEZ

Last Name

PERVIS

City

CA

State

92571

Zip Code

- YES, I support the Ramona Gateway
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Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

SUPPORT

Ramona Gateway

CONTACT INFORMATION

Arcena _____
First Name

Wilson _____
Last Name

Fontana _____
City

CA _____
State

92571 _____
Zip Code

_____ Phone Okay to receive text updates

- YES, I support the Ramona Gateway
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Call: (951) 821-6222
Email: RamonaGatewayCommerceCenter@gmail.com

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CONTACT INFORMATION

First Name Galdino Hernandez

Last Name

Perris CA

State

92571

Zip Code

Phone

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YES, I can write a letter of support

YES, I can attend a future

hearing for this project

Questions or Comments?

Call:

(951) 821-6222

Email:

RamonaGatewayCommerceCenter@gmail.com

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CONTACT INFORMATION

First Name MELITA CHARLES SNGH

State Perris Ca Zip Code 92571

Email Okay to receive email updates

Phone Okay to

YES, I support the Ramona Gateway

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YES, I can attend a future hearing for this project

Questions or Comments?

Call: (951) 821-6222

Email: RamonaGatewayCommerceCenter@gmail.com

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CONTACT INFORMATION

First Name Crystal Mondragon Last Name Mondragon

City Penix State CA Zip Code 92571

Phone [REDACTED] Okay to receive text updates

Email [REDACTED] Okay to receive email updates

- YES**, I support the Ramona Gateway
 - YES**, I can write a letter of support
 - YES**, I can attend a future hearing for this project
- SAN DIEGO PROJECT**

Questions or Comments?

Call: (951) 821-6222
Email: RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

David
First Name

Faulkner
Last Name

Address



Perris
City

CA
State

92571
Zip Code

Email

[Handwritten signature]

Okay to receive email updates

Phone Okay to receive text updates

- YES, I support the Ramona Gateway
- YES, I can write a letter of support
- YES, I can attend a future hearing for this project

Questions or Comments?

Call:
(951) 821-6222

Email:

[Redacted email address]

1 SUPPORT

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CONTACT INFORMATION

First Name Melissa & Laura

Last Name Egan

City Perris

State CA

Zip Code 92571

Phone [REDACTED]

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Questions or Comments?

Call: (951) 821-6222

Email:

Ramona Gateway

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Alekhina
First Name

[Redacted] State

Boyd
Last Name

CA State

92571 Zip Code

Phone [Redacted] Okay to receive text updates

- YES**, I support the Ramona Gateway
- YES**, I can write a letter of support
- YES**, I can attend a future hearing for this project

Questions or Comments?

Call: (951) 821-6222

Email:

Ramona Gateway

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Richard

First Name

[Redacted]

City

Leon

Last Name

Perris

State

CA

92571

Zip Code

Email

Okay to receive email updates

Phone

Okay to receive text updates



YES, I support the Ramona Gateway



YES, I can write a letter of support



YES, I can attend a future hearing for this project

Questions or Comments?

Call:

(951) 821-6222

Email:

RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

First Name JCN Last Name REYES
Address BERRIS City CA State 92571 Zip Code

Email Okay to receive email updates

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Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Alex + April + Madison Mitchell
Last Name

[REDACTED] perris CA 92571
City State Zip Code

NONE
Email Okay to receive email updates

NONE
Phone Okay to receive text updates

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Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Vickie
First Name

Bonner
Last Name

[Redacted]
Address

Perris
City

Ca
State

92571
Zip Code

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Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Horacio

Nombre

Virgilio

Apellido

[Redacted]

Dirección

Perris

Ciudad

CA

Estado

92571

Código Postal

correo electrónico

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Llame al:
(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Nombre DAIME Apellido SANCHEZ
Direction [REDACTED] Ciudad PERDUS Estado CA Código Postal 92570

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Llame al:
(951) 821-6222
Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Luis m. Tapia

First Name

Last Name

Address

City

Perris

CA

State

92570

Zip Code

Email

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Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Salvador

Nombre

Perez Gutierrez

Apellido



Perris

Ciudad

CA

Estado

92571

Código Postal

correo electrónico

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Llame al:

(951) 821-6222

Correo electrónico:

RamonaGatewayCommerceCenter@gmail.com

APOYO A Ramona Gateway

INFORMACIÓN DE CONTACTO

Wancy Castañeda

Nombre

Apellido

Perris

CA

92571

Dirección

Ciudad

Estado

Código Postal

correo electrónico

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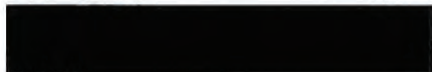
I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Erica
First Name

Harrison
Last Name



Perris
City

CA
State

92571
Zip Code

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Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Nombre Miguel A. ^{VIA}
Dirección [REDACTED] Ciudad [REDACTED]

Apellido Pervera
Perris Ca. Estado 92571 Código Postal

correo electrónico Está bien recibir actualizaciones por correo electrónico

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¿Preguntas o comentarios?

Llame al:
(951) 821-6222

Correo electrónico:

RamonaGateway@commerca.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Nombre Ayda Rineda

Apellido Rineda

Ciudad PARIS

Estado CA.

Código Postal 92571

correo electrónico

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Llame al:

(951) 821-6222

Correo electrónico:

RamonaGateway@commerca.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Nombre: RAMÓN Apellido: AGUIJAR
Código Postal: 92571
Ciudad: PERRIS Estado: Cal

correo electrónico Está bien recibir actualizaciones por correo electrónico
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¿Preguntas o comentarios?

Llame al:
(951) 821-6222
Correo electrónico:
RamonaGateway@communitycenter.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Korber First Name
[Redacted] City
Talberg Last Name
Perris CA State
92571 Zip Code

Email Okay to receive email updates
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- YES, I can attend a future hearing for this project**

Questions or Comments?

Call: (951) 821-6222
Email: RamonaGateway@ramonagateway.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Abdella
Nombre

Méndez
Apellido



Peris
Ciudad

C.A.
Estado

92571
Código Postal

correo electrónic Está bien recibir actualizaciones por correo electrónic

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Llame al:
(951) 821-6222

Correo electrónico:
RamonaGatewayCommerceCenter@gmail.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Benjamin Zaragoza Diaz
Nombre

Apellido

Peris, CA 92571

Direction

Ciudad

Estado

Código Postal

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APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Nombre

M
Brenda Mendez
Peris, CA 92571

Apellido

Dirección

Ciudad

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Código Postal

correo electrónico

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Llame al:

(951) 821-6222

Correo electrónico:

RamonaGatewayCommerceCenter@gmail.com

APPOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Nombre Zully Pineda

Apellido Pineda

Apellido

pm's CA

Estado

92070

Código Postal

Direction

correo electrónico Está bien recibir actualizaciones por correo electrónico

Teléfono Está bien recibir actualizaciones de texto

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¿Preguntas o comentarios?

Llame al:

(951) 821-6222

Correo electrónico:

RamonaGatewayCommerceCenter@gmail.com

1 SUPPORT

Ramona Gateway

CONTACT INFORMATION

First Name Brenda Squarrel

Last Name Squarrel

Address [Redacted]

City Perris Ca

State Ca

Zip Code 92571

Email Okay to receive email updates

Phone Okay to receive text updates

- YES**, I support the Ramona Gateway
- YES**, I can write a letter of support
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Questions or Comments?

Call: (951) 821-6222

Email:

RamonaGatewayCommercaCenter@gmail.com

APOYO A

Ramona Gateway

INFORMACIÓN DE CONTACTO

Nombre Frieda

Nombre

Apellido Rodriguez

Apellido

Ciudad Perris

Ciudad

Estado CA.

Estado

Código Postal 92571

Código Postal

correo electrónico

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Llame al:

(951) 821-6222

Correo electrónico:

RamonaGatewayCommerceCenter@gmail.com

SUPPORT

Ramona Gateway

CONTACT INFORMATION

First Name Earnestine Last Name Harvis Warner

City [Redacted] State La Zip Code 92571

Email [Redacted] Phone [Redacted]

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Questions or Comments?

Call: (951) 821-6222
Email: RamonaGatewayCommerceCenter@gmail.com

SUPPORT

Ramona Gateway

CONTACT INFORMATION

ANDRA LEWIS

City

Last Name

LEWIS
PERRIS CA 92570

City

Phone  Okay to receive text updates

- YES**, I support the Ramona Gateway
- YES**, I can write a letter of support
- YES**, I can attend a future hearing for this project

Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

DIXIE

First Name

Jones

Last Name

Perris, CA

State

92571

Zip Code

Email

Okay to receive email updates

Phone

Okay to receive text updates

YES, I support the Ramona Gateway

YES, I can write a letter of support

YES, I can attend a future hearing for this project

Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Paul

First Name

Huff

Last Name

Perris, CA

State

92570

Zip Code

Phone

Okay to receive text updates

YES, I support the Ramona Gateway

YES, I can write a letter of support

Questions or Comments?

Call:
(951) 821-6222

I SUPPORT Ramona Gateway

CONTACT INFORMATION

Phyllis First Name Scott Last Name
[REDACTED] Ferris State CA 92571 Zip Code
Email Okay to receive email updates Okay to receive text updates

- YES, I support the Ramona Gateway
- YES, I can write a letter of support
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Questions or Comments?

Call:
(951) 821-6222


Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

Pedro First Name Rodriguez Last Name

 Perris City Ca. State 92571 Zip Code

Email Okay to receive email updates

951-961-0527 Phone Okay to receive text updates

- YES**, I support the Ramona Gateway
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Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com

I SUPPORT

Ramona Gateway

CONTACT INFORMATION

ALBERT & Carolyn

First Name

HAYES

Last Name

[Redacted]

City

PERRIS

Ca

State

92571-7824

Zip Code

[Redacted]

Email

Okay to receive email updates

Phone

[Redacted]

- YES, I support the Ramona Gateway
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PREFERRED
Questions or Comments?

Call:
(951) 821-6222

Email:
RamonaGatewayCommerceCenter@gmail.com