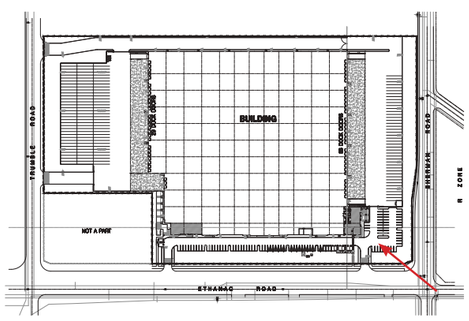
HILLWOOD
A PEROT COMPANY®

ETHANAC LOGISTICS CENTER

PERRIS, CA

SEPTEMBER 18TH, 2024

Planning Commission Materials



Perspective View 1 - Day time

ETHANAC LOGISTICS CENTER

Perris, CA | #22215 | 08. 29. 2024

HPA architecture 43 Years

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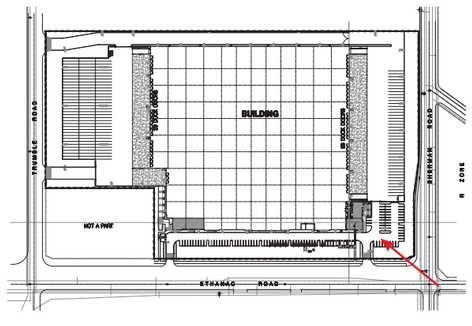

Perspective View 1 - Night time

ETHANAC LOGISTICS CENTER

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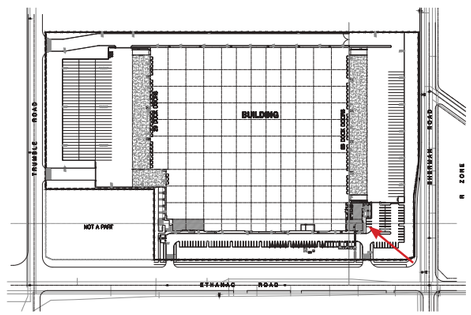

Perspective View 2 - Close up view

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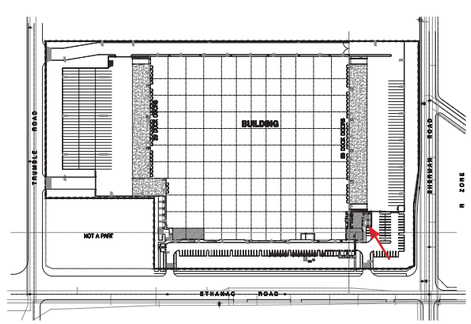

Perspective View 3 - Day Time

ETHANAC LOGISTICS CENTER

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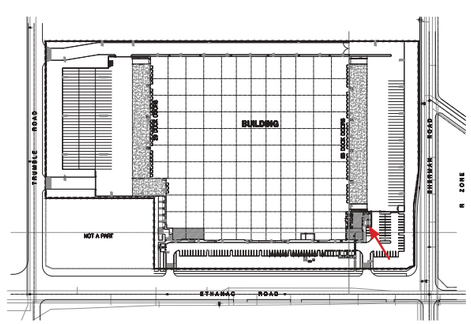

Perspective View 3 - Night Time

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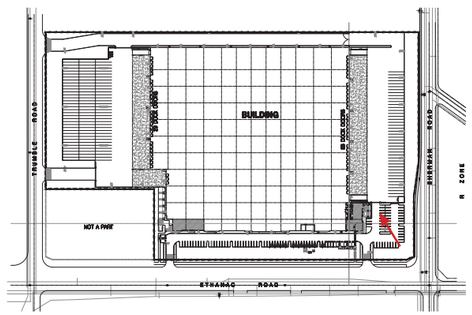

Perspective View 4 - Dock side

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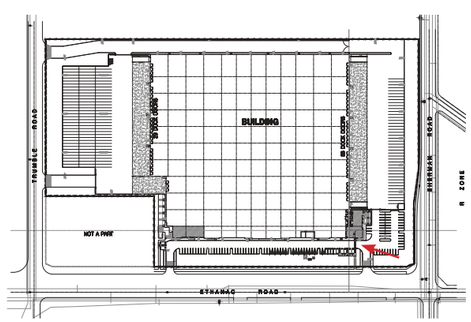
HPA architecture 43 Years

HILLWOOD A PEROT COMPANY



Perspective View 5 - High Ground Day Time

ETHANAC LOGISTICS CENTER

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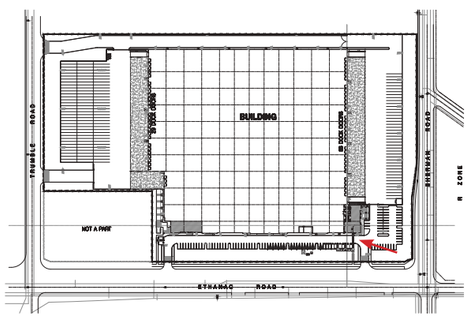
HPA architecture 43 Years

HILLWOOD
A PEROT COMPANY



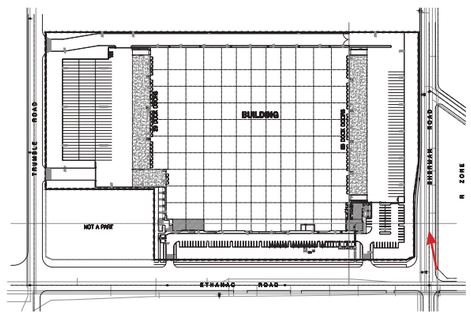
Perspective View 5 - High Ground Night Time

ETHANAC LOGISTICS CENTER

Perris, CA | #22215 | 08. 29. 2024

HPA architecture 43 Years

HILLWOOD A PEROT COMPANY



Perspective View 6

ETHANAC LOGISTICS CENTER

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North Elevation

West Elevation - Trumble Road

South Elevation - Ethanac Road

East Elevation - Sherman Road (facing Menifee)

Conceptual Building Elevations - 40' Clear Ht.

ETHANAC LOGISTICS CENTER

City of Perris, CA | #22215 | 08. 29. 2024

HILLWOOD
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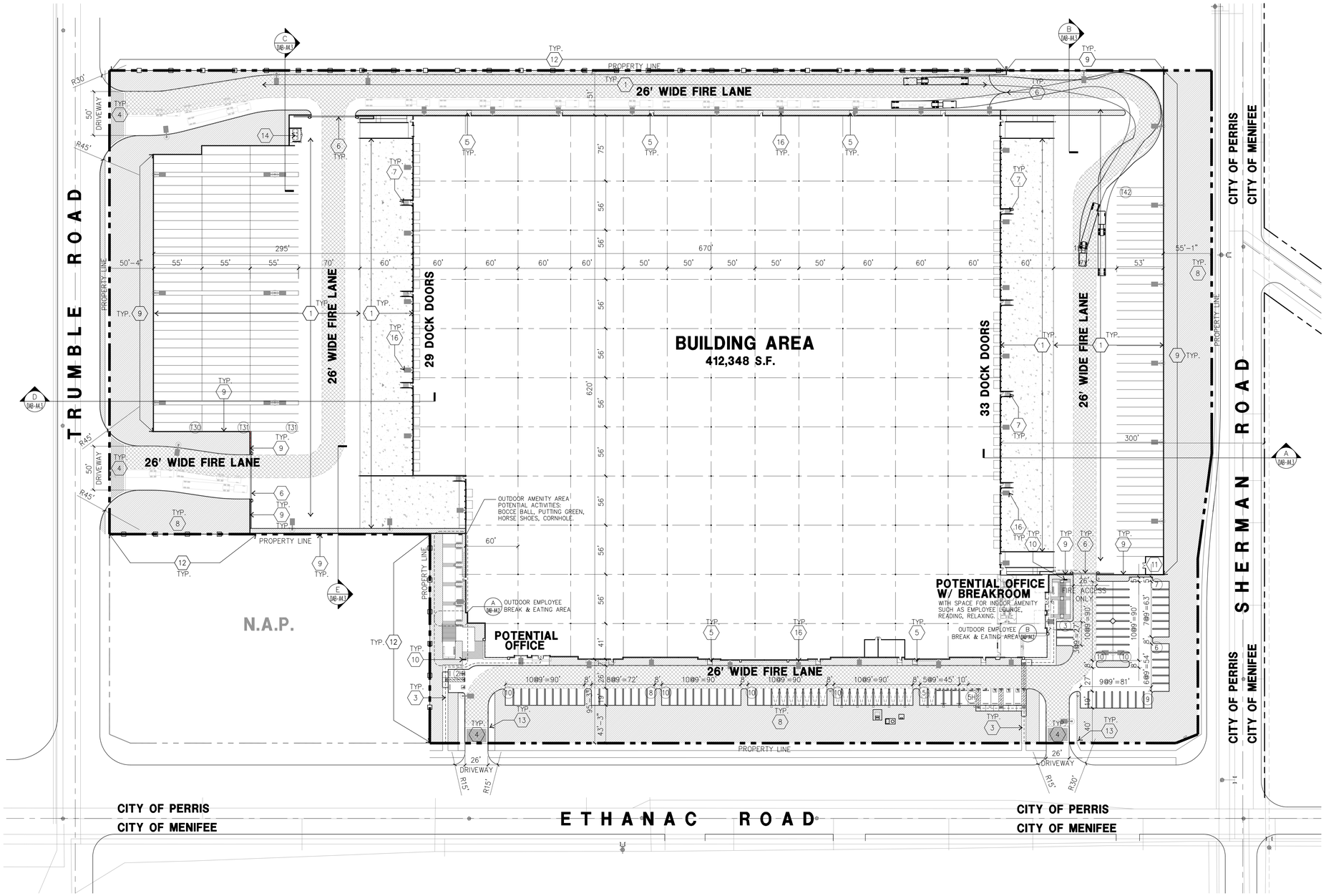

OVERALL SITE PLAN (A)

scale: 1" = 50'-0"

SCALE: 1" = 50'-0"

0 50' 100' 150'

TRUE NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONC. PAVEMENT,
2. EMPLOYEE BREAK AREA
3. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
5. 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
6. 8' H PROVIDE METAL, MANUAL OPERATED GATES W/ VIEW OBSCURING MESH. KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. EXTERIOR CONC. STAIR.
8. LANDSCAPE. NOTED BY SHADING. SEE "L" DWGS.
9. CONCRETE TILT-UP SCREEN WALL W/ DECORATIVE PILASTERS EVERY 100'. 14'H AT TRUCK YARD SIDE & 8'H EXPOSED WALL AT STREET SIDE.
10. BIKE RACK
11. PROPOSED PUMPHOUSE LOCATION
12. 8' H WROUGHT IRON FENCE WITH PILASTERS, PER CITY STANDARDS.
13. ACCESSIBLE ENTRY SIGN
14. TRASH ENCLOSURE PER CITY STANDARD
15. DESIGNATED SMOKER'S AREA
16. EXTERIOR WALL PACK LIGHTING

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN GENERAL NOTES

- CONCRETE PAVING. SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- EVCS W/ EVSE PROVIDED
- EV CAPABLE. EVSE CONDUIT STUB FOR FUTURE EV ONLY.
- TRAILER PARKING (10' X 53')
- LANDSCAPED AREA
- NON-ACCESSIBLE PATH
- ACCESSIBLE PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12'-0" X 19') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4', SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN
- PROPERTY LINE
- 26' WIDE FIRE LANE FIRE DEPT STANDARD

NOTE: INDOOR AND OUTDOOR AMENITIES ARE SUBJECT TO TENANT NEGOTIATION

VICINITY MAP

PROPERTY OWNER

HILLWOOD
901 VIA PIEMONTE, STE 175
ONTARIO, CA 91764
TEL: 909-256-5912
ATTN: NOAH SHIH

ADDRESS OF THE PROPERTY

TBD
NEC ETHANAC ROAD AND TRUMBLE ROAD

ASSESSOR'S PARCEL NUMBERS

329-240-016 to 20, 23 to 27

ZONING

CURRENT: COMMERCIAL COMMUNITY (CC)
PROPOSED: LIGHT INDUSTRIAL (LI)

LEGAL DESCRIPTION

SEE CIVIL DRAWINGS

APPLICANT

HILLWOOD
901 VIA PIEMONTE, STE 175
ONTARIO, CA 91764
TEL: 909-256-5924
ATTN: JOHN GRACE

ARCHITECT

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2122
ATTN: INKON KIM

CIVIL

WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
TEL: 951-320-6088
ATTN: OSCAR VALDEZ

PROJECT DATA

SITE AREA		
In s.f.	864,675	sf
In acres	19.9	ac
BUILDING AREA		
Office - 1st floor	10,000	sf
Office - 2nd floor	5,000	sf
Warehouse	397,348	sf
TOTAL	412,348	sf
FLOOR AREA RATIO		
Maximum Allowed	0.75	
Actual	0.477	
SITE COVERAGE		
Maximum Allowed	50%	
Actual	47.1%	
AUTO PARKING REQUIRED		
High Cube:		
Office: 1/300 (only if less than 10% GFA)	N/A	stalls
Whse: 1st 20k @ 1/1,000 s.f.	20	stalls
2nd 20k @ 1/2,000 s.f.	10	stalls
above 40k @ 1/5,000 s.f.	75	stalls
TOTAL	105	stalls
AUTO PARKING PROVIDED		
Standard (9' x 19')	76	stalls
ADA Standard (9' x 19')	3	stalls
ADA Van (12' x 19')	2	stalls
EV ADA Standard (9' x 19')	1	stalls
EV ADA Van (12' x 19')	1	stalls
EV Ambulatory (10'x19')	1	stalls
EVCS Standard (9' x 19')	3	stalls
EV Capable (9'x19')	19	stalls
TOTAL	106	stalls
TRAILER PARKING REQUIRED		
Trailer: 1/5,000 s.f.	82	stalls
TRAILER PARKING PROVIDED		
Trailer (10' x 55')	134	stalls
ZONING ORDINANCE		
Current Zoning - Commercial Community		
Proposed Zoning - Light Industrial (LI)		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 50'		
LANDSCAPE REQUIREMENT		
Percentage - 15% of the site area		
LANDSCAPE PROVIDED		
In s.f.	137,290	sf
Percentage	15.9%	
SETBACKS		
Building	Landscape	
Ethanac Rd. - 15' (Arterial)	15'	
Trumble Rd. - 10' (Collector)	10'	
Sherman Rd. - 10' (Collector)	10'	
Side / rear- 0', adjoining R zone - 20' - Loading/unloading - 30'		

OFFICIAL USE ONLY

HPA architecture
hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:
HILLWOOD
A PEROT COMPANY
Hillwood
901 Via Piemonte, Ste 175
Ontario, CA 91764
909-256-5924
ATTN: Noah Shih

Project:

Ethanac
Logistics Center

Perris, CA

Consultants:

CIVIL	WEBB
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	GREGG ELEC
LANDSCAPE	WEBB
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL SITE PLAN

Project Number:	22215
Drawn by:	KT
Date:	04/01/2024
Revision:	
1ST SUBMITTAL	10/21/2022
2ND SUB / PC1	01/11/2023
3RD SUB / PC2	03/29/2023
4TH SUB / PC3	07/20/2023
PC HEARING	04/01/2024

Sheet:

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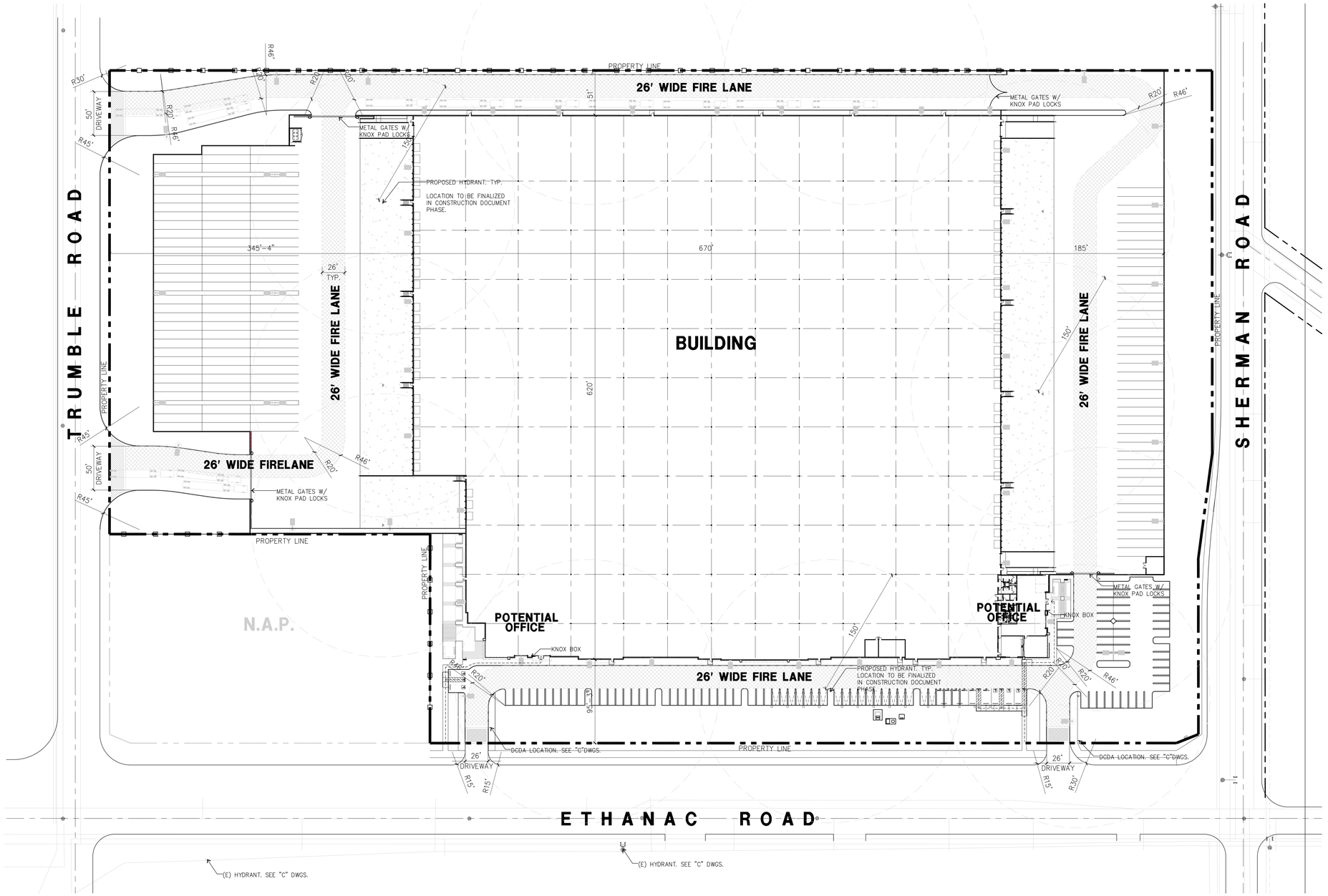


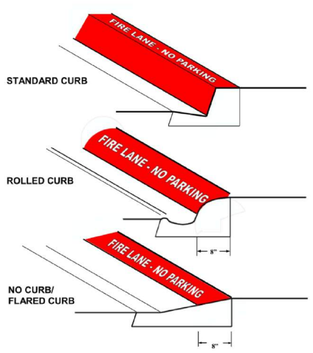
FIRE ACCESS PLAN A

scale: 1" = 50'-0"

SCALE: 1" = 50'-0"

0 50' 100' 150' TRUE NORTH

Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

FIRE LANE IDENTIFICATION 1 — scale: N.T.S.

Specifications for Fire Lane Entrance Signs

To be used only at vehicle entry points to areas that contain "Fire Lane—No Parking" signs or red curbs

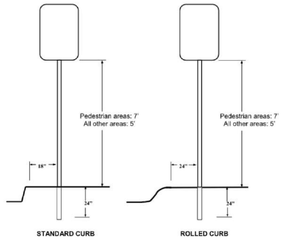
All sign and lettering dimensions shown are minimums. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

SIGNAGE DETAIL 2 — scale: N.T.S.

Mounting Specifications for Fire Lane Entrance and No Parking Signs



Signs shall be mounted facing the direction of vehicular travel.

Signs may be mounted on existing posts or buildings where the centerline of the sign is no more than 24' from the edge of the roadway.

Depth of bury shall be a minimum of 24" and rebar, a concrete footing, or another method to prevent removal of the sign is recommended. Footings for signs located in the public right-of-way shall be per the local jurisdiction's requirements.

SIGNAGE DETAIL 3 — scale: N.T.S.

Specifications for Fire Lane No Parking Signs

All sign and lettering dimensions shown are minimums. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

SIGNAGE DETAIL 5 — scale: N.T.S.

Specifications for "Fire Lane - No Parking" Signs for Manually Operated Gates and Barriers

All sign and lettering dimensions shown are minimums. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

"Fire Lane—No Parking" sign shown in Attachment 12 may be used as an alternative. Signs shall be securely mounted on the front and back face of the gate clearly visible to traffic entering the designated area. Signs shall be made of a durable material.

SIGNAGE DETAIL 4 — scale: N.T.S.

Specifications for Alternate Location of Towing Company Information

Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

To facilitate periodic changes in towing company contracts, the towing company contact information may be posted on a separate sign mounted directly below the fire lane entrance sign instead of on the entrance sign itself. The method of attachment to the post shall not obscure the wording on either sign.

SIGNAGE DETAIL 6 — scale: N.T.S.

FIRE LANE NOTES

- 75,000 LBS MINIMUM CAPACITY
- 2.5% SLOPE MAX. SEE "C"DWGS

HPA architecture

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irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

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901 Via Piemonte, Ste 175
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909-256-5924
ATTN: Noah Shih

Project:

Ethanac Logistics Center

Perris, CA

Consultants:

CIVIL	WEBB
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	GREGG ELEC
LANDSCAPE	WEBB
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: FIRE ACCESS PLAN

Project Number:	22215
Drawn by:	KT
Date:	04/01/2024
Revision:	
1ST SUBMITTAL	10/21/2022
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PC HEARING	04/01/2024

Sheet:

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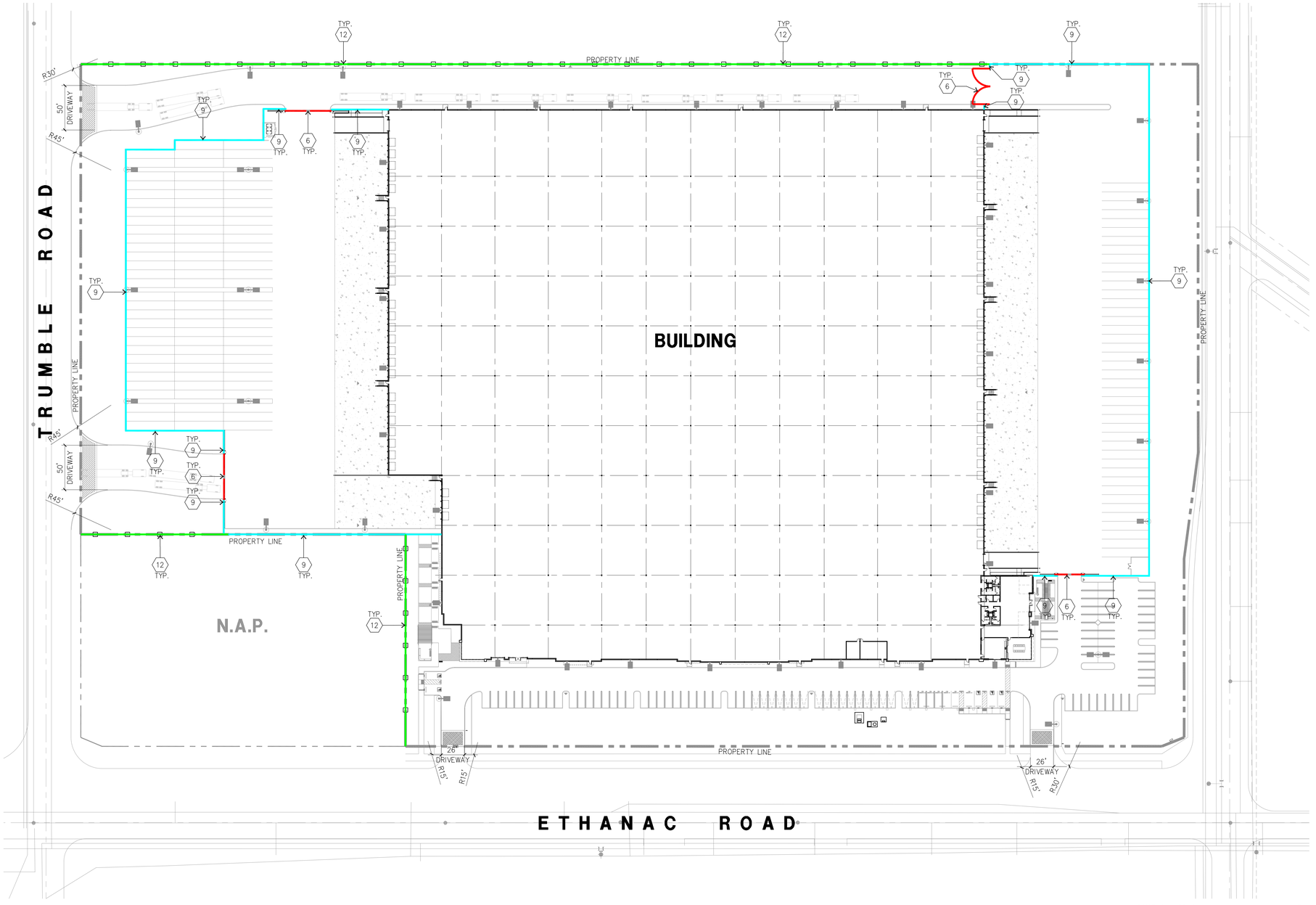

OVERALL SITE PLAN A
scale: 1" = 50'-0"

SCALE: 1" = 50'-0"
0 50' 100' 150'
TRUE NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONC. PAVEMENT,
2. EMPLOYEE BREAK AREA
3. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
5. 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
6. 8' H PROVIDE METAL, MANUAL OPERATED GATES W/ VIEW OBSCURING MESH. KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. EXTERIOR CONC. STAIR.
8. LANDSCAPE. NOTED BY SHADING. SEE "L" DWGS.
9. CONCRETE TILT-UP SCREEN WALL W/ DECORATIVE PILASTERS EVERY 100'. 14'H AT TRUCK YARD SIDE & 8'H EXPOSED WALL AT STREET SIDE.
10. BIKE RACK
11. PROPOSED PUMPHOUSE LOCATION
12. 8' H WROUGHT IRON FENCE WITH PILASTERS, PER CITY STANDARDS.
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14. TRASH ENCLOSURE PER CITY STANDARD
15. DESIGNATED SMOKER'S AREA
16. EXTERIOR WALL PACK LIGHTING

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CIVIL	WEBB
STRUCTURAL	-
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PLUMBING	-
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LANDSCAPE	WEBB
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: FENCING / SCREENING

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Drawn by:	KT
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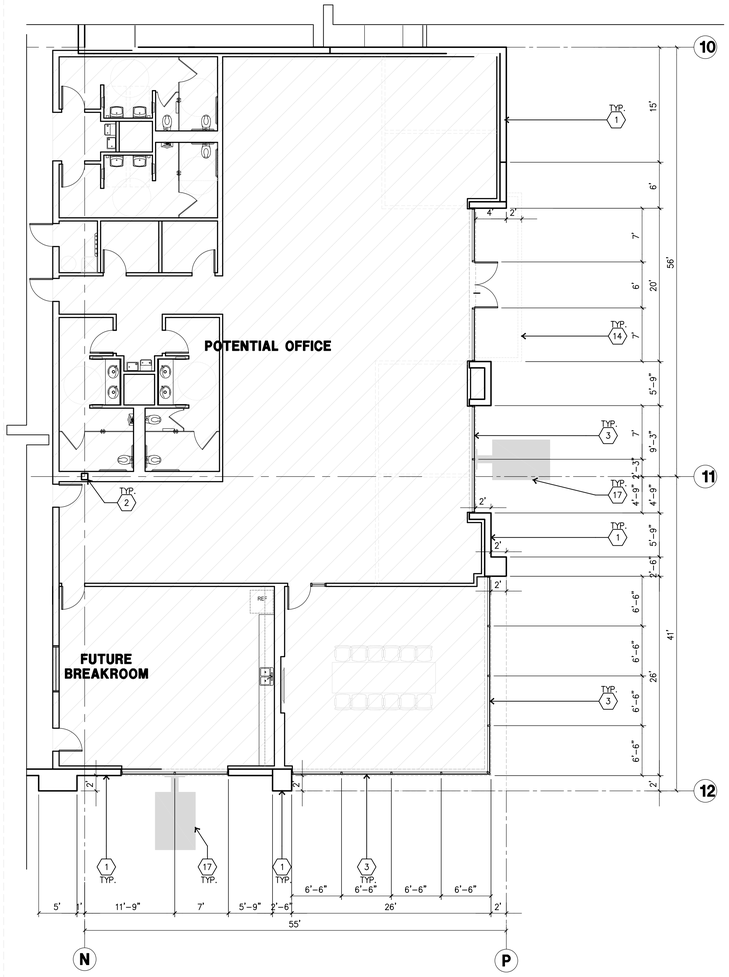


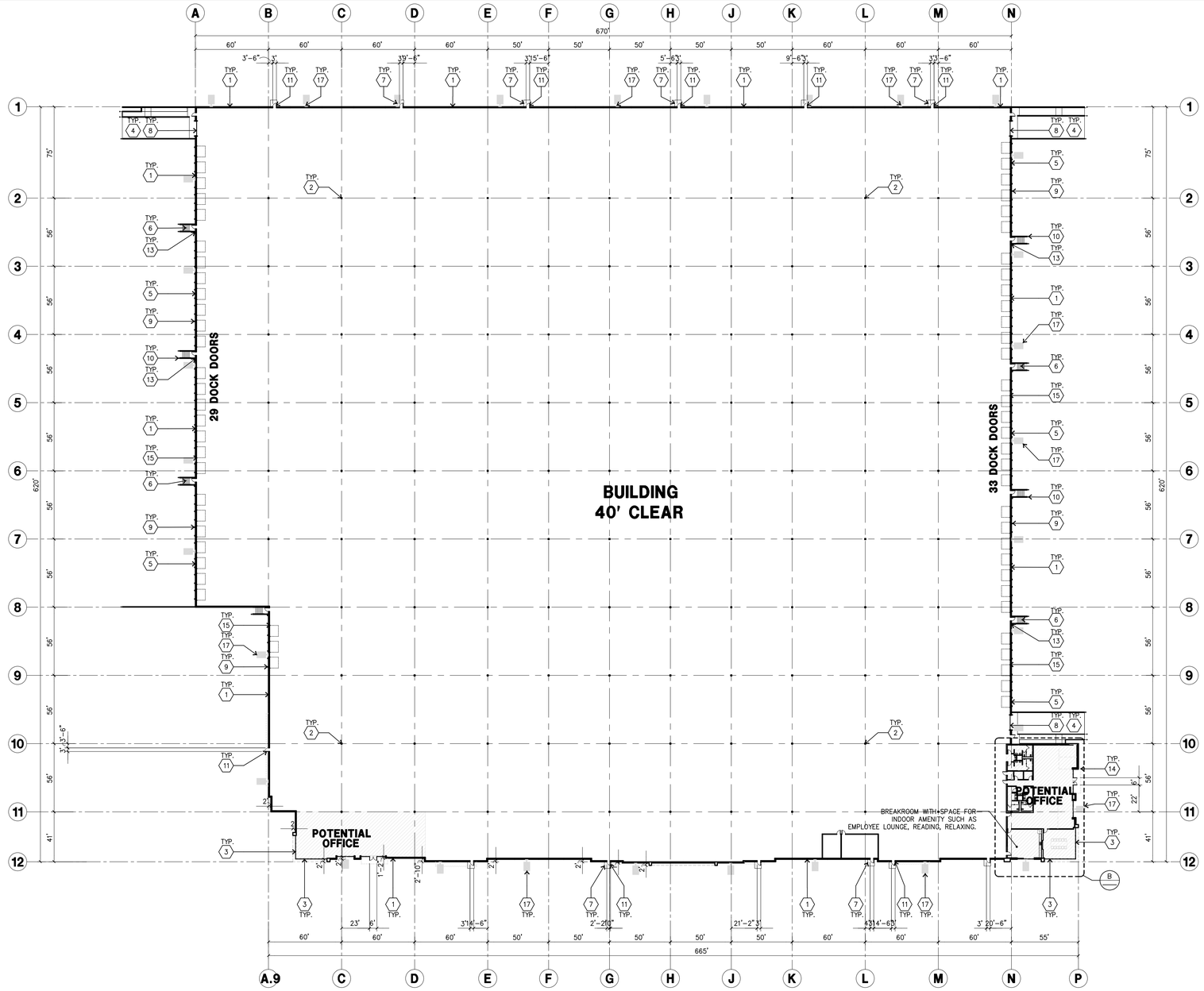
ENLARGED FLOOR PLAN B

scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

0 8' 16' 24'

TRUE NORTH



OVERALL FLOOR PLAN A

scale: 1" = 40'-0"

SCALE: 1" = 40'-0"

0 40' 80' 120'

TRUE NORTH

NOTE: INDOOR AND OUTDOOR AMENITIES ARE SUBJECT TO TENANT NEGOTIATION

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 9'-0" X 10' TRUCK DOOR, SECTIONAL O'H., STANDARD GRADE.
6. EXTERIOR CONCRETE STAIR
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" - 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
8. 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE.
9. DOCK DOOR BUMPER
10. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
11. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER,
14. PAINTED I-BEAM CANOPY
15. Z GUARD
16. LONG TERM BICYCLE PARKING.
17. EXTERIOR WALL PACK LIGHTING

GENERAL NOTES - FLOOR PLAN

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.

B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.

C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.

D. NOT USED

E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.

F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.

G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.

H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.

I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.

J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.

K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.

L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.

M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.

N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1.1

O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

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Project:

Ethanac Logistics Center

Perris, CA

Consultants:

CIVIL	WEBB
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	GREGG ELEC
LANDSCAPE	WEBB
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL FLOOR PLAN

Project Number:	22215
Drawn by:	KT
Date:	04/01/2024

Revision:

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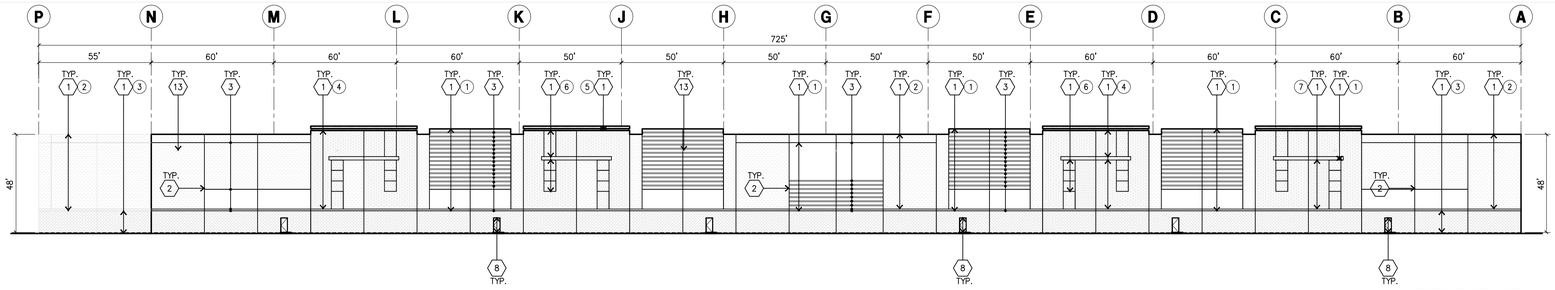
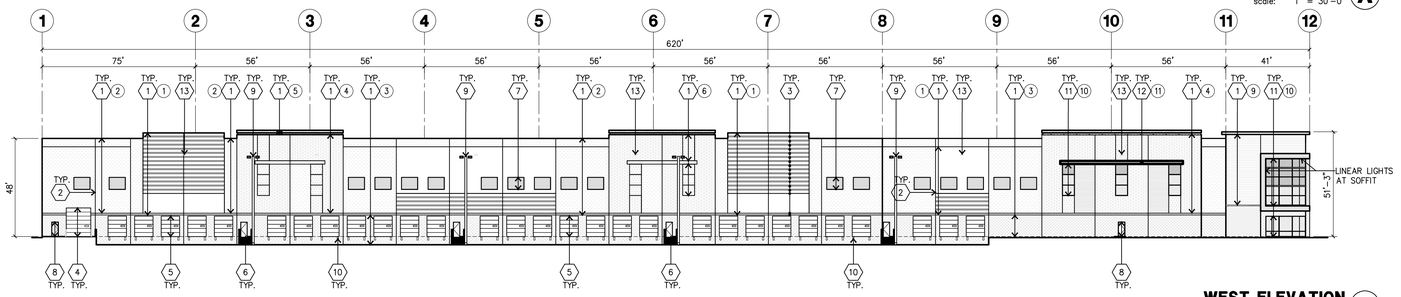
Sheet:

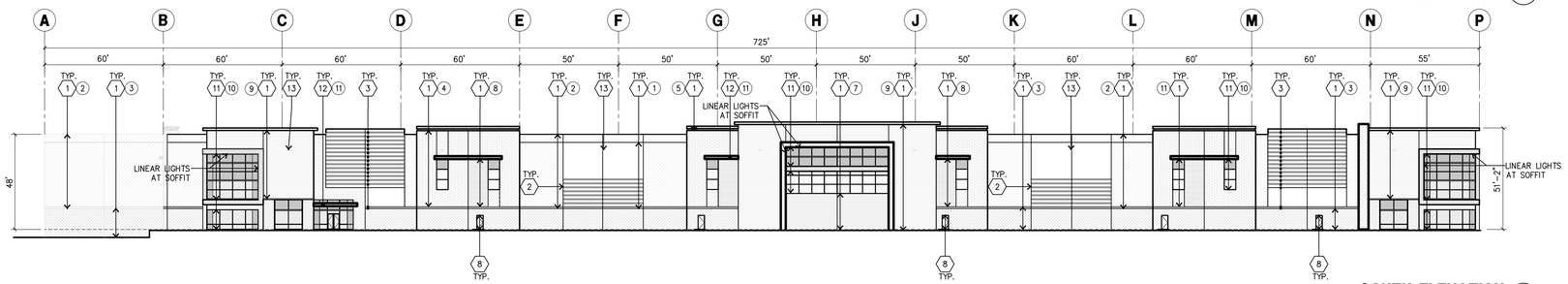
DAB-A2.1



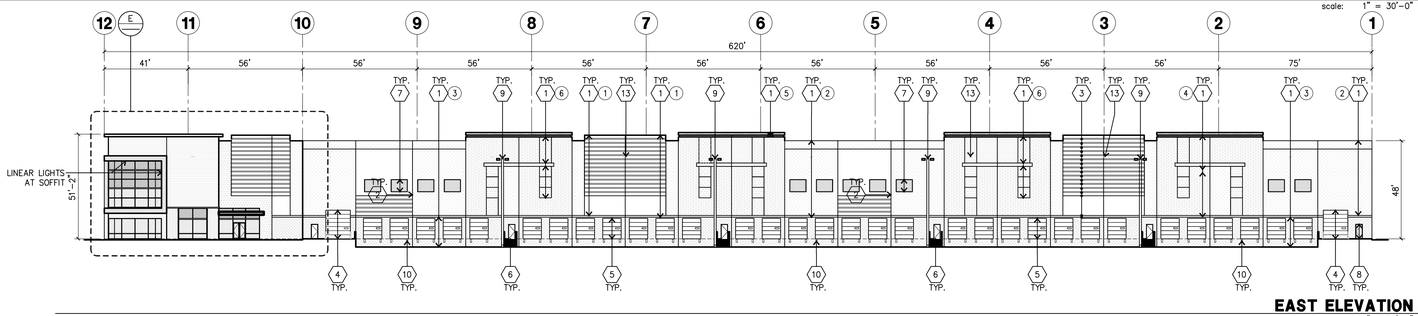
NORTH ELEVATION scale: 1" = 30'-0" **A**



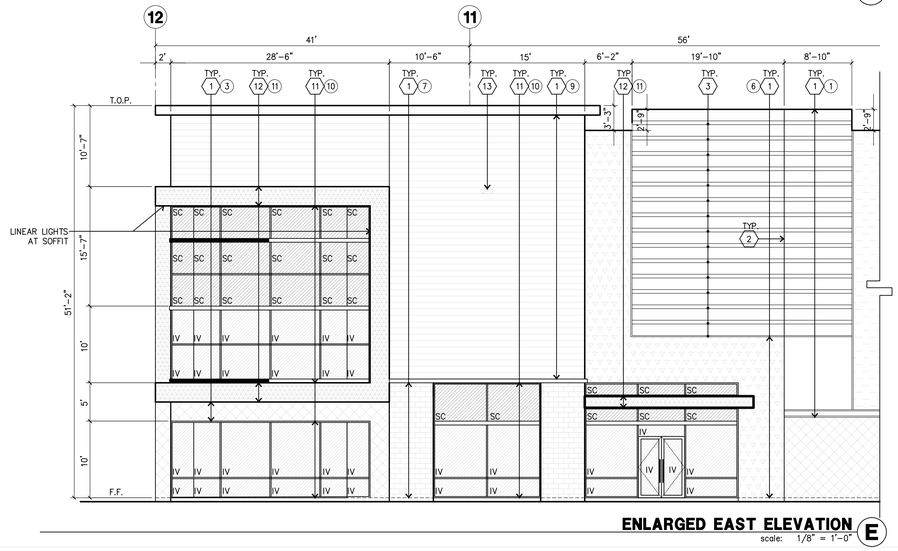
WEST ELEVATION scale: 1" = 30'-0" **B**



SOUTH ELEVATION scale: 1" = 30'-0" **C**



EAST ELEVATION scale: 1" = 30'-0" **D**



ENLARGED EAST ELEVATION scale: 1/8" = 1'-0" **E**

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
8. 3'x7' HOLLOW METAL EXTERIOR MAN DOOR. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
10. DOCK BUMPER
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. PAINTED I-BEAM CANOPY
13. EXTERIOR WALL PACK LIGHTING

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7005 (255-C1) PURE WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7071 (235-C1) GRAY SCREEN
3	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7073 (235-C3) NETWORK GRAY
4	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7074 (235-C5) SOFTWARE
5	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7076 (235-C7) CYBERSPACE
6	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 6524 (185-C7) COMMODORE
7	STONE CLADDING	PAINT BRAND	BUECHEL FULL STONE VENEER / THIN STONE MASONRY CLADDING. COLOR: WHITE COUNTRY SQUIRE
8	MATTE PORCELAIN TILE	PAINT BRAND	KENRIDGE RIBBON - 24"x48" COLOR: GRAY
9	SHIPLAP WALL	PAINT BRAND	BRIDGERSTEEL SHIPLAP WALL - 12" COLOR: SLATE GRAY
10	GLAZING/MULLIONS	COLOR	CLEAR GLAZING WITH CLEAR ANODIZED ALUMINUM MULLIONS
11	METAL CANOPY	PAINT BRAND	SHERWIN WILLIAMS SW 7005 (255-C1) PURE WHITE

GLAZING LEGEND

ALL GLAZING TO BE TEMPERED GLASS.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" **VISTACOOL PACIFICA** + 1/4" **SOLARBAN 60** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.21** VLT: **26%**
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **VISTACOOL PACIFICA**

MULLIONS : **ANODIZED CLEAR**

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Title: ELEVATIONS

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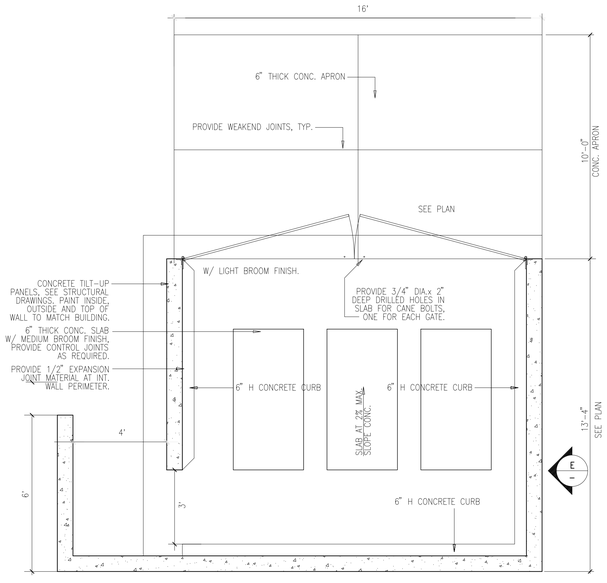
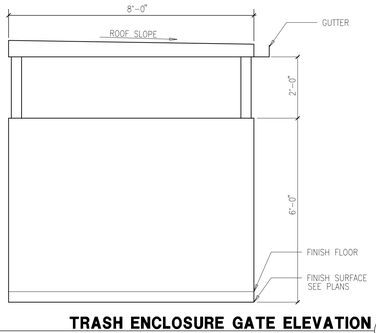
DAB-A3.1



NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
2. SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING.
3. SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.

TRASH ENCLOSURE PLAN (D)
scale: N.T.S.



TRASH ENCLOSURE GATE ELEVATION (E)
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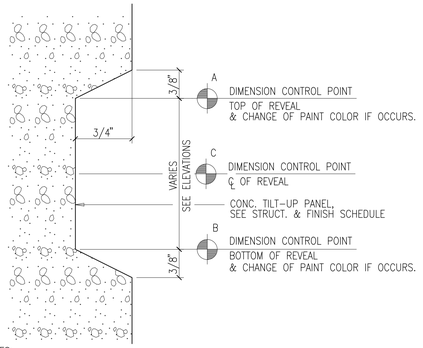
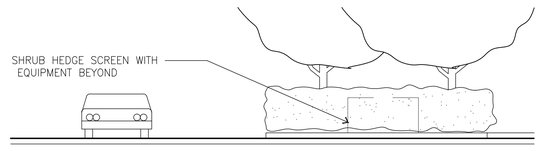
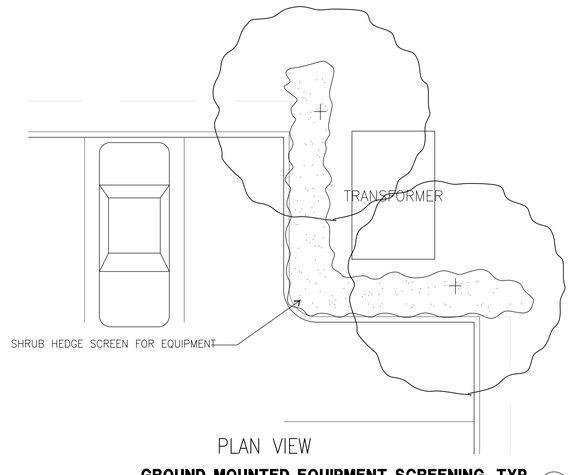


NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

TYP. CONCRETE REVEAL (B)
scale: N.T.S.

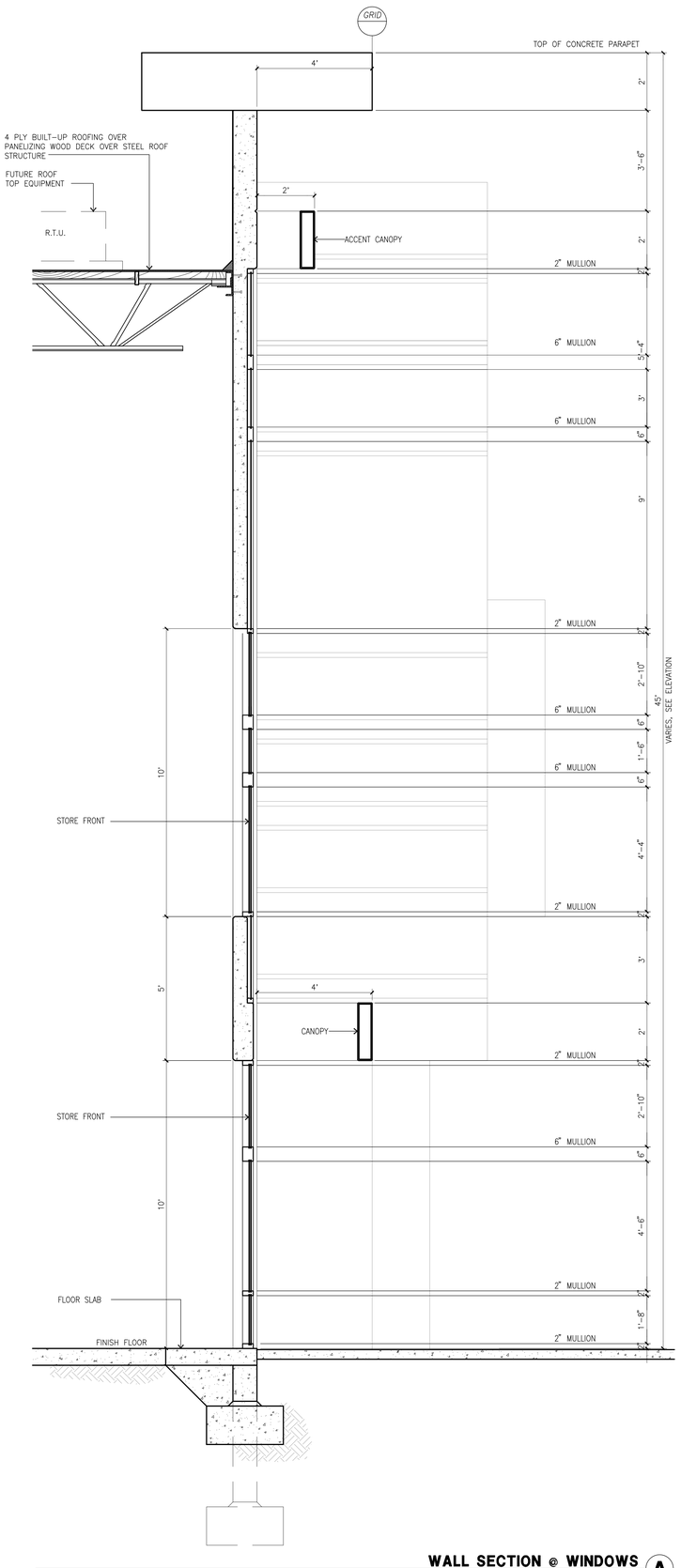


ELEVATION



PLAN VIEW

GROUND MOUNTED EQUIPMENT SCREENING, TYP. (C)
scale: N.T.S.



WALL SECTION @ WINDOWS (A)
scale: 1/2"=1'-0"

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Title: Details

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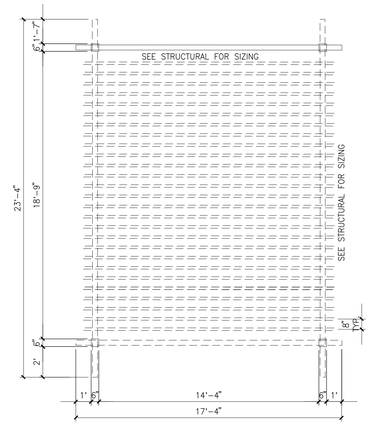
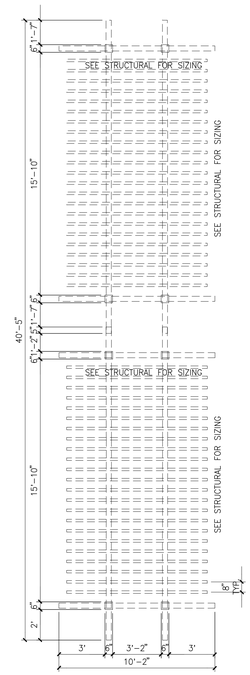
DAB-A4.1



TRELLIS ROOF PLAN (D)
scale: 1/4" = 1'-0"



TRELLIS ROOF PLAN (C)
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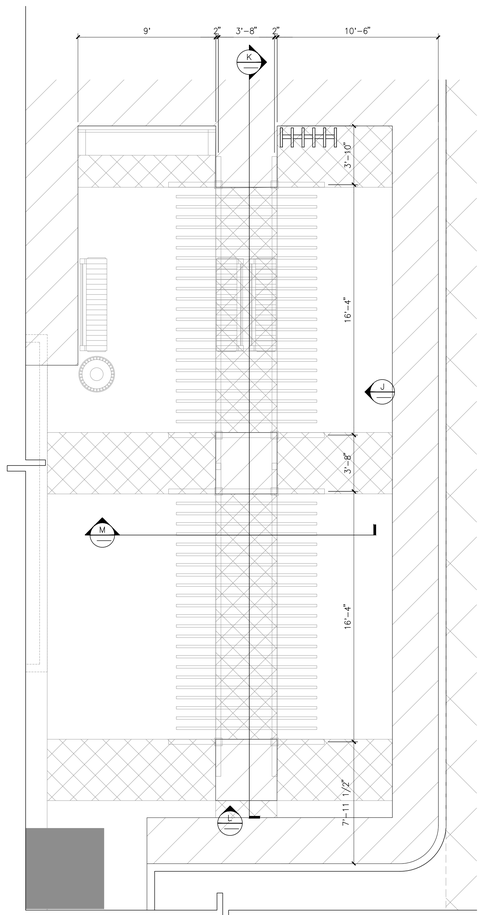

ENLARGED SITE PLAN (B)
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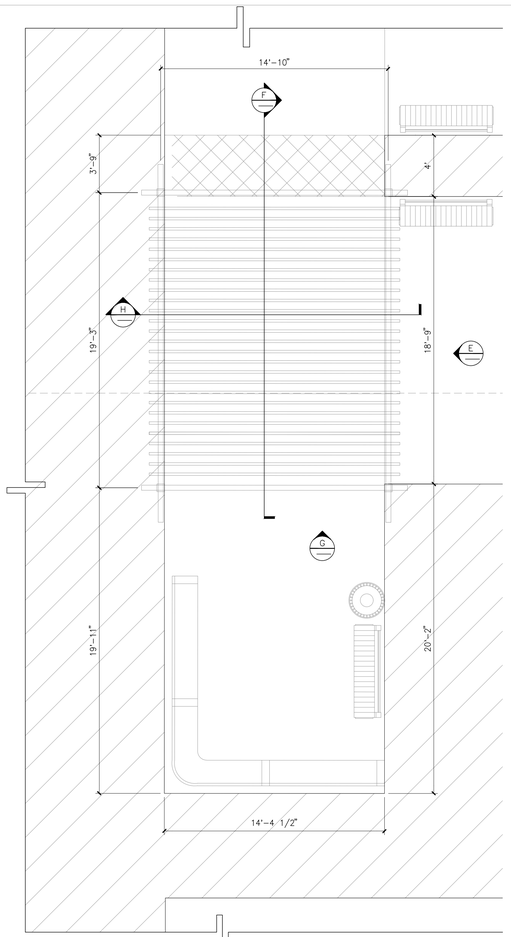

ENLARGED SITE PLAN (A)
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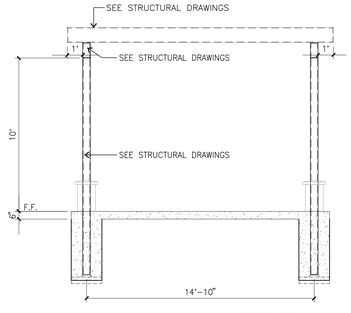

SECTION (H)
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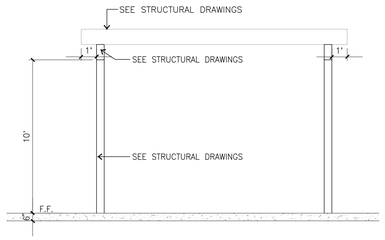

ELEVATION (G)
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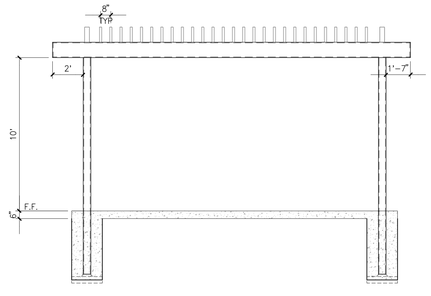

SECTION (F)
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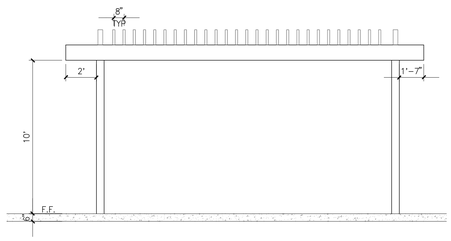

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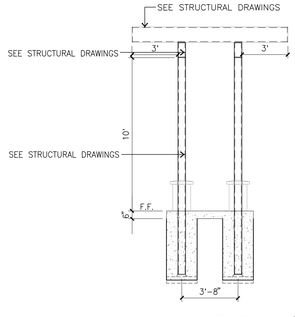

SECTION (M)
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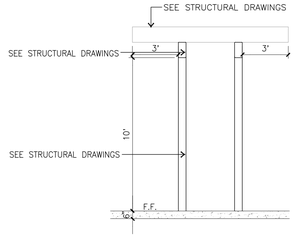

ELEVATION (L)
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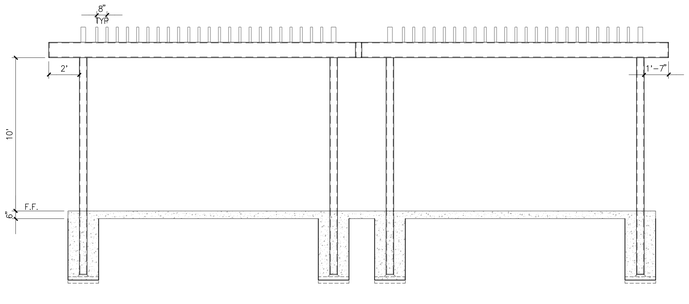

SECTION (K)
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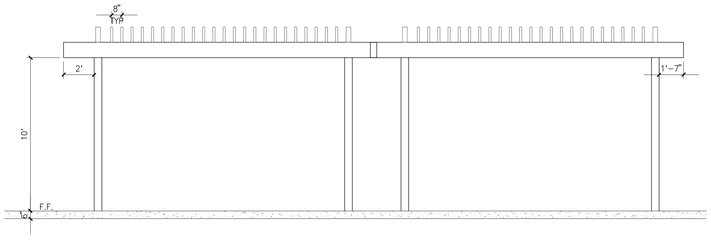

ELEVATION (J)
scale: 1/4" = 1'-0"

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Title: DETAILS

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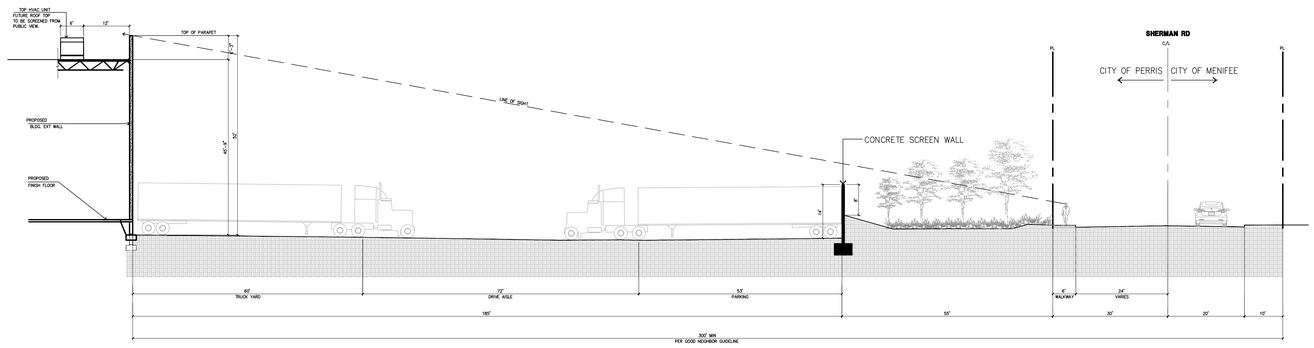
Sheet:

DAB-A4.2

PERSPECTIVE VIEW (SHERMAN ROAD) F
scale: 1/16" = 1'-0"



SITE SECTION (SHERMAN ROAD) A
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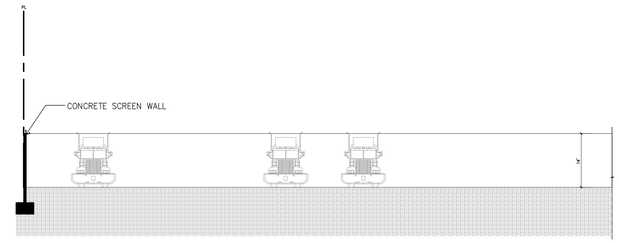

SITE SECTION B
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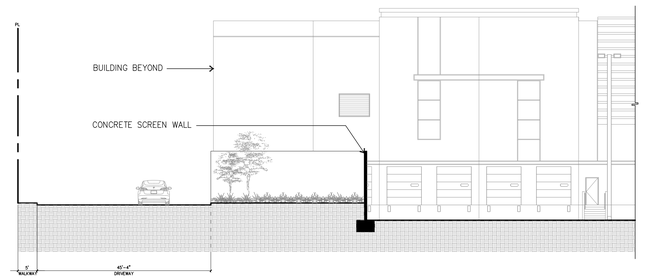

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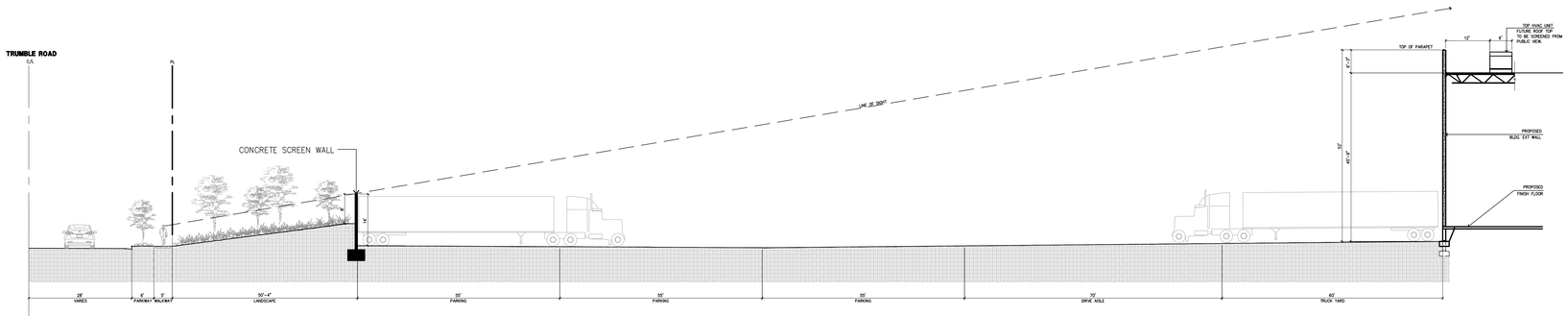
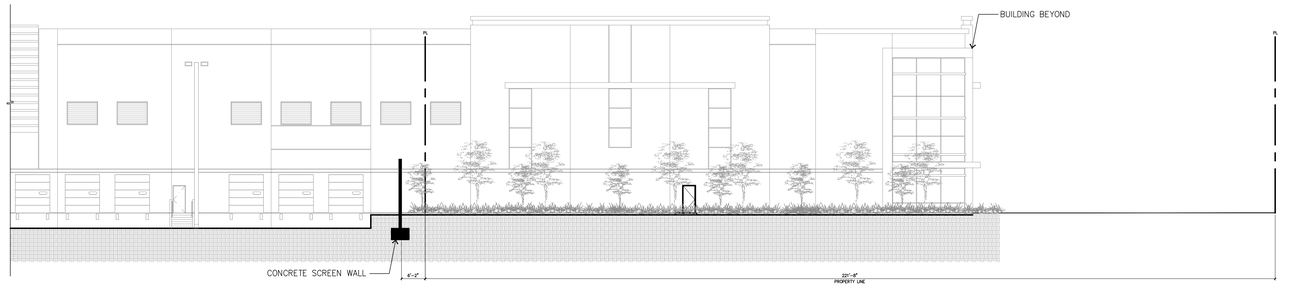


SITE SECTION (TRUMBLE ROAD) D
scale: 1/16" = 1'-0"



SITE SECTION E
scale: 1/16" = 1'-0"

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

HILLWOOD
A PEROT COMPANY

Hillwood
901 Via Piemonte, Ste 175
Ontario, CA 91764
909-256-5924
ATTN: Noah Shih

Project:

Ethanac
Logistics Center

Perris, CA

Consultants:

CIVIL	WEBB
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	GREGG ELEC
LANDSCAPE	WEBB
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: DETAILS

Project Number:	22215
Drawn by:	KT
Date:	04/01/2024

Revision:

1ST SUBMITTAL	10/21/2022
2ND SUB / PC1	01/11/2023
3RD SUB / PC2	03/29/2023
4TH SUB / PC3	07/20/2023
PC HEARING	04/01/2024

Sheet:

DAB-A4.3

ENHANCED INTEGRAL COLOR CONCRETE ENTRY PAVING W/CONCRETE BANDS

TRASH ENCLOSURE PER CITY STANDARD.

PROPOSED TRAILER PARKING AREA.

PROPOSED SCREENING TREES

PROPOSED RETAINING WALL

SITE ENTRY ACCESS POINT WITH ENHANCED MULTI-LEVEL ENTRY LANDSCAPE TREATMENT

OUTDOOR AMENITY AREA POTENTIAL ACTIVITIES: BOCCE BALL, PUTTING GREEN, HORSE SHOES, CORNHOLE.

PROPOSED SEATING AREA

ENHANCED INTEGRAL COLOR CONCRETE BANDING

LANDSCAPE SCREEN HEDGES

PROPOSED TRASH RECEPTACLE

LANDSCAPE PLANTING AREA

WEST ENTRANCE ENLARGEMENT SEE SHEET 2

TYP. SITE ENTRY ACCESS POINT WITH ENHANCED MULTI-LEVEL ENTRY LANDSCAPE TREATMENT

ENHANCED INTEGRAL COLOR CONCRETE ENTRY PAVING W/CONCRETE BANDS

SHADE CONCRETE PAVING

OVERHEAD STRUCTURE SEE WEST ELEVATION

LANDSCAPE PLANTING

TRASH RECEPTACLE

PRIVACY SCREENING HEDGES

CONCRETE SEATING AREA

BIKE RACK

ENHANCED INTEGRAL COLOR CONCRETE ENTRY PAVING W/CONCRETE BANDS

EXISTING PROPERTY LINE

PROPOSED RIGHT OF WAY.

PROPOSED TRAILER PARKING AREA.

PROPOSED PUMP STAION PER ARCHITECT PLAN

PROPOSED SCREEN WALL PER CIVIL ENGINEER PLANS

BIKE RACK

EAST ENTRANCE ENLARGEMENT SEE SHEET 2

ENHANCED INTEGRAL COLOR CONCRETE BANDING

OVERHEAD STRUCTURE SEE EAST ELEVATION

TYP. SITE ENTRY ACCESS POINT WITH ENHANCED MULTI-LEVEL ENTRY LANDSCAPE TREATMENT

ENHANCED INTEGRAL COLOR CONCRETE ENTRY PAVING W/CONCRETE BANDS

TRUMBLE RD – CL

SHERMAN RD – CL

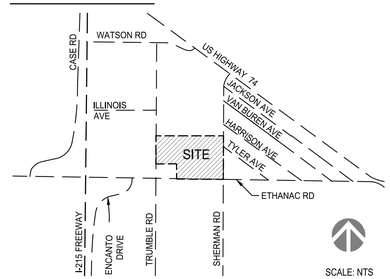
ETHANAC RD – CL

1" = 50'

50 0 50 100 150

N W E S

VICINITY MAP



SCALE: NTS

ASSESOR'S PARCEL NUMBER

329-240-016 to 20,23 to 27

ACREAGE:

NET SITE AREA: 19.85 ACRES

PROJECT DESCRIPTION

DEVELOPMENT PLAN REVIEW FOR A WAREHOUSE FACILITY CONSISTING OF 1 BUILDING TOTALING 412,372 SQUARE FEET ON 19.85± NET ACRES.

OWNER/ APPLICANT:

HILLWOOD INVESTMENT PROPERTIES
ATTN: JOHN GRACE
JOHN.GRACE@HILLWOOD.COM
901 VIA PEIMONTE STE. 175
ONTARIO, CA 91764
PHONE: (909) 256-5924

CIVIL ENGINEER:

ALBERT A. WEBB ASSOCIATES
ATTN: SARAH KOWALSKI
SARAH.KOWALSKI@WEBBASSOCIATES.COM
3788 McCRAY STREET
RIVERSIDE, CA. 92506
TEL: (951) 686-1070
FAX: (951) 788-1256

LANDSCAPE ARCHITECT:

ALBERT A. WEBB ASSOCIATES
ATTN: JEFF HUTCHINS
JEFF.HUTCHINS@WEBBASSOCIATES.COM
3788 McCRAY STREET
RIVERSIDE, CA. 92506
TEL: (951) 686-1070
FAX: (951) 788-1256

ARCHITECT:

HPA ARCHITECTURE
ATTN: INKON KIM
INKON@HPARCHS.COM
18831 BARDEEN AVENUE, SUITE 100
IRVINE, CA. 92612
TEL: (949) 862-2116

CONCEPT PLANT SCHEDULE

PARKING LOT TREES	CHILOPSIS LINEARIS / DESERT WILLOW GEIJERA PARVIFLORA / AUSTRALIAN WILLOW ULMUS PARVIFOLIA / LACEBARK ELM	15
SCREENING TREES	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	64
BUILDING TREES	LAURUS NOBILIS / SWEET BAY QUERCUS PALUSTRIS 'PRINGREEN' / GREEN PILLAR® PIN OAK	105
ACCENT TREES	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	53
STREET TREES	ALBIZIA JULIBRISSIN / SILK TREE CEDRUS DEODARA / DEODAR CEDAR PISTACIA CHINENSIS / CHINESE PISTACHE	35
VERTICAL TREES	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS HYMENOSPORUM FLAVUM / SWEETSHADE	3
SHADE TREES	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE MULTI-TRUNK RHUS LANCEA / AFRICAN SUMAC	16
FOUNDATION PLANTING		16,303 SF
ONSITE PLANTING		106,053 SF
OFFSITE PLANTING		16,832 SF

CONCEPTUAL LANDSCAPE PLAN

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PROJECT NUMBER: 22-0198 DATE PREPARED/MODIFIED: 10/16/24

ETHANAC LOGISTICS CENTER

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LANDSCAPE AREA TABULATION

ACREAGE
TOTAL NET SITE AREA: 864,675 SQ. FT. (19.9 AC)

BUILDING AREA
WAREHOUSE: 412,348 SQ. FT.

ON-SITE LANDSCAPE AREA: 134,221 SQ. FT. (15.52%)
OFF-SITE LANDSCAPE PROVIDED: 16,832 SQ. FT.
TOTAL LANDSCAPE AREA: 152,024 SQ. FT.

PARKING LOT TREE TABULATION

TREES REQUIRED @ 1 TREE PER 6 STALLS: 19 REQUIRED
TREES PROVIDED: 80 PROVIDED

PARKING LOT TREE SIZE TABULATION

24" BOX TREES: 14 (17%) TREES PROVIDED
36" BOX TREES: 66 (83%) TREES PROVIDED
80 (100%) TOTAL TREES PROVIDED

LANDSCAPE SHRUB/GROUNDCOVER PLANT MATERIAL SIZE TABULATION

REQUIRED: 5 GALLON (80%) / 1 GALLON (20%)

PROVIDED:
LANDSCAPE
SHRUBS: 97,298 SQ. FT. @ 5 GALLON (80%)
24,324 SQ. FT. @1 GALLON (20%)

FOUNDATION SHRUB: 17,803 SQ. FT. @ 5 GALLON (100%)

TOTAL: 115,101 SQ. FT. 5 GALLON (80%)
24,324 SQ. FT. 1 GALLON (20%)
139,425 SQ. FT. 5 GALLON (80%) / 1 GALLON (20%)

TREE SHADING LEGEND

18,639 SF PARKING AREA

9,450 SF SHADED PARKING AREA

PERCENTAGE RATIO OF TOTAL SHADED PARKING AREA PROVIDED **51%**

MINIMUM PERCENTAGE RATIO OF TOTAL SHADED PARKING AREA REQUIRED **50%**

*** OUTDOOR AMENITIES ARE SUBJECT TO TENANT NEGOTIATIONS**

GENERAL NOTES:

- TREE SIZES ARE SHOWN AT 5 YEARS MATURITY
- FOR PLANT LEGEND AND NOTES SEE CONCEPTUAL LANDSCAPE PLAN
- UPON APPROVAL OF THIS CONCEPTUAL LANDSCAPE PLAN, FINALIZED PLANTING PLANS AND LANDSCAPE IRRIGATION PLANS WILL BE DRAFTED FOR BOTH ON-SITE AND OFF-SITE LANDSCAPE AREAS RESPECTIVELY AS SHOWN ON THIS SHEET.

MULCH NOTES:

- ALL EXPOSED LANDSCAPE AREAS, (EXCLUDING BASIN SLOPES), ARE TO BE COVERED WITH 3" LAYER OF WOOD MULCH AFTER ALL PLANTING AND IRRIGATION OPERATIONS ARE COMPLETE. MULCH SHALL NOT BE INSTALLED ON PLANTING AREAS THAT CONTAIN HYDRO-SEED MIX.

TREE NOTES:

- ALL TREES LOCATED WITHIN LANDSCAPE SETBACK AREAS SHALL BE 36" BOX IN SIZE.

(36") 34 TREES - SHERMAN ROAD

(36") 34 TREES - ETHANAC ROAD

(36") 41 TREES - TRUMBLE ROAD

RIVERSIDE COUNTY ORDINANCE 859 LANDSCAPE WATER USE CALCULATIONS

PROJECT TYPE Commercial

ETHANAC COMMERCE CENTER

0.45 ETo ALLOWANCE

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.

Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 MAXIMUM ANNUAL WATER ALLOWANCE (MAWA)

INPUT the total square footage of landscape = 147,793 S.F.

INPUT the Hist. ETo for the area = 66.71

MAWA = 367,746 cu ft / yr

SubTotal EAWU = 201,184 cu ft / yr

Input Irrigation System Operation Factor 0.85

Total EAWU = 236,687

MAWA - EAWU = 131,059 cu ft / yr

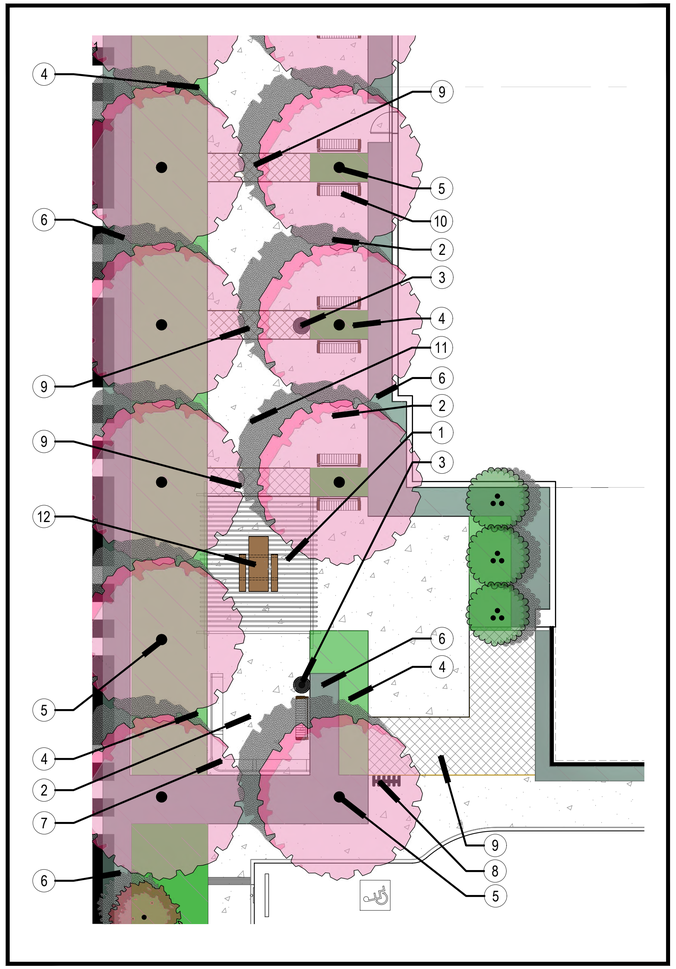
(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 36%

2 ESTIMATED ANNUAL WATER USE (EAWU)

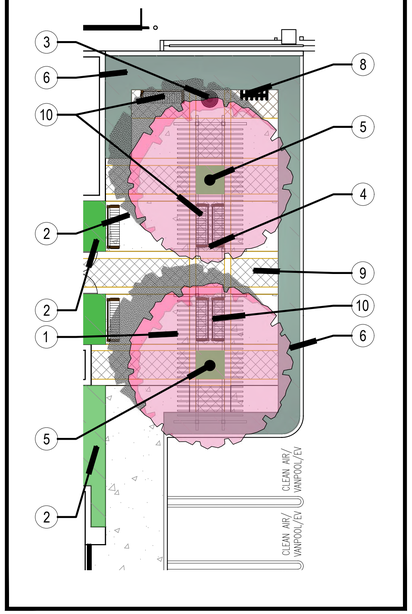
	Plant Type	Water Use
Hydrozone # 1 Plant Factor = 0.2	Shrubs / Groundcover	Low
INPUT Square Foot Area of Hydrozone = 143,233		
Hydrozone Irrigation Efficiency = 0.85	In-line Drip-Densely Planted	
EAWU = 186,352 cu ft / yr		
Hydrozone # 2 Plant Factor = 0.5	Trees / Mulch	Moderate
INPUT square footage of hydrozone = 4,560		
Hydrozone Irrigation Efficiency = 0.85	Bubblers	
EAWU = 14,832 cu ft / yr		

IRRIGATION CALCULATION



WEST ENTRANCE SCALE: 1"=10'

1 OVERHEAD STRUCTURE
2 EMPLOYEE RESTING AREA
3 TRASH RECEPTACLE
4 LANDSCAPE SHRUBS
5 SHADE TREE
6 PRIVACY HEDGES
7 CONCRETE SEATING
8 BIKE RACK
9 SPECIAL PAVING
10 BENCH
11 SHADE CONCRETE PAVING
12 ADA LUNCH TABLE



EAST ENTRANCE SCALE: 1"=10'

WEST ENTRANCE ELEVATION VIEW SCALE: 1"=10'

EAST ENTRANCE ELEVATION VIEW SCALE: 1"=10'

CALCULATIONS

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PROJECT NUMBER: 22-0198 DATE PREPARED/MODIFIED: 10/16/24

ETHANAC LOGISTICS CENTER

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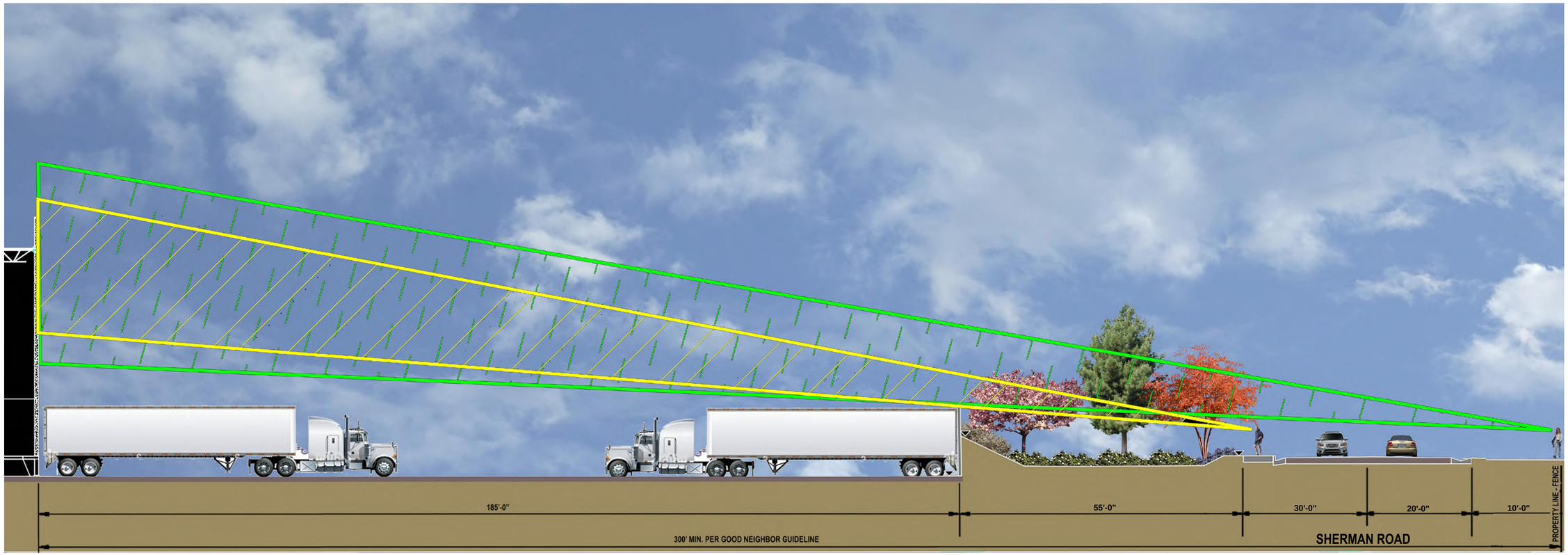

SECTION 1 - SHERMAN RD

ELEVATIONS

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PROJECT NUMBER: 22-0198 DATE PREPARED/MODIFIED: 10/16/24

ETHANAC LOGISTICS CENTER

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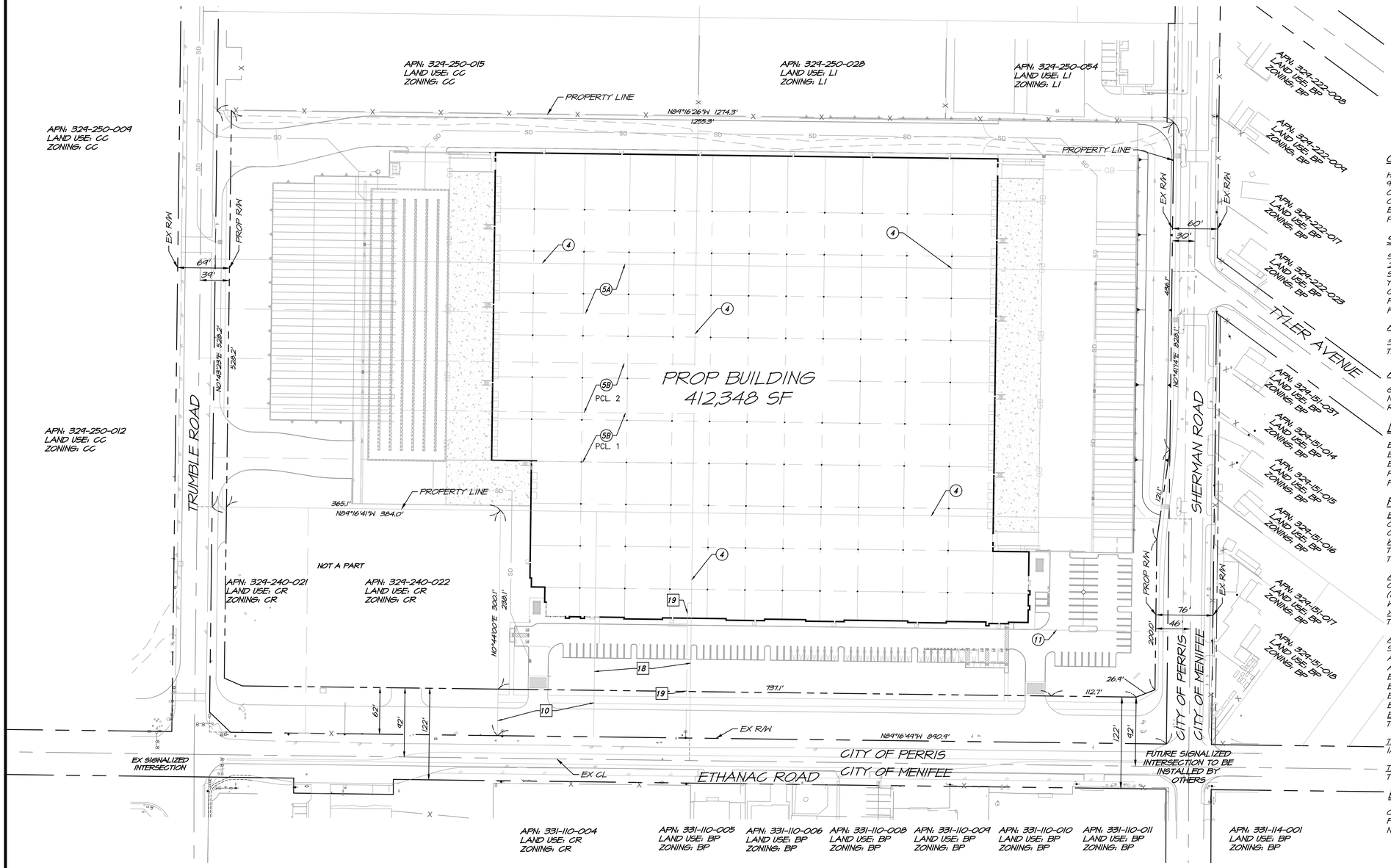
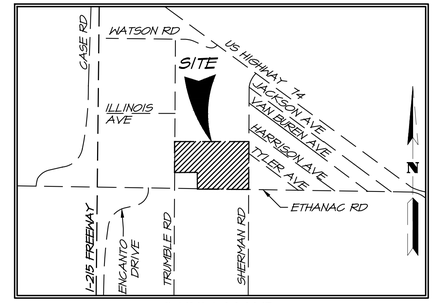
IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DEVELOPMENT PLAN REVIEW NO. 22-00030

LOCATED IN SECTION 10 SW, T. 5S., R. 3W., S.B.M.





VICINITY MAP
NTS

OWNER/APPLICANT

HILLWOOD INVESTMENT PROPERTIES
901 VIA PIEMONTE STE. 175
ONTARIO CA, 91764
CONTACT: NOAH SHIH
EMAIL: NOAH.SHIH@HILLWOOD.COM
PHONE: (909) 256-5912

PROJECT REPRESENTATIVE

ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: RICHARD BELMUDEZ
PHONE: (951) 686-1070
FAX: (951) 788-1256

SOILS ENGINEER

SOUTHERN CALIFORNIA GEOTECHNICAL
22885 E. SAVI RANCH PARKWAY,
SUITE E
YORBA LINDA, CA 92887
CONTACT: ROBERT TRAZO
PHONE: (714) 685-1115
FAX: (714) 685-1118

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: SARAH KOWALSKI
PHONE: (951) 686-1070
FAX: (951) 788-1256

A.P.N.

324-240-016 THRU -020, -023,
THRU -027

ARCHITECT

HPA ARCHITECTS
18831 BARDEEN AVE., STE 100
IRVINE, CA 92612
CONTACT: INKON KIM
PHONE: (949) 863-1770
EMAIL: INKON@HPARCHS.COM

ACREAGE

GROSS	21.6 AC
NET	20.0 AC
R/W	1.6 AC

TOPOGRAPHY SOURCE

TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS INC. ON 02/15/2022

LAND USE

EXISTING LAND USE: VACANT
EXISTING GENERAL PLAN LAND USE: COMMERCIAL COMMUNITY (CC)
EXISTING ZONING: COMMERCIAL COMMUNITY (CC)
PROPOSED GENERAL PLAN LAND USE: LIGHT INDUSTRIAL (LI)
PROPOSED ZONING: LIGHT INDUSTRIAL (LI)

PROJECT DATA

BUILDING AREA	
OFFICE - FIRST FLOOR	10,000 SF
OFFICE - SECOND FLOOR	5,000 SF
WAREHOUSE	397,348 SF
TOTAL BUILDING FOOTPRINT	407,348 SF
TOTAL FLOOR AREA	412,348 SF
AUTO PARKING REQUIRED	
OFFICE:	
(1 STALL/300 SF IF LESS THAN 10% GFA)	N/A
WAREHOUSE:	
>40K SF @ (30 STALLS + 1 STALL/5,000 SF)	105 STALLS
TOTAL	105 STALLS
AUTO PARKING PROVIDED	
STANDARD (9' x 19')	76 STALLS
ADA STANDARD (9' x 19')	3 STALLS
ADA VAN (12' x 19')	2 STALLS
EV ADA STANDARD (9' x 19')	1 STALLS
EV ADA VAN (12' x 19')	1 STALLS
EV AMBULATORY (10' x 19')	1 STALLS
EVCS STANDARD (9' x 19')	3 STALLS
EV CALPABLE (9' x 19')	19 STALLS
TOTAL	106 STALLS
TRAILER PARKING REQUIRED	
1/ 5,000 SF	82 STALLS
TRAILER PARKING PROVIDED	
TYPICAL TRAILER (10' x 55')	144 STALLS

EARTHWORK ESTIMATE

CUT:	14,600 CY
FILL:	65,600 CY
NET:	51,000 CY (FILL)

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - STREET AND GRADING SECTIONS
SHEET 3 - CONCEPTUAL GRADING
SHEETS 4,5 - CONCEPTUAL UTILITIES

PRELIMINARY

GENERAL INFORMATION

1. ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COMBINED VIA PARCEL MAP
2. THOMAS BROS. MAP BOOK PAGE: 838, GRID: C1 AND D1
3. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
4. PROJECT LIES WITHIN THE CITY OF PERRIS REDEVELOPMENT PROJECT AREA.
5. PROJECT LIES WITHIN CFD NO. 1.
6. EASEMENTS OF RECORD ARE PLOTTED HEREIN.
7. PROJECT IS WITHIN EASTERN MUNICIPAL WATER DISTRICT
8. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
9. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
10. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
11. LAND HAS LOW POTENTIAL FOR LIQUEFACTION PER SOCAL GEO REPORT DATED 02/23/2022.
12. SUB-SURFACE SEPTIC DISPOSAL IS NOT INTENDED ON SITE.
13. STRUCTURES AND/OR DWELLINGS DO NOT EXIST ON SITE.
14. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
15. FLOOD ZONE X, AREA OF LOW FLOODING PER FEMA PANEL 06065C2060H.
16. PROJECT LIES WITHIN AIRPORT LAND USE COMPATIBILITY ZONE D.
17. ARCHITECTURAL SITE PLAN PROVIDED BY HPA ARCHITECTURE ON 04/19/24

UTILITY PROVIDERS

WATER:	EASTERN MUNICIPAL WATER DISTRICT PHONE: (951) 685-7434
SEWER:	EASTERN MUNICIPAL WATER DISTRICT PHONE: (951) 685-7434
GAS:	SOUTHERN CALIFORNIA GAS COMPANY PHONE: (909) 307-7070
ELECTRIC:	SOUTHERN CALIFORNIA EDISON PHONE: 1 (800) 655-4555
TELEPHONE:	CHARTER COMMUNICATIONS (SPECTRUM) PHONE: (951) 406-1666
CABLE T.V.:	FRONTIER COMMUNICATIONS PHONE: (310) 264-5100
SCHOOL DISTRICT(S):	ROMOLAND SCHOOL DISTRICT (TK-8) PHONE: (951) 926-4244 PERRIS UNION HIGH SCHOOL DISTRICT (9-12) PHONE: (951) 943-6369

EASEMENT NOTES

SEE SHEET 2

LEGAL DESCRIPTION

SEE SHEET 2

1" = 70'
70 0 70 140 210

REVISIONS	DATE	BY
PUBLIC DETENTION BASIN ADDED	4/23	AG
PUBLIC DETENTION BASIN REMOVED	8/23	RB
GRADING REVISED TO PERPETUATE OFFSITE FLOWS	1/24	RB

CITY OF PERRIS

ETHANAC LOGISTICS CENTER
TITLE SHEET
DEVELOPMENT PLAN REVIEW NO. 22-00030

SCALE:	1" = 70'
DATE:	8/28/2024
DESIGNED:	AG
CHECKED:	SK
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
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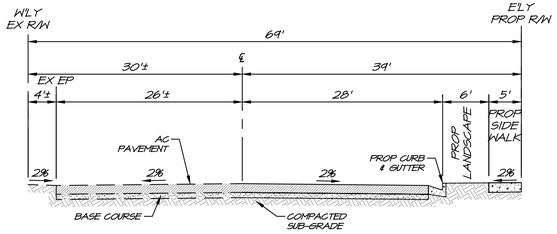
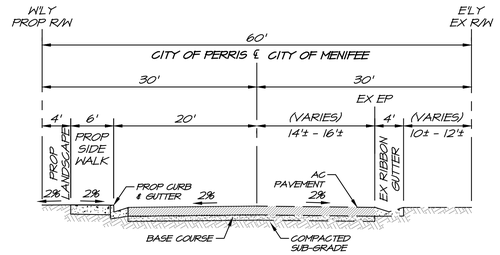
FAX (951) 788-1256

W.O. 22-0198
SHEET 1
OF 5 SHEETS
DWG. NO.

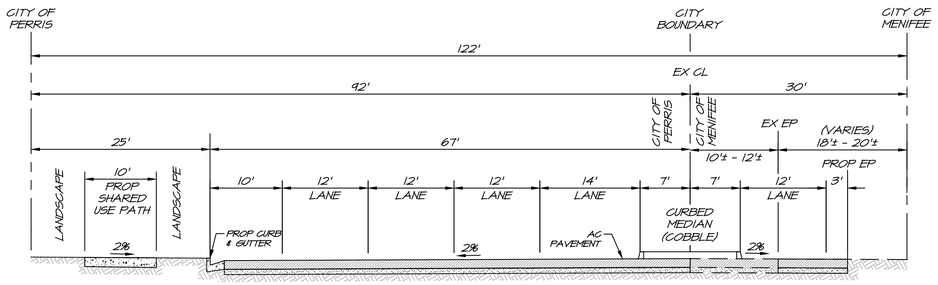
H:\2022\22-0198\DRAWINGS\ENTITLEMENT\22-0198-C-PP.DWG 8/28/2024 2:45:52 PM Dandysp



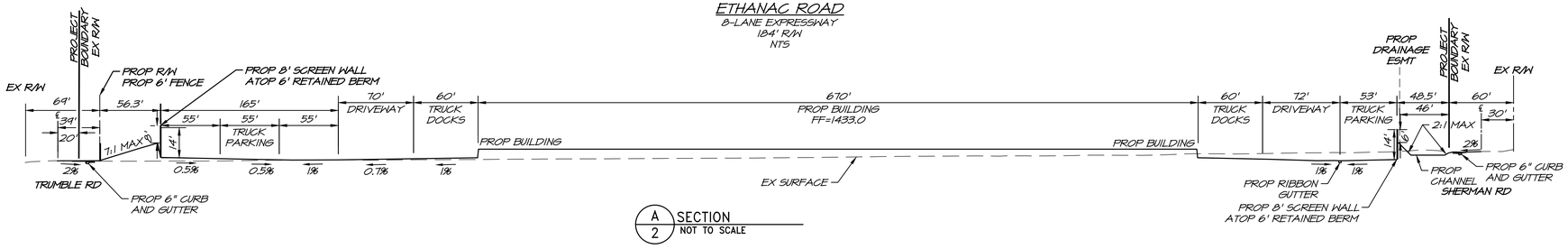
TRUMBLE ROAD
MAJOR COLLECTOR
78' R/W
NTS



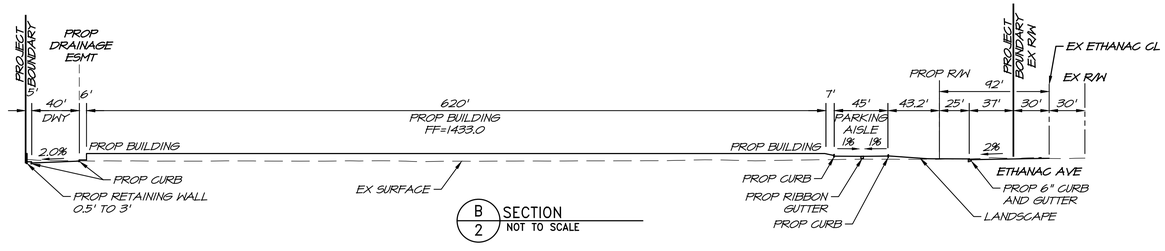
SHERMAN ROAD
LOCAL
60' R/W
NTS



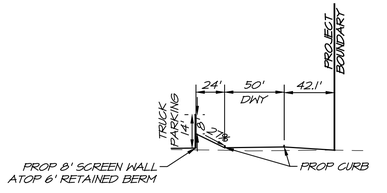
ETHANAC ROAD
8-LANE EXPRESSWAY
184' R/W
NTS



A/2 SECTION
NOT TO SCALE



B/2 SECTION
NOT TO SCALE



C/2 SECTION
NOT TO SCALE

EASEMENT NOTES

APN: 324-240-016 THRU -020 AND 324-240-025 THRU -027.

(4.) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 25, 1927 IN BOOK 120 OF DEEDS, PAGE 209, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 17, 1934 AS BOOK 170, PAGE 305 AND JANUARY 13, 1936 IN BOOK 254, PAGE 560 (BOTH) OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
[(5A) BOOK 170, PAGE 305 & (5B) BOOK 254, PAGE 560]

(11.) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1947 AS BOOK 846, PAGE 355 OF OFFICIAL RECORDS. IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY.
[℄ OF UNDISCLOSED WIDTH]

APN: 324-240-023 AND -024

10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 24, 1933 AS BOOK 120, PAGE 347 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

18. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM ETHANAC RANCHO, LTD, AS GRANTOR, TO PHILA M. LAUDIG, AS GRANTEE, RECORDED APRIL 24, 1933 AS BOOK 123, PAGE 42 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
[BLANKET IN NATURE]

19. AN EASEMENT FOR TELEPHONE LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, BRACES, CROSS-ARMS, WIRE, CONDUITS, CABLES, AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR COMMUNICATION, TELEPHONE, TELEGRAPH AND/OR OTHER PURPOSES AND ACCESS FOR EXERCISING THE RIGHTS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 18, 1961 AS INSTRUMENT NO. 79475, BOOK 2483, PAGE 446 OF OFFICIAL RECORDS, IN FAVOR OF CALIFORNIA WATER & TELEPHONE COMPANY, A CORPORATION, AND ITS SUCCESSORS.

LEGAL DESCRIPTION

APN: 324-240-016 (AFFECTS THE PORTION OF LOT 133), **324-240-017** (AFFECTS THE PORTION OF LOT 134), **324-240-018** (AFFECTS THE PORTION OF LOT 134), **324-240-019** (AFFECTS THE PORTION OF LOT 134), **324-240-020** (AFFECTS THE PORTION OF LOT 134), **324-240-026** (AFFECTS THE LOT 137), **324-240-027** (AFFECTS THE PORTION OF LOT 138), **324-240-025** (AFFECT LOT 136).

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:
LOTS 134, 137 AND THE SOUTH 198 FEET OF LOTS 133 AND 138 OF RAMOLA FARMS NO. 6A, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63, 64, AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:
LOT 136 OF RAMOLA FARMS NO. 6A, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63, 64, AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 324-240-023 (AFFECTS PARCEL A) AND **324-240-024** (AFFECTS PARCEL B)

PARCEL A:

THE WESTERLY 128.00 FEET OF THE EASTERLY 256.00 FEET OF LOT 135 OF ROMOLA FARMS NO. 6-A, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 63, 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THAT PORTION OF LOT 135 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP OF SAID TRACT ON FILE IN BOOK 14, PAGES 63, 64, AND 65 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 135; THENCE WEST, ON THE SOUTH LINE OF SAID LOT, 128 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT, 300 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT, 128 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE EAST, ON THE NORTH LINE OF SAID LOT, 128 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH, ON THE EAST LINE OF SAID LOT, 300 FEET, TO THE POINT OF BEGINNING.

PRELIMINARY

REVISIONS	DATE	BY
REVISED SECTIONS FOR PUBLIC DETENTION BASIN	4/23	AG
PUBLIC DETENTION BASIN REMOVED	8/23	RB
GRADING REVISED TO PERPETUATE OFFSITE FLOWS	1/24	RB

CITY OF PERRIS

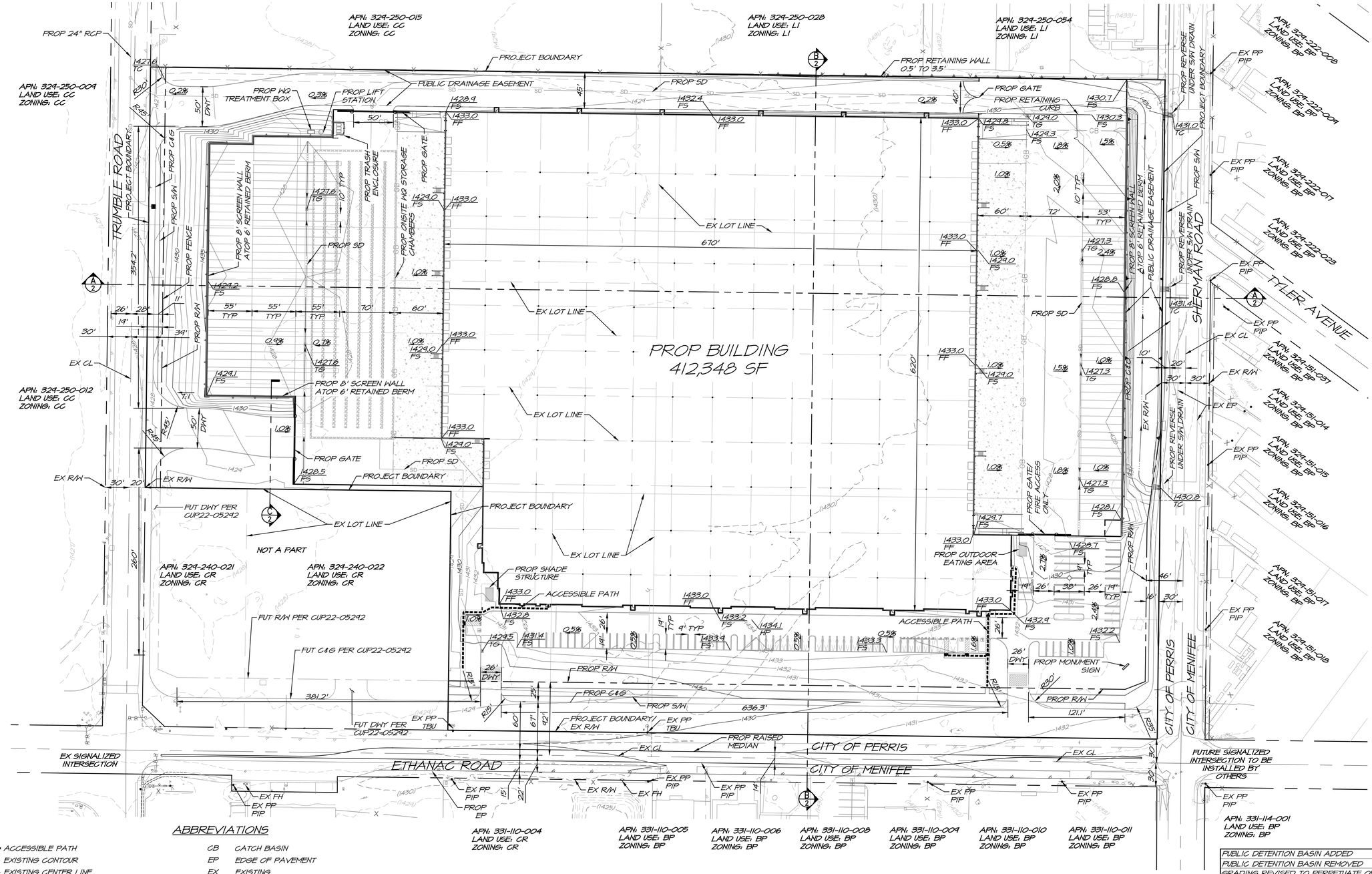
ETHANAC LOGISTICS CENTER
GRADING AND STREET SECTIONS
DEVELOPMENT PLAN REVIEW NO. 22-00030

SCALE:	NTS
DATE:	8/28/2024
DESIGNED:	AG
CHECKED:	SK
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O.	22-0198
SHEET	2
OF	5 SHEETS
DWG. NO.	

H:\2022\22-0198\DRAWINGS\ENTITLEMENT\22-0198-C-PP.DWG 8/28/2024 2:45:52 PM Dandysp



LEGEND

- ACCESSIBLE PATH
- (1430) EXISTING CONTOUR
- EXISTING CENTER LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- X EXISTING FENCE
- EXISTING LOT LINE
- GB GRADE BREAK
- PROJECT BOUNDARY
- PROPOSED CENTER LINE
- 1430 PROPOSED CONTOUR
- PROPOSED CURB
- PROP/EX RIGHT OF WAY

ABBREVIATIONS

CB	CATCH BASIN
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FS	FINISHED SURFACE
PIP	PROTECT IN PLACE
PROP	PROPOSED
R/W	RIGHT-OF-WAY
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
S/W	SIDEWALK
TBU	TO BE UNDERGROUNDED
TG	TOP OF GRATE
TYP	TYPICAL

1" = 60'

60 0 60 120 180

REVISIONS	DATE	BY
PUBLIC DETENTION BASIN ADDED	4/23	AG
PUBLIC DETENTION BASIN REMOVED	8/23	RB
GRADING REVISED TO PERPETUATE OFFSITE FLOWS	1/24	RB

PRELIMINARY

CITY OF PERRIS

ETHANAC LOGISTICS CENTER
CONCEPTUAL GRADING
DEVELOPMENT PLAN REVIEW NO. 22-00030

SCALE:	1" = 60'
DATE:	8/28/2024
DESIGNED:	AG
CHECKED:	SK
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
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PH. (951) 686-1070
FAX (951) 788-1256

W.O.	22-0198
SHEET	3
OF	5 SHEETS
DWG. NO.	

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SEE SHEET 5

APN: 324-250-009
LAND USE: CC
ZONING: CC

APN: 324-250-015
LAND USE: CC
ZONING: CC

APN: 324-250-028
LAND USE: LI
ZONING: LI

APN: 324-250-054
LAND USE: LI
ZONING: LI

APN: 324-222-002
LAND USE: BP
ZONING: BP

APN: 324-222-001
LAND USE: BP
ZONING: BP

APN: 324-222-017
LAND USE: BP
ZONING: BP

APN: 324-222-023
LAND USE: BP
ZONING: BP

APN: 324-151-037
LAND USE: BP
ZONING: BP

APN: 324-151-014
LAND USE: BP
ZONING: BP

APN: 324-151-015
LAND USE: BP
ZONING: BP

APN: 324-151-016
LAND USE: BP
ZONING: BP

APN: 324-151-017
LAND USE: BP
ZONING: BP

APN: 324-151-018
LAND USE: BP
ZONING: BP

APN: 331-114-001
LAND USE: BP
ZONING: BP

APN: 324-250-012
LAND USE: CC
ZONING: CC

APN: 324-240-021
LAND USE: CR
ZONING: CR

APN: 324-240-022
LAND USE: CR
ZONING: CR

APN: 331-110-004
LAND USE: CR
ZONING: CR

APN: 331-110-005
LAND USE: BP
ZONING: BP

APN: 331-110-006
LAND USE: BP
ZONING: BP

APN: 331-110-008
LAND USE: BP
ZONING: BP

APN: 331-110-009
LAND USE: BP
ZONING: BP

APN: 331-110-010
LAND USE: BP
ZONING: BP

APN: 331-110-011
LAND USE: BP
ZONING: BP

PROJECT BOUNDARY
PROP PUBLIC 36" RCP
PROP PUBLIC 24" RCP
PROP STORM WATER TREATMENT BOX
PROP LIFT STATION
PROP SD
PUBLIC DRAINAGE EASEMENT
PROP WATER
PROP RETAINING WALL 0.5' TO 3.5'
EX TELEPHONE
EX 2" GAS
EX ELECTRIC
EX 18" SEWER
EX 12" WATER
PROP FIRE LINE
PROP C&G
PROP R/W
PROP INLET
PROP ONSITE STORAGE CHAMBERS
PROP BUILDING
412,348 SF
1433.0 F.F.
EX 18" BRACKISH WATER
EX 8" REVERSE UNDER S/W DRAIN
EX 2" GAS
EX TELEPHONE
EX 8" WATER
EX OVERHEAD UTILITY
PROP PUBLIC SD EASEMENT
PROP MONUMENT SIGN
EX CL
EX R/W
PROP 4" WATER
FUT DWY PER CUP22-05242
NOT A PART
FUT R/W PER CUP22-05242
FUT C&G PER CUP22-05242
PROP SEWER CONNECTION
PROP SD TBU
EX SIGNALIZED INTERSECTION
EX PP PIP
EX FH
EX 15" SEWER
EX 6" GAS
EX 20" WATER
EX 18" BRACKISH WATER
FUTURE SIGNALIZED INTERSECTION TO BE INSTALLED BY OTHERS
TRUMBLE ROAD
ETHANAC ROAD
SHERMAN ROAD
TYLER AVENUE

LEGEND

18"RAW	EXISTING 18" BRACKISH WATER
	EXISTING BRACKISH WATER BLOW OFF VALVE
E	EXISTING ELECTRIC
	EXISTING FIRE HYDRANT
EX 2"G	EXISTING 2" GAS
EX 3"G	EXISTING 3" GAS
EX 6"G	EXISTING 6" GAS
OH	EXISTING OVERHEAD UTILITY
6"SS	EXISTING 6" SEWER
8"SS	EXISTING 8" SEWER
15"SS	EXISTING 15" SEWER
18"SS	EXISTING 18" SEWER
	EXISTING SEWER MANHOLE
36"SD	EXISTING 36" STORM DRAIN
48"SD	EXISTING 48" STORM DRAIN
T	EXISTING TELEPHONE
8"W	EXISTING 8" WATER
12"W	EXISTING 12" WATER
20"W	EXISTING 20" WATER
	PROJECT BOUNDARY
	RIGHT-OF-WAY (EXISTING/PROPOSED)
W	PROPOSED WATER
FIRE	PROPOSED FIRE LINE
SS	PROPOSED SEWER
SD	PROPOSED STORM DRAIN

ABBREVIATIONS

CL	CENTER LINE
C&G	CURB AND GUTTER
EX	EXISTING
PP	POWER POLE
PROP	PROPOSED
PIP	PROTECT IN PLACE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
TBU	TO BE UNDERGROUNDED
TYP	TYPICAL

1" = 60'
60 0 60 120 180

PRELIMINARY

REVISIONS	DATE	BY
PUBLIC DETENTION BASIN ADDED	4/23	AG
PUBLIC DETENTION BASIN REMOVED	8/23	RB
GRADING REVISED TO PERPETUATE OFFSITE FLOWS	1/24	RB

CITY OF PERRIS

ETHANAC LOGISTICS CENTER
CONCEPTUAL UTILITY
DEVELOPMENT PLAN REVIEW NO. 22-00030

SCALE:	1" = 60'
DATE:	8/28/2024
DESIGNED:	AG
CHECKED:	SK
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O.	22-0192
SHEET	4
OF	5 SHEETS
DWG. NO.	

H:\2022\22-0198\DRAWINGS\ENTITLEMENT\22-0198-C-PPP-CONCEPTUAL UTILITIES.DWG 8/28/2024 2:25:14 PM Dandysp

SEE SHEET 4

LEGEND

- EXISTING 18" BRACKISH WATER
- EXISTING BRACKISH WATER BLOW OFF VALVE
- EXISTING ELECTRIC
- EXISTING FIRE HYDRANT
- EXISTING 2" GAS
- EXISTING 3" GAS
- EXISTING 6" GAS
- EXISTING OVERHEAD UTILITY
- EXISTING 6" SEWER
- EXISTING 8" SEWER
- EXISTING 15" SEWER
- EXISTING 18" SEWER
- EXISTING SEWER MANHOLE
- EXISTING 36" STORM DRAIN
- EXISTING 48" STORM DRAIN
- EXISTING TELEPHONE
- EXISTING 8" WATER
- EXISTING 12" WATER
- EXISTING 20" WATER
- PROJECT BOUNDARY
- RIGHT-OF-WAY (EXISTING/PROPOSED)
- PROPOSED WATER
- PROPOSED FIRE LINE
- PROPOSED SEWER
- PROPOSED STORM DRAIN

ABBREVIATIONS

CL	CENTER LINE
C&G	CURB AND GUTTER
EX	EXISTING
PP	POWER POLE
PROP	PROPOSED
PIP	PROTECT IN PLACE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
TBU	TO BE UNDERGROUNDED
TYP	TYPICAL

N W E S

1" = 60'

60 0 60 120 180

PRELIMINARY

REVISIONS	DATE	BY
REFERENCE TO MDP LINE A-11 ADDED	4/23	AG
PUBLIC DETENTION BASIN REMOVED	8/23	RB
GRADING REVISED TO PERPETUATE OFFSITE FLOWS	1/24	RB

CITY OF PERRIS

ETHANAC LOGISTICS CENTER
CONCEPTUAL UTILITY
DEVELOPMENT PLAN REVIEW NO. 22-00030

SCALE:	1" = 60'
DATE:	8/28/2024
DESIGNED:	AG
CHECKED:	SK
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
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W.O.	22-0192
SHEET	5
OF	5 SHEETS
DWG. NO.	

H:\2022\22-0198\DRAWINGS\ENTITLEMENT\22-0198-C-PP-CONCEPTUAL UTILITIES.DWG 8/28/2024 2:25:14 PM Dandysp

FULL ACCESS DRIVEWAY
TRUCKS ONLY

DRIVEWAY 1

100'

53'

EX R/W

69'

PROP R/W

EX R/W

PROP 5' SIDEWALK

PROP 6' STREETSCAPE

EX EP

25'

28'

PROP C&G

DRIVEWAY 2

TRUMBLE ROAD

100.2'

100'

FULL ACCESS DRIVEWAY
TRUCKS ONLY

DRIVEWAY FOR DEPICTION
PURPOSES ONLY

53'

NOT A PART

28'

100'

50'

DRIVEWAY FOR DEPICTION
PURPOSES ONLY

PROP R/W

25'

100'

EX R/W

EX C/L

PROP 10' SHARED USE PATH

PROP R/W

PROP C&G

PROP STREETSCAPE

RIGHT OUT ONLY DRIVEWAY
PASSENGER CARS ONLY

PROP RAISED MEDIAN

60'

122'

28'

14'

EX R/W

PROP EP

ETHANAC ROAD

RIGHT IN ONLY DRIVEWAY
PASSENGER CARS ONLY

PROP RAISED DELINIATORS

PROP R/W

60'

EX R/W

20'-16'

PROP C&G

EX EP

PROP 4' STREETSCAPE

PROP 6' SIDE WALK

PROP MONUMENT
SIGN

PROP R/W

76'

EX R/W

EX R/W

PROP C&G

50.5'

EX EP

CITY OF PERRIS

CITY OF MENIFEE

SHERMAN ROAD

CITY OF PERRIS

CITY OF MENIFEE

H:\2022\22-0198\DRAWINGS\EXHIBITS\22-0198 BUILD-OUT EXHIBIT - NEW ETHANAC AND SHERMAN.DWG 8/29/2024 11:01:50 AM Dandysp

ALBERT A. WEBB ASSOCIATES

1" = 60'

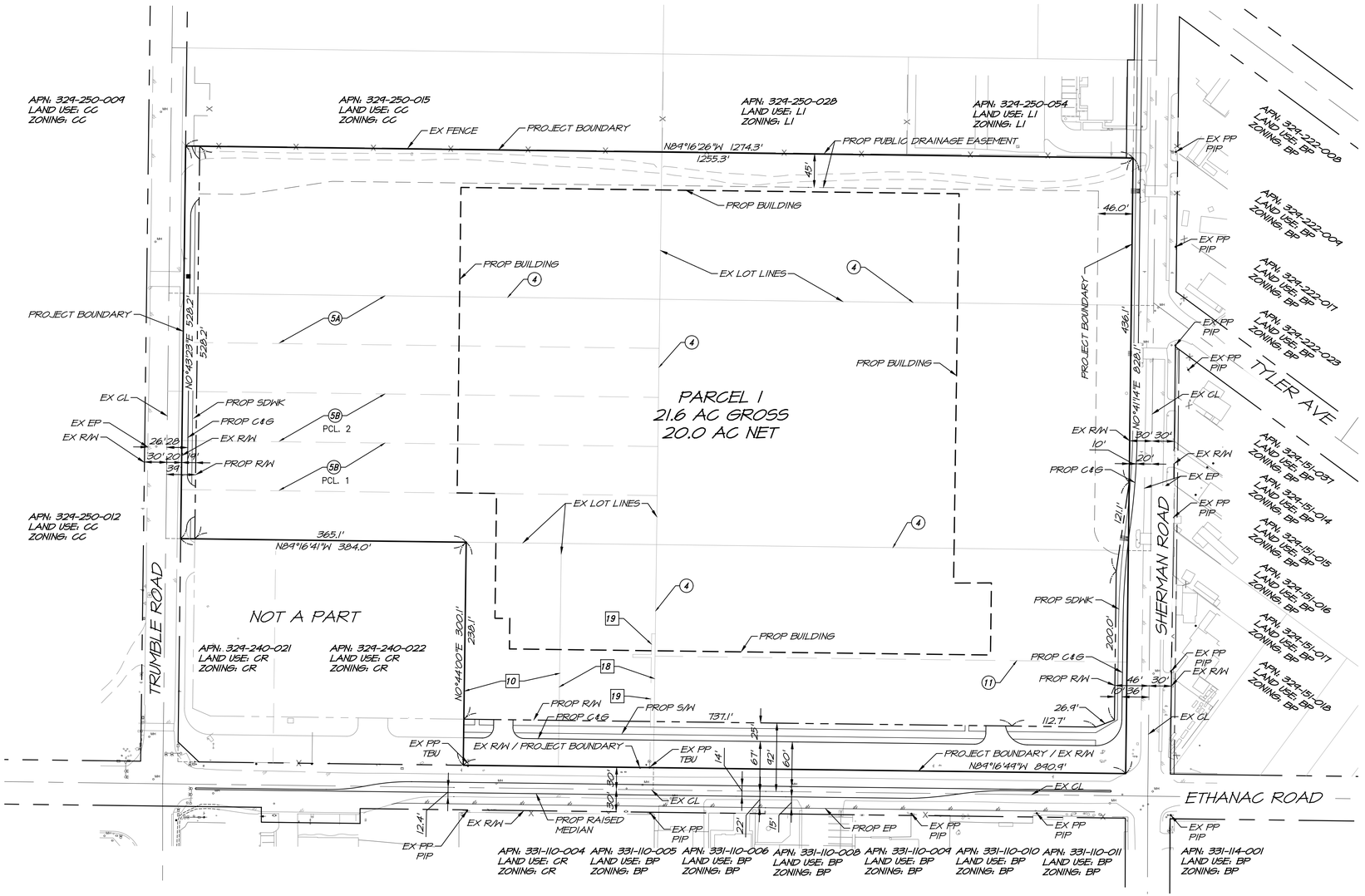
CONCRETE PAVEMENT LIMIT EXHIBIT

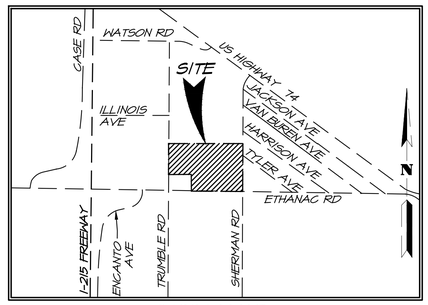
22-0198 ETHANAC

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 38600

LOCATED IN SECTION 11, T. 4S., R. 4W., S.B.M.





VICINITY MAP
NTS

OWNER/APPLICANT

HILLWOOD INVESTMENT PROPERTIES
901 VIA PIEMONTE STE. 175
ONTARIO CA, 91764
CONTACT: NOAH SHIH
EMAIL: NOAH.SHIH@HILLWOOD.COM
PHONE: (909) 256-5912

PROJECT REPRESENTATIVE

ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: RICHARD BELMUDEZ
PHONE: (951) 686-1070
FAX: (951) 788-1256

SOILS ENGINEER

SOUTHERN CALIFORNIA GEOTECHNICAL
22885 E. SAVI RANCH PARKWAY STE. E
YORBA LINDA, CA 92887
CONTACT: ROBERT TRAZO
PHONE: (714) 685-1115
FAX: (714) 685-1118

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: SARAH KOWALSKI
PHONE: (951) 686-1070
FAX: (951) 788-1256

TOPOGRAPHY SOURCE

TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC. ON 02/15/2022

ARCHITECT

HPA ARCHITECTURE
18831 BARDEEN AVE., STE 100
IRVINE, CA 92612
CONTACT: INKON KIM
PHONE: (949) 863-1770
EMAIL: INKON@HPARCHS.COM

A.P.N.

324-240-016 THRU -020, -023, THRU -027

LAND USE

EXISTING LAND USE: VACANT
EXISTING GENERAL PLAN LAND USE: COMMERCIAL COMMUNITY (CC)
EXISTING ZONING: LIGHT INDUSTRIAL (L1)

PROPOSED GENERAL PLAN LAND USE: COMMERCIAL COMMUNITY (CC)
PROPOSED ZONING: LIGHT INDUSTRIAL (L1)

ACREAGE

GROSS	21.6 AC
NET	20.0 AC
R/W	1.6 AC

LEGEND

- EXISTING CENTER LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING LOT LINE
- PROJECT BOUNDARY
- PROP/EX RIGHT OF WAY
- PROPOSED BUILDING OUTLINE
- PROPOSED CENTER LINE
- PROPOSED CURB

ABBREVIATIONS

CL	CENTER LINE
C&G	CURB AND GUTTER
EP	EDGE OF PAVEMENT
EX	EXISTING
PP	POWER POLE
PROP	PROPOSED
PIP	PROTECT IN PLACE
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
TBR	TO BE REMOVED
TBU	TO BE UNDERGROUNDED

GENERAL INFORMATION

1. ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COMBINED VIA PARCEL MAP
2. THOMAS BROS. MAP BOOK PAGE: 838, GRID: C1 AND D1
3. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
4. PROJECT LIES WITHIN THE CITY OF PERRIS REDEVELOPMENT PROJECT AREA.
5. PROJECT LIES WITHIN CFD NO. 1.
6. EASEMENTS OF RECORD ARE PLOTTED HEREIN.
7. PROJECT IS WITHIN EASTERN MUNICIPAL WATER DISTRICT
8. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
9. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
10. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
11. LAND HAS LOW POTENTIAL FOR LIQUEFACTION PER SOCAL GEO REPORT DATED 02/23/2022.
12. STRUCTURES AND/OR DWELLINGS DO NOT EXIST ON SITE.
13. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
14. FLOOD ZONE X, AREA OF LOW FLOODING PER FEMA PANEL 06065C2060H.
15. PROJECT LIES WITHIN AIRPORT LAND USE COMPATIBILITY ZONE D
16. ARCHITECTURAL SITE PLAN PROVIDED BY HPA ARCHITECTURE ON 04/19/24

EASEMENT NOTES

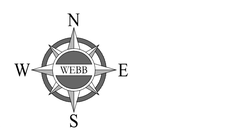
SEE SHEET 2

LEGAL DESCRIPTION

SEE SHEET 2

SHEET INDEX

SHEET 1: TENTATIVE PARCEL MAP
SHEET 2: SECTIONS AND LEGAL



1" = 80'

80 0 80 160 240

PRELIMINARY

REVISIONS	DATE	BY
PROPOSED DRAINAGE EASEMENT ADDED	4/23	AG

CITY OF PERRIS

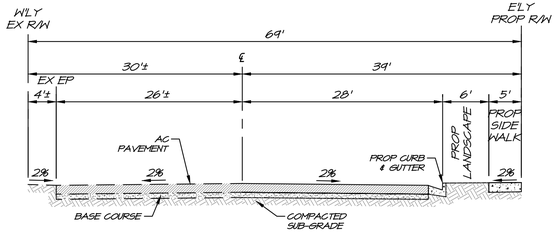
ETHANAC COMMERCE CENTER
TITLE SHEET
TENTATIVE PARCEL MAP NO. 38600

SCALE:	1" = 80'
DATE:	5/22/2024
DESIGNED:	AG
CHECKED:	SK
PLN CK REF:	
F.B.	

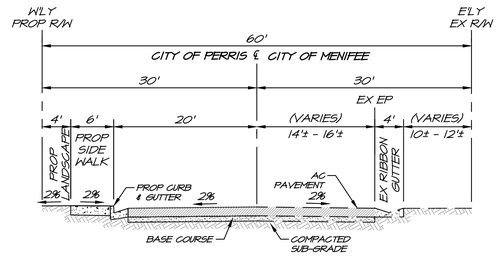
ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O.	22-0192
SHEET	1
OF	2 SHEETS
DWG. NO.	

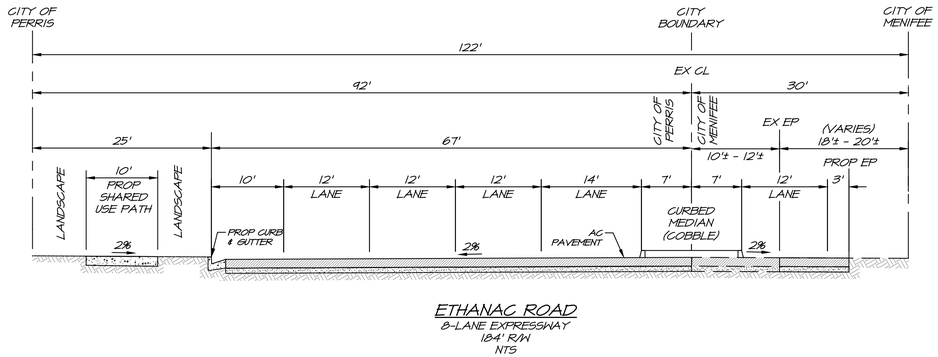
H:\2022\22-0198\DRAWINGS\ENTITLEMENT\22-0198-C-TPM.DWG 5/22/2024 11:32:14 AM Dandysp



TRUMBLE ROAD
MAJOR COLLECTOR
78' R/W
NTS



SHERMAN ROAD
LOCAL
60' R/W
NTS



ETHANAC ROAD
8-LANE EXPRESSWAY
184' R/W
NTS

EASEMENT NOTES

APN: 324-240-016 THRU -020 AND 324-240-025 THRU -027.

(4.) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 25, 1927 IN BOOK 120 OF DEEDS, PAGE 209, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 17, 1934 AS BOOK 170, PAGE 305 AND JANUARY 13, 1936 IN BOOK 259, PAGE 560 (BOTH) OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C.) OF THE UNITED STATES CODES, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
[(5A) BOOK 170, PAGE 305 & (5B) BOOK 259, PAGE 560]

(11.) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1947 AS BOOK 846, PAGE 355 OF OFFICIAL RECORDS. IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY.
[℄ OF UNDISCLOSED WIDTH]

APN: 324-240-023 AND -024

10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 24, 1933 AS BOOK 120, PAGE 347 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

18. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM ETHANAC RANCHO, LTD, AS GRANTOR, TO PHILA M. LAUDIG, AS GRANTEE, RECORDED APRIL 24, 1933 AS BOOK 123, PAGE 42 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
[BLANKET IN NATURE]

19. AN EASEMENT FOR TELEPHONE LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, BRACES, CROSS-ARMS, WIRE, CONDUITS, CABLES, AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR COMMUNICATION, TELEPHONE, TELEGRAPH AND/OR OTHER PURPOSES AND ACCESS FOR EXERCISING THE RIGHTS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 18, 1961 AS INSTRUMENT NO. 79475, BOOK 2483, PAGE 446 OF OFFICIAL RECORDS, IN FAVOR OF CALIFORNIA WATER & TELEPHONE COMPANY, A CORPORATION, AND ITS SUCCESSORS.

LEGAL DESCRIPTION

APN: 324-240-016 (AFFECTS THE PORTION OF LOT 133), **324-240-017** (AFFECTS THE PORTION OF LOT 134), **324-240-018** (AFFECTS THE PORTION OF LOT 134), **324-240-019** (AFFECTS THE PORTION OF LOT 134), **324-240-020** (AFFECTS THE PORTION OF LOT 134), **324-240-026** (AFFECTS THE LOT 131), **324-240-027** (AFFECTS THE PORTION OF LOT 138), **324-240-025** (AFFECT LOT 136).

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:
LOTS 134, 137 AND THE SOUTH 198 FEET OF LOTS 133 AND 138 OF RAMOLA FARMS NO. 6A, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63, 64, AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:
LOT 136 OF RAMOLA FARMS NO. 6A, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63, 64, AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 324-240-023 (AFFECTS PARCEL A) AND **324-240-024** (AFFECTS PARCEL B)

PARCEL A:

THE WESTERLY 128.00 FEET OF THE EASTERLY 256.00 FEET OF LOT 135 OF ROMOLA FARMS NO. 6-A, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 63, 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THAT PORTION OF LOT 135 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP OF SAID TRACT ON FILE IN BOOK 14, PAGES 63, 64, AND 65 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 135; THENCE WEST, ON THE SOUTH LINE OF SAID LOT, 128 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT, 300 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT, 128 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE EAST, ON THE NORTH LINE OF SAID LOT, 128 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH, ON THE EAST LINE OF SAID LOT, 300 FEET, TO THE POINT OF BEGINNING.

PRELIMINARY

REVISIONS	DATE	BY

CITY OF PERRIS

ETHANAC COMMERCE CENTER
STREET SECTIONS AND LEGAL
TENTATIVE PARCEL MAP NO. 38600

SCALE: NTS	W.O. 22-0192
DATE: 5/22/2024	SHEET 2
DESIGNED: AG	OF 2 SHEETS
CHECKED: SK	DWG. NO.
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

H:\2022\22-0198\DRAWINGS\ENTITLEMENT\22-0198-C-TPM.DWG 5/22/2024 11:32:14 AM Dandysp

ALBERT A. WEBB ASSOCIATES

Memorandum

TO: City of Perris

DATE: 08/29/2024

PROJECT: Ethanac Logistics Center

RE: Ad-hoc Staff Report Responses

Please find response to comments in **blue.**

1. The applicant proposes to install 36" box trees within landscape setback areas (screen walls to the street on Trumble & Sherman) or (Parking lot to Street on Ethanac).

   Accepted as this was proposed by applicant team.

2. Provide screen wall with a 14-foot-high configuration consisting of a 6-foot-high berm with an 8-foot high visible wall.

   Correct, this will be for exterior view only while the physical wall will be 14 ft. tall on the interior side. Architect plans incorrectly noted visible screen wall as 6'. Wall on Trumble along slope is in fact 8' high. Plans have been corrected since ad-hoc to reflect.

3. Added metal siding to the top easterly side of the building.

   We will be adding metal siding to the top of the easterly elevation as shown below. Below excerpts of elevations are in draft form and revised set will be provided as requested.

4. Updated the southerly elevation to reduce the window area.

   Southerly elevation now has reduced glazing as shown below. We will also carry these glazing revisions around the corner on both ends. Please note that below excerpts are in draft form and final revisions will be provided.

5. Applicant increase size of to state "Welcome to Perris" to be shared with tenant information as depicted on current design.

   Applicant will increase the size to City maximum allowance and enhance City element "welcome to the City of Perris" with tenant information.

6. Elevations updated to center all wall sconces.

   Agreed and updated.

7. Provide two (2) outdoor amenities that future potential tenants can use.

   Applicant will identify space for outdoor amenity area, with a menu of options that will work within the area, to the plans. Selection of amenity will be subject to future tenant.

---

8. Updated the community flyer to include zone change exhibit.
   Flyer has been revised to include corresponding exhibit.

9. Widened the Trumble Road southerly driveway from 40 feet to 50 feet.
   Correct, applicant accepted to widen both Trumble driveways to 50 ft wide.

ALBERT A. WEBB ASSOCIATES

Memorandum

TO: City of Perris

DATE: August 29, 2024

PROJECT: DPR22-00030 Ethanac Logistics Center

RE: Ethanac Logistics Center – Community Partner

Community Outreach:

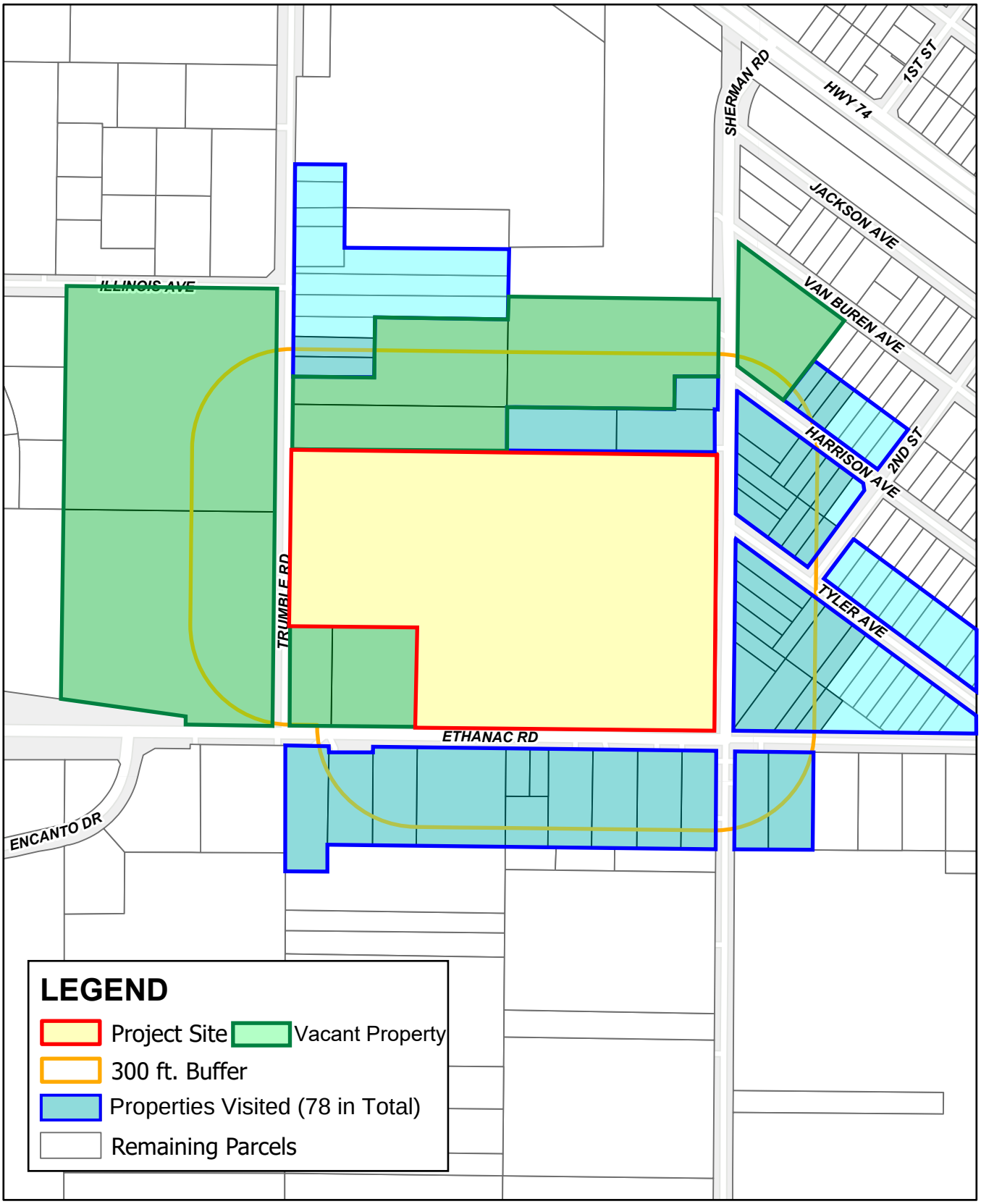
On February 23, 2024, the applicant team conducted a community outreach event to inform residents and local businesses in the Cities of Perris and Menifee about the proposed project. Information packets, available in both English and Spanish, were distributed to 78 homes and businesses. A bilingual speaker was present to facilitate discussions. The outreach efforts encompassed both residential and commercial properties within and beyond the standard 300-foot notification radius. For those who were unavailable for discussion, project packets containing contact information were provided. Additionally, a follow-up community outreach effort was conducted September 6th, 2024 to ensure residents have ample opportunity to express potential concerns and support. To date, the project has received ten letters of support from residents and businesses, which are attached herein.

Community Benefit:

1. Estimated $840k payment of fees towards Parks and Public Art
2. $1M contribution for a new fire station to service the South Perris Region
3. Estimated $500k contribution to the City for circulation improvements

Community Partnerships:

1. March Air Field Museum
2. Perris AYSO – Region 544 – Inland Empire
3. Buffalo Soldiers Heritage Association
4. City of Perris – Annual Toy Drive
5. Columbia Elementary School – Teacher Appreciation Week Luncheon
6. Grove Community Church (Operator of Mead Valley Community Center)



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Source: Riverside Co. GIS, 2022.

0 300 600 900 Feet

Parcels Within 300 ft. of Project

Hillwood-Ethanac

ALBERT A. WEBB ASSOCIATES

Help Bring Jobs &
Benefits to the City of Perris!

ETHANAC
LOGISTICS CENTER

HILLWOOD
A PEROT COMPANY®

- ✓ *Supply Chain Facility in the City of Perris*
- ✓ *Located along the I-215 Freeway*
- ✓ *Good Neighbor Compliant*
- ✓ *No Traffic on Sherman Road*

412,348 S.F. | Located along Ethanac Rd. and Trumble Rd.

The Ethanac Logistics Center will

Create Over 600 Well-Paying Jobs

Generate over $1.1 Million Annually in Local Government & School Taxes

Invest Millions in Infrastructure & Community Improvements

Investment in the City

- Estimated $840k payment of fees towards Parks and Public Art
- $1M contribution for a new fire station to service the South Perris Region
- $500k contribution to City for circulation improvements

Community Partner

Proud Partners with:

- March Air Field Museum
- Perris AYSO - Region 544 - Inland Empire
- Buffalo Soldiers Heritage Association
- City of Perris - Annual Toy Drive
- Columbia Elementary School - Teacher Appreciation Week Luncheon
- Grove Community Church (Operator of Mead Valley Community Center)

Phone: 909.256.5912
Email: noah.shih@hillwood.com

Concerns Addressed

- Improvement of Sherman Road
- No direct access to the site from Sherman Road
- Automobile access on Ethanac Road
- Truck access restricted to Trumble Road

Proposed Change of Zone:

Community Commercial to Light Industrial

¡Ayuda a traer empleos y beneficios a la ciudad de Perris!

ETHANAC
LOGISTICS CENTER

- ✓ *Instalación logística en la ciudad de Perris*
- ✓ *Ubicado a lo largo de la autopista I-215*
- ✓ *Cumple con las normas del Buen Vecino*
- ✓ *Eliminar tráfico en Sherman Road*

412,348 S.F. | Ubicado a lo largo de Ethanac Rd. y Trumble Rd.

El Centro Logístico Ethanac logrará

Crear más de 600 empleos bien recompensados

Generar más de $1.1 millones de dólares en impuestos escolares y de la comunidad

Invertir millones en mejoras de infraestructura y comunidad

Inversión en la Ciudad

- Pago estimado de $840,000 en tarifas para Parques y Arte Público
- Contribución de $1 millón para una nueva estación de bomberos que dará servicio a la región sur de Perris.
- Contribución de $500,000 a la ciudad para mejoras en la circulación

Compañeros Comunitarios

Orgullosos de ser Socios con:

- March Air Field Museum
- AYSO de Perris - Región 544 - Inland Empire
- Buffalo Soldiers Heritage Association
- Ciudad de Perris - Colecta Anual de juguetes
- Escuela Primaria Columbia - Almuerzo Semana de Agradecimiento a los Maestros
- Grove Community Church (Operador del Centro Comunitario de Mead Valley)

Preocupaciones abordadas

- Mejorar Sherman Road
- Falta de acceso directo al sitio desde Sherman Road
- Acceso de automóviles en Ethanac Road
- Accesso de camiones solamente por Trumble Road

Propuesta de Cambio de Zonificación:
De Comercial Comunitario a Industrial Ligero

Teléfono: 909.256.5912
Correo Electrónico: noah.shih@hillwood.com

I SUPPORT THE
YO APOYO

ETHANAC
LOGISTICS CENTER

Please check all that apply
Por favor, marque todas las opciones que correspondan

- [x] YES, I support the Ethanac Logistics Center
  SÍ, apoyo al Ethanac Logistics Center
- [ ] YES, I can write a letter of support
  SÍ, puedo escribir una carta de apoyo
- [ ] YES, I can attend a future hearing for this project
  SÍ, puedo asistir a una audiencia futura para este proyecto

Please fill out the card and mail back today!
¡Por favor complete una tarjeta y enviela por corrreo!

Mailing is Free. Stamp Already Placed!
El envío es gratis ¡El sello ya está colocado!

Name / Nombre: Joe Hatfield

Address / Dirección: [redacted] Ethanac Rd

City / Ciudad: Menifee | State / Estado: CA | Zip Code / Código Postal: 92585

Email/ Correo Electrónico: [redacted]

Phone / Teléfono: [redacted]

Signature / Firma: JH

For more information:
Para más información

Phone / Teléfono: 909.256.5912

Email: noah.shih@hillwood.com

Ethanac Logistics Center
901 Via Piemonte, Suite 175
Ontario, CA 91764

I SUPPORT THE
YO APOYO
ETHANAC
LOGISTICS CENTER

Please check all that apply
Por favor, marque todas las opciones que correspondan

- [x] YES, I support the Ethanac Logistics Center
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Name / Nombre: Maria Bustos

Address / Dirección: [redacted] Trumble

City / Ciudad: Perris | State / Estado: CA | Zip Code / Código Postal: 92585

Email/ Correo Electrónico:

Phone / Teléfono:

Signature / Firma:

For more information:
Para más información

Phone / Teléfono: 909.256.5912

Email: noah.shih@hillwood.com

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91764-8503251

Please fill out the card and mail back today!
¡Por favor complete una tarjeta y enviela por corrreo!

Mailing is Free. Stamp Already Placed!
El envío es gratis ¡El sello ya está colocado!

Name / Nombre: Miguel Villa

Address / Dirección: [redacted] Sherman rd.

City / Ciudad: Menifee State / Estado: CA Zip Code / Código Postal: 92585

Email/ Correo Electrónico: [redacted]

Phone / Teléfono: [redacted]

Signature / Firma: Miguel Villa

For more information:
Para más información

Phone / Teléfono: 909.256.5912

Email: noah.shih@hillwood.com

Ethanac Logistics Center
901 Via Piemonte, Suite 175
Ontario, CA 91764

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YO APOYO

ETHANAC
LOGISTICS CENTER

Please check all that apply
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¡Por favor complete una tarjeta y enviela por corrreo!

Mailing is Free. Stamp Already Placed!
El envío es gratis ¡El sello ya está colocado!

MINERVA MIRELES
Name / Nombre

[redacted] SHERMAN RD
Address / Dirección

ROMOLAND | CA | 92585
City / Ciudad | State / Estado | Zip Code / Código Postal

Email/ Correo Electrónico

Phone / Teléfono

[redacted]
Signature / Firma

For more information:
Para más información

Phone / Teléfono: 909.256.5912

Email: noah.shih@hillwood.com

I SUPPORT THE
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ETHANAC
LOGISTICS CENTER

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Mailing is Free. Stamp Already Placed!
El envío es gratis ¡El sello ya está colocado!

Robert mai

Name / Nombre

[redacted] Trumble rd [redacted]

Address / Dirección

Sun City CA 92586

City / Ciudad | State / Estado | Zip Code / Código Postal

[redacted]

Email/ Correo Electrónico

[redacted]

Phone / Teléfono

Signature / Firma

For more information:
Para más información

Phone / Teléfono: 909.256.5912

Email: noah.shih@hillwood.com

Ethanac Logistics Center
901 Via Piemonte, Suite 175
Ontario, CA 91764

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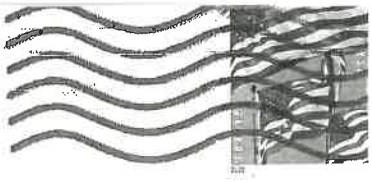

Ethanac Logistics Center
901 Via Piemonte, Suite 175
Ontario, CA 91764

9176488503 R104

I SUPPORT THE
YO APOYO
ETHANAC
LOGISTICS CENTER

Please check all that apply
Por favor, marque todas las opciones que correspondan

- YES, I support the Ethanac Logistics Center
  SÍ, apoyo al Ethanac Logistics Center
- YES, I can write a letter of support
  SÍ, puedo escribir una carta de apoyo
- YES, I can attend a future hearing for this project
  SÍ, puedo asistir a una audiencia futura para este proyecto

Please fill out the card and mail back today!
¡Por favor complete una tarjeta y enviela por corrreo!

Mailing is Free. Stamp Already Placed!
El envío es gratis ¡El sello ya está colocado!

Steve Coker
Name / Nombre

[redacted] Sherman Rd
Address / Dirección

Perris | CA | 92570
City / Ciudad | State / Estado | Zip Code / Código Postal

[redacted]
Email/ Correo Electrónico

[redacted]
Phone / Teléfono

Signature / Firma

For more information:
Para más información

Phone / Teléfono: 909.256.5912

Email: noah.shih@hillwood.com

I SUPPORT THE
YO APOYO

ETHANAC
LOGISTICS CENTER

Please check all that apply
Por favor, marque todas las opciones que correspondan

- ☑ YES, I support the Ethanac Logistics Center
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- ☑ YES, I can write a letter of support
  SÍ, puedo escribir una carta de apoyo
- ☑ YES, I can attend a future hearing for this project
  SÍ, puedo asistir a una audiencia futura para este proyecto

92058-09216

Please fill out the card and mail back today!
¡Por favor complete una tarjeta y enviela por corrreo!

Mailing is Free. Stamp Already Placed!
El envío es gratis ¡El sello ya está colocado!

Jose Alvarez
Name / Nombre

[redacted] Harrison Ave.
Address / Dirección

Romoland CA 92585
City / Ciudad State / Estado Zip Code / Código Postal

[redacted]
Email/ Correo Electrónico

[redacted]
Phone / Teléfono

Signature / Firma

For more information:
Para más información

Phone / Teléfono: 909.256.5912

Email: noah.shih@hillwood.com

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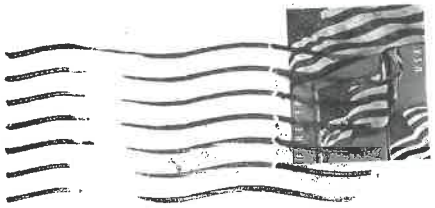

Ethanac Logistics Center
901 Via Piemonte, Suite 175
Ontario, CA 91764

917643B503 R104

I SUPPORT THE
YO APOYO
ETHANAC
LOGISTICS CENTER

Please check all that apply
Por favor, marque todas las opciones que correspondan

- [x] YES, I support the Ethanac Logistics Center
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  SÍ, puedo escribir una carta de apoyo
- [ ] YES, I can attend a future hearing for this project
  SÍ, puedo asistir a una audiencia futura para este proyecto

SAN DIEGO CA 920
16 MAR 2024 PM 4

Please fill out the card and mail back today!
¡Por favor completa una tarjeta y envíela por correo!

Mailing is Free. Stamp Already Placed!
El envío es gratis ¡El sello ya está colocado!

Name / Nombre: RODOLFO G. LACSON

Address / Dirección: [redacted] STEARMAN RD.

City / Ciudad: SUN CITY, State / Estado: CA. Zip Code / Código Postal: 92585

Email/ Correo Electrónico:

Phone / Teléfono:

Signature / Firma: Rodolfo G Lacson

For more information:
Para más información

Phone / Teléfono: 909.256.5912

Email: noah.shih@hillwood.com

I SUPPORT THE
YO APOYO
ETHANAC
LOGISTICS CENTER

Please check all that apply
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  SÍ, puedo asistir a una audiencia futura para este proyecto

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Alan Robertson
Name / Nombre

owner of the NW Co of Ethanac Rd & Trumble Rd [redacted]
Address / Dirección

Perris | CA | 92571
City / Ciudad | State / Estado | Zip Code / Código Postal

[redacted]
Email/ Correo Electrónico

[redacted]
Phone / Teléfono

Signature / Firma

For more information:
Para más información

Phone / Teléfono: 909.256.5912

Email: noah.shih@hillwood.com

I SUPPORT THE
YO APOYO
ETHANAC
LOGISTICS CENTER

Please check all that apply
Por favor, marque todas las opciones
que correspondan

- [x] **YES, I support the Ethanac Logistics Center**
  SÍ, apoyo al Ethanac Logistics Center
- [ ] **YES, I can write a letter of support**
  SÍ, puedo escribir una carta de apoyo
- [ ] **YES, I can attend a future hearing for this project**
  SÍ, puedo asistir a una audiencia futura para este proyecto

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Redlands Investors, LLC
Name / Nombre

[redacted]
Address / Dirección

Del Mar | CA | 92014
City / Ciudad | State / Estado | Zip Code / Código Postal

[redacted]
Email/ Correo Electrónico

[redacted]
Phone / Teléfono

Signature / Firma

For more information:
Para más información

Phone / Teléfono: 909.256.5912

Email: noah.shih@hillwood.com

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ETHANAC LOGISTICS CENTER

	Name / Nombre	Address / Dirección	Phone / Teléfono	Email / Correo Electrónico
1.	Janet Penaloza	25720 trumble rd	[redacted]	
2.	Edwin Garcia	25750		
3.	Robert Mai	25768 Trumble		
4.	Billy Osborn	25768 Trumble		
5.	Joseph Hatfield	27271 ETHANAC Rd		
6.	Norma Pineda	25890 Sherman Rd		
7.	Ruben Valenzuela	30160 Sherman Rd		
8.	Fernando Barrera	3844 Shamrock		
9.	Alberto Barajas	27600 Second St		
10.	Adrian Pace	27611 VAN BURE		
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