



**NOTICE OF AVAILABILITY  
ETHANAC LOGISTICS CENTER PROJECT  
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)  
SCH NO. 202309525**

February 16, 2024

---

**Project Title:** Ethanac Logistics Center Project - Environmental Impact Report/SCH No. 2023090525, General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030

**Lead Agency:**

City of Perris  
Planning Division  
135 North "D" Street  
Perris, CA 92570  
(951) 943-5003  
Contact: Nathan Perez, Senior Planner

**Project Location - City:** Perris

**Project Location - County:** Riverside

**Project Location - Specific:** The Project site is located within the southeast portion of the City; specifically Planning Area 9. The Project site's southern and eastern borders lie adjacent to the City of Menifee. The Project site includes approximately 20 gross acres located at the northeastern corner of Trumble Road and Ethanac Road, in the City of Perris, Riverside County. Affected parcels include Assessor Parcel Numbers (APNs) 329-240-016 through -020 and -023 through -027. The proposed development area also includes an additional approximately 12 gross acres of offsite improvement areas located within the rights-of-way of Sherman Road, Trumble Road, Ethanac Road, and Illinois Avenue. (See **Figure 1**, **Figure 2**, and **Figure 3**).

**Description of the Project:** The Ethanac Logistics Center (proposed Project) including all on and offsite improvements, involves merging ten parcels to create one approximately 20-gross-acre parcel for the development of a 412,348-square-foot high-cube light industrial speculative warehouse building (no known tenant) with 50,000 square feet of cold-refrigerated storage, and 15,000 square feet for supporting office operating 24 hours a day seven days a week, along with associated infrastructure, appurtenances, parking areas, and offsite improvements. No e-commerce is anticipated. The building would provide 32 dock doors on the east side, 29 dock doors on the west side, 106 automobile parking stalls, 144 trailer parking stalls, and two outdoor patio areas. Proposed landscaping would meet or exceed Perris General Plan standards. Storm water runoff including offsite areas east of Sherman Road would be captured and ultimately conveyed to MDP Line A. The Project would include roadway improvements along Project frontage, an offsite area along Trumble Road (north of the Project site to Illinois Avenue), and potential offsite improvements to the intersection of Trumble Road and Ethanac Road. The Project will require 50,500 cubic yards of soil import. The Project will connect to existing Eastern Municipal Water District (EMWD) facilities for domestic water and sewer. No recycled water lines exist adjacent to the Project site. However, the Project would include infrastructure to connect to future recycled water facilities. The Project would also provide a diesel-powered fire flow pump used to meet fire flow demands. (See **Figure 4**).

The proposed Project includes the following discretionary actions by the City: (1) General Plan Amendment (Case No. PLN22-05326), to amend the City of Perris General Plan and redesignate the approximately 20-acre site from Community Commercial to Light Industrial; (2) Change of Zone (Case No. PLN22-05327), to rezone the approximately 20-acre site from Commercial Community Commercial to Light Industrial; (3) Tentative Parcel Map 38600 (Case No. PLN 22-05328) to consolidate the existing ten (10) parcels at the Project site into one parcel and to dedicate portions of Trumble Road, Sherman Road, and Ethanac Road right-of-way; (4) Development Plan Review (Case No. DPR 22-00030), to develop the approximately 20-gross-acre site with a 412,348-square-foot building consisting of a high-cube speculative warehouse for distribution uses, including 50,000 square feet of cold-refrigerated storage, and 15,000 square feet of supporting office uses. Approximately 12 additional gross acres of offsite improvements are also included; and (5) Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.

**Significant Effects Discussed in the Draft EIR:** The Draft EIR determined that the following issue areas have less than significant impacts or potentially significant environmental impacts that will be mitigated to below a level of significance: Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality,

Land Use, Noise, Tribal Cultural Resources, and Utilities and Service Systems. The Initial Study has already determined that the following issue areas have less than significant impacts that will be mitigated to below a level of significance: Aesthetics and Biological Resources. The Draft EIR determined that potentially significant and unavoidable impacts associated with Transportation with the implementation of the proposed Project would occur. A Statement of Overriding Considerations is required prior to Project approval.

---

**Address where the Draft EIR is Available**

(Electronic copy provided on-line at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>):

Hard copy documents may be reviewed at the following location, by appointment only.

**City of Perris**

Planning Division

135 North "D" Street

Perris, CA 92570

Phone: (951) 943-5003

Monday – Friday 8:00 a.m. –6:00 p.m.

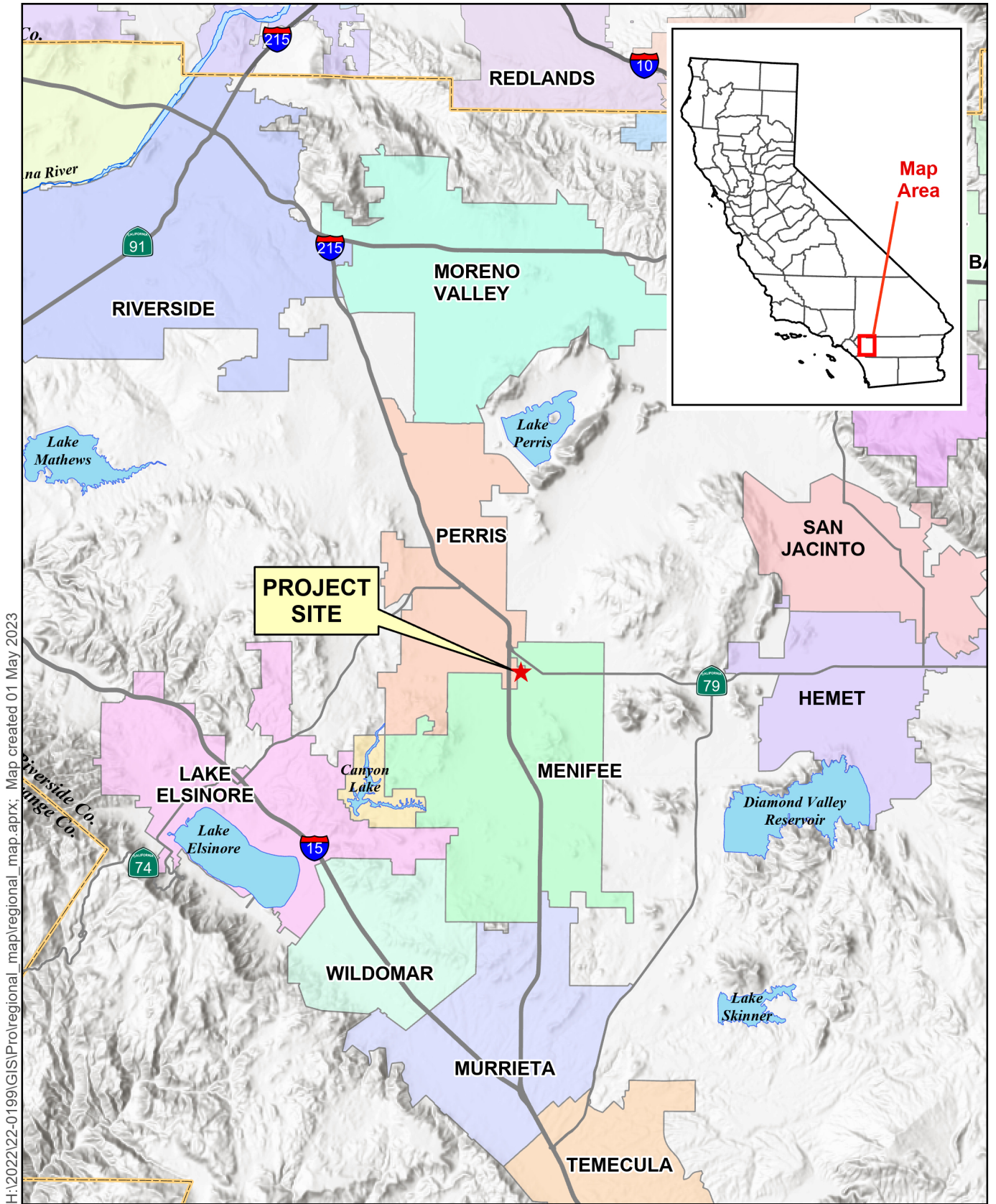
---

**Public Review Period:** The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **February 16, 2024** and conclude on **April 1, 2024**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **April 1, 2024 at 5 pm**. Please send your comments to Nathan Perez, City of Perris Planning Division, 135 North "D" Street, Perris, CA 92570-2200. Nathan Perez may be reached via e-mail at: [nperez@cityofperris.org](mailto:nperez@cityofperris.org).

**Public Hearing:** Written and oral comments regarding the Draft EIR may also be submitted at a public hearing that will be held before the City of Perris Planning Commission. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and supporting documents, are available for review at the City of Perris Planning Department, located at the address provided above.

**Hazardous Materials Statement:** The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

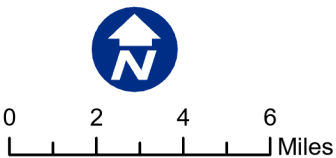
NOTES: This project was subject to Airport Land Use Commission (ALUC) review. Tribal Consultations were conducted in accordance with the provisions of AB 52 and SB 18



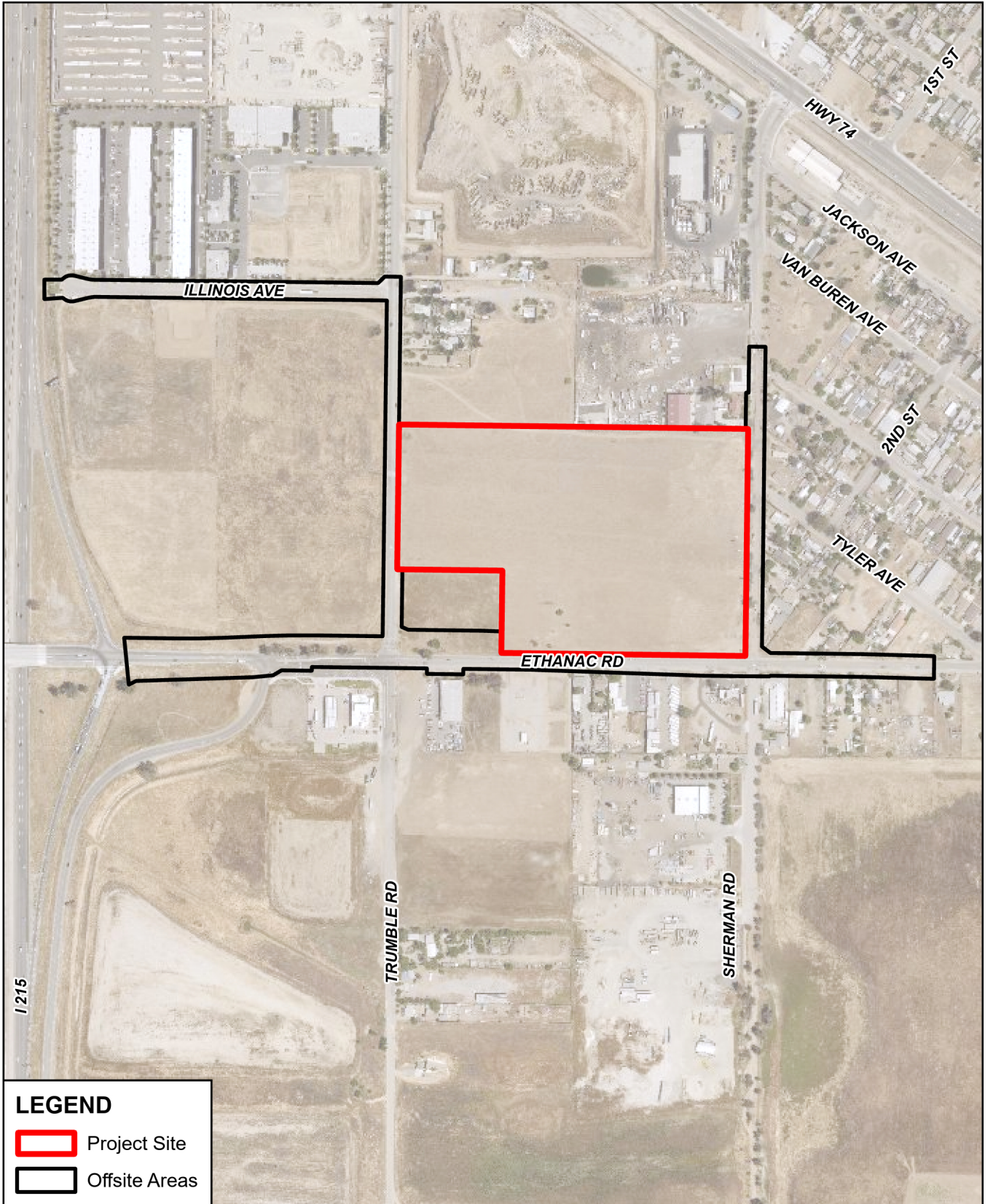
H:\2022\22-0199\GIS\Pro\regional\_map\regional\_map.aprx; Map created 01 May 2023

Source: Riverside County GIS, 2020

**Figure 1 - Regional Map**  
Ethanac Logistics Center



I:\2022\22-0199\GIS\Pro\airial\_map\airial\_map.aprx; Map created 18 May 2023



**LEGEND**

- Project Site
- Offsite Areas

Sources: Riverside Co. 2020.

**Figure 2 - Aerial Site Boundary**

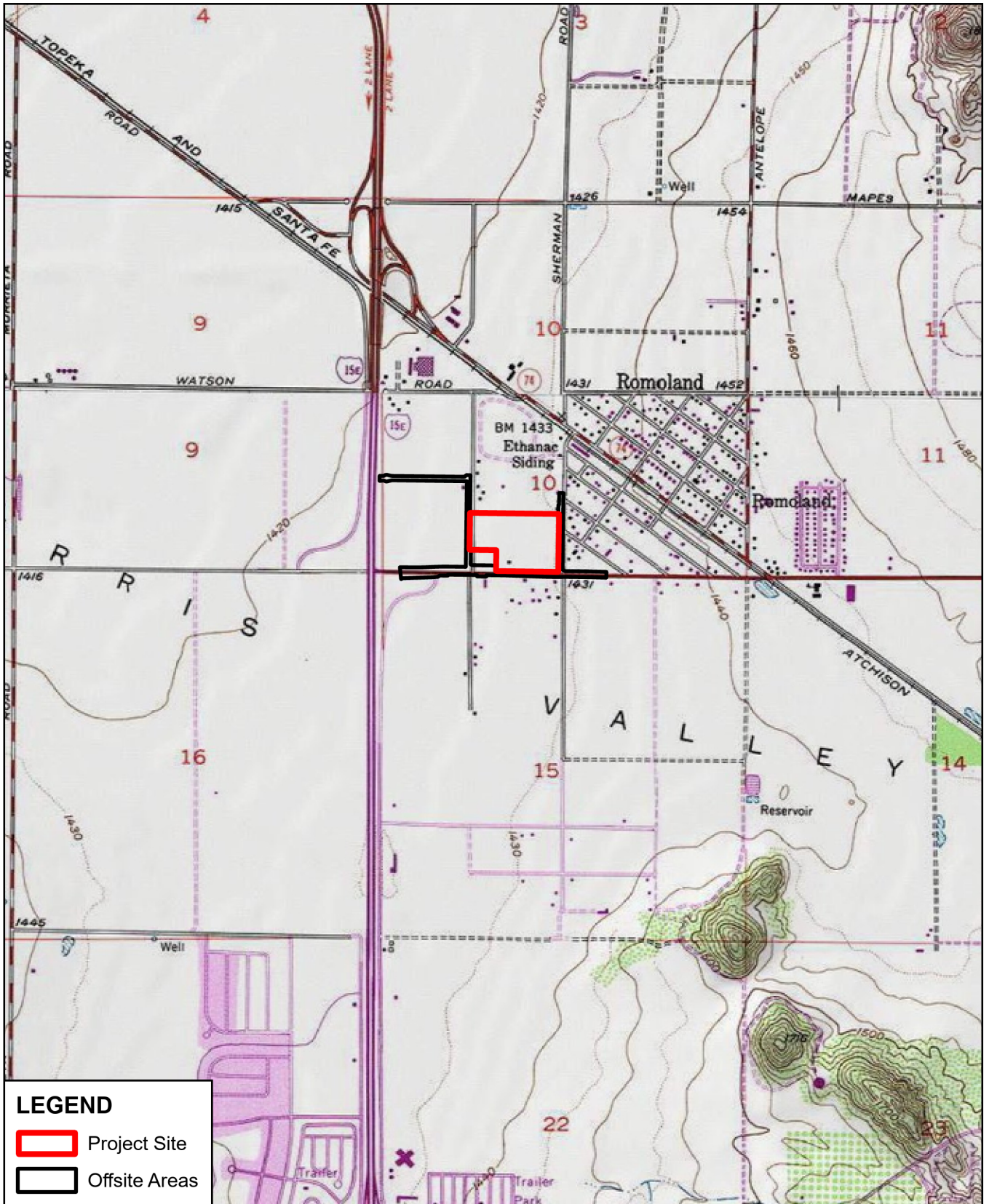
Ethanac Logistics Center



0    250    500    750  
 |-----|-----|-----|  
 Feet

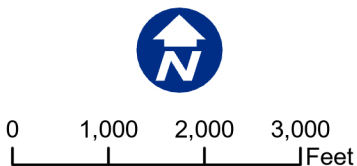


I:\2022\22-0199\GIS\Pro\usgs\_topo\topo\_map.aprx; Map created 18 May 2023

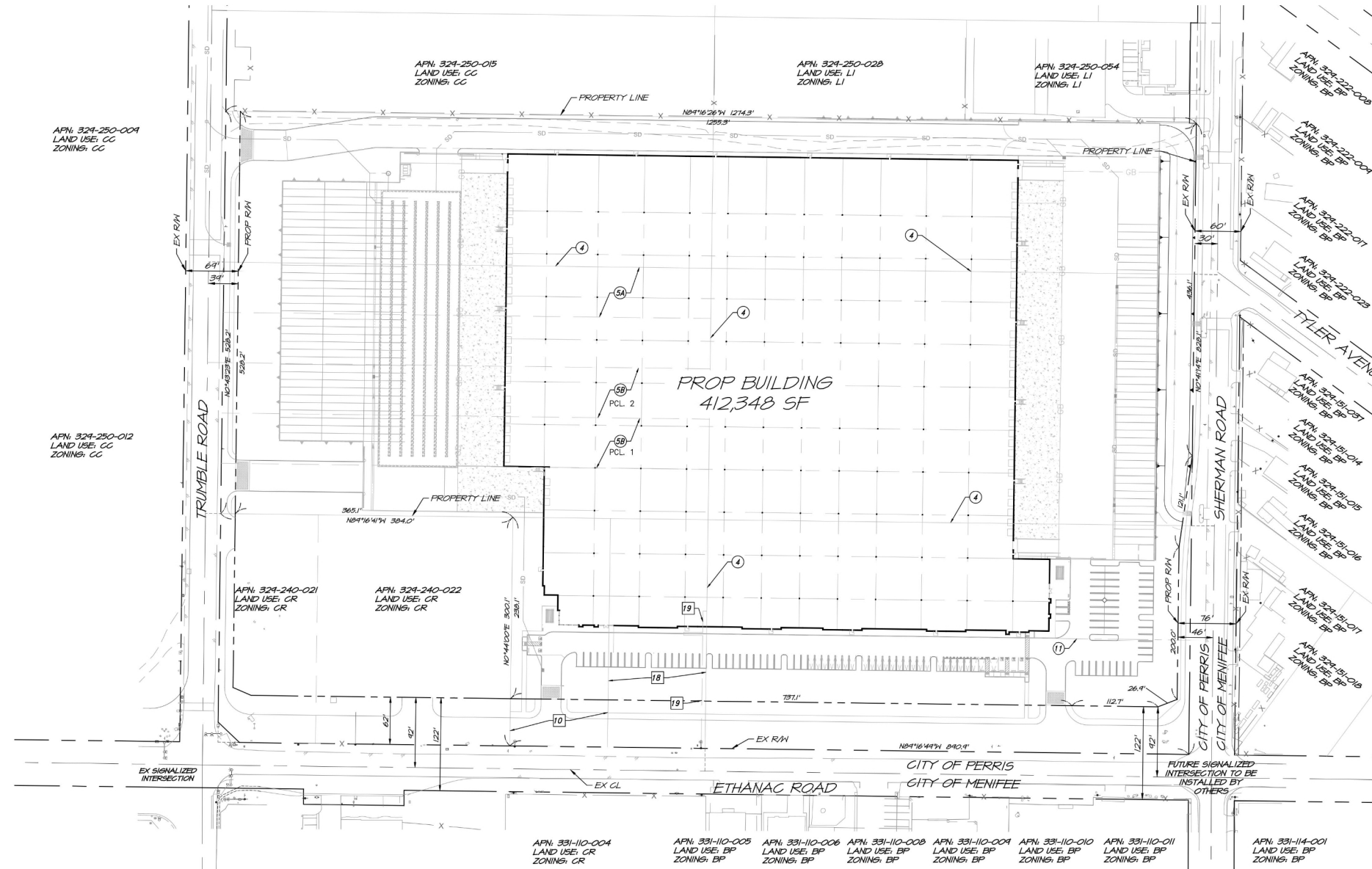
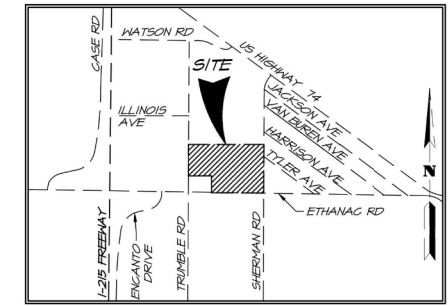


Sources: ESRI/USGS 7.5min Quads: ROMOLAND

**Figure 3 - USGS Topographic Map**  
Ethanac Logistics Center



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. 3N., S.B.M.



**OWNER/APPLICANT**  
 HILLWOOD INVESTMENT PROPERTIES  
 101 VIA FRIEMONT STE. 175  
 ONTARIO CA, 91764  
 CONTACT: NOAH SHIH  
 EMAIL: NOAH.SHIH@HILLWOOD.COM  
 PHONE: (909) 256-5412

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

**SOILS ENGINEER**  
 SOUTHERN CALIFORNIA GEOTECHNICAL  
 22825 E. SAVI RANCH PARKWAY,  
 SUITE E  
 YORBA LINDA, CA 92887  
 CONTACT: ROBERT TRAZZO  
 PHONE: (714) 685-1115  
 FAX: (714) 685-1118

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

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

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

**ACREAGE**

GROSS	21.6 AC
NET	20.0 AC
R/W	1.6 AC

**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	10,000 SF
OFFICE - FIRST FLOOR	5,000 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	100 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 GALPABLE (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:	14,800 CY
FILL:	65,600 CY
NET:	50,800 CY (FILL)

**SHEET INDEX**

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

**GENERAL INFORMATION**

- ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COMBINED VIA PARCEL MAP
- THOMAS BROS. MAP BOOK PAGE, 838, GRID: C1 AND D1
- PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- PROJECT LIES WITHIN THE CITY OF PERRIS REDEVELOPMENT PROJECT AREA.
- PROJECT LIES WITHIN CFD NO. 1.
- EASEMENTS OF RECORD ARE PLOTTED HEREIN.
- PROJECT IS WITHIN EASTERN MUNICIPAL WATER DISTRICT
- THERE ARE NO EXISTING WELLS ON THE PROPERTY.
- ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
- LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- LAND HAS LOW POTENTIAL FOR LIQUEFACTION PER SOCAL GEO REPORT DATED 02/23/2022.
- SUB-SURFACE SEPTIC DISPOSAL IS NOT INTENDED ON SITE.
- STRUCTURES AND/OR DWELLINGS DO NOT EXIST ON SITE.
- THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
- FLOOD ZONE X AREA OR LOW FLOODING PER FEMA PANEL 09065C2006K.
- PROJECT LIES WITHIN AIRPORT LAND USE COMPATIBILITY ZONE D
- ARCHITECTURAL SITE PLAN PROVIDED BY HPA ARCHITECTURE ON 04/12/23

**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: (951) 685-4355
- TELEPHONE:** CHARTER COMMUNICATIONS (SPECTRUM)  
 PHONE: (951) 406-1666
- CABLE T.V.:** FRONTIER COMMUNICATIONS  
 PHONE: (310) 284-5400
- SCHOOL DISTRICT(S):** ROMOLAND SCHOOL DISTRICT (TK-8)  
 PHONE: (951) 426-4244  
 PERRIS UNION HIGH SCHOOL DISTRICT (9-12)  
 PHONE: (951) 943-6364

**EASEMENT NOTES**

SEE SHEET 2

**LEGAL DESCRIPTION**

SEE SHEET 2



H:\2022\22-0199\GIS\Prodev plan rev.aprx Map created 05 Feb 2024

Source: Development Plan Review, sheet 1, Jan 18, 2024.

**Figure 4 - Development Plan Review**  
 Ethanac Logistics Center

NTS

