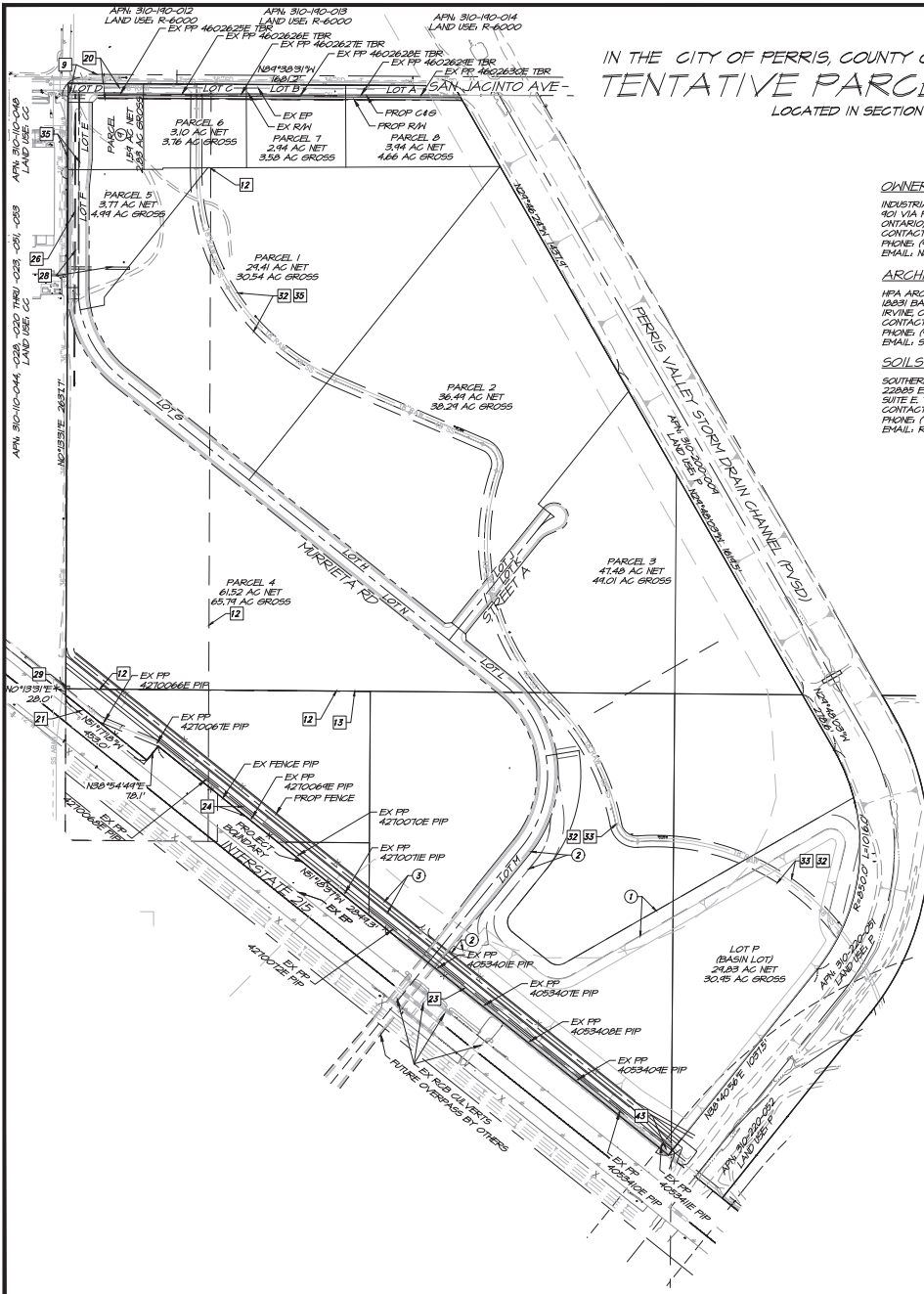


IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38760
 LOCATED IN SECTION 33, T. 4 S., R. 3 W., S.B.M.



OWNER/APPLICANT

INDUSTRIAL VI ENTERPRISES, LLC
 901 VIA PIEMONTE, SUITE 175
 ONTARIO, CA 91764-8503
 CONTACT: NOAH SHIH
 PHONE: (951) 258-5912
 EMAIL: NOAH.SHIH@HILLWOOD.COM

ARCHITECT

HFA ARCHITECTS
 10851 BARBERY AVE, SUITE 100
 IRVINE, CA 92612
 CONTACT: SHAM MAHONEY
 PHONE: (949) 466-7691
 EMAIL: SHAM.MAHONEY@HFAARCHITECTS.COM

SOILS ENGINEER

SOUTHERN CALIFORNIA GEOTECH
 22885 E. SAVY RANCH PARKWAY,
 SUITE E, YORBA LINDA, CA 92887
 CONTACT: ROBERT S. TRAZO
 PHONE: (714) 685-1115
 EMAIL: RTRAZO@SCGALGEO.COM

PROJECT REPRESENTATIVE

ALBERT A. HEBB ASSOCIATES
 3780 MCCRAY STREET
 RIVERSIDE, CA 92506
 CONTACT: OSCAR VALADEZ
 PHONE: (951) 295-1446
 EMAIL: OSCAR.VALADEZ@HEBBASSOCIATES.COM

LAND USE

EXISTING LAND USE: VACANT
 EXISTING G.P. LAND USE: SP (NEW PERRIS SPECIFIC PLAN)
 EXISTING ZONING: SP (NEW PERRIS SPECIFIC PLAN)

PROPOSED G.P. LAND USE: SP (NEW PERRIS COMMERCE CENTER)
 PROPOSED ZONING: SP (NEW PERRIS COMMERCE CENTER)

SCHOOL DISTRICT

PERRIS ELEMENTARY SCHOOL DISTRICT/
 PERRIS UNION HIGH SCHOOL DISTRICT

EARTHWORK ESTIMATE

CUT: 2,191,000 CY
 FILL: 3,536,000 CY
 NET: 1,405,000 CY (IMPORT)

LEGEND

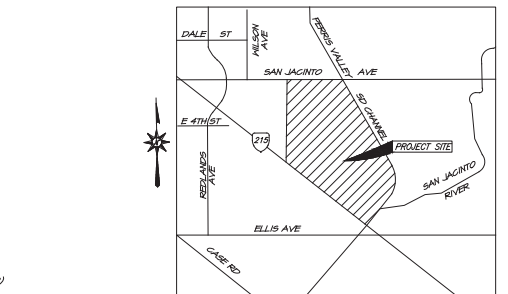
- EXISTING CENTER LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING LOT BOUNDARY
- PROJECT BOUNDARY
- PROP EASEMENT
- PROPOSEX RIGHT OF WAY
- PROPOSED CENTER LINE
- PROPOSED CURB

ACREAGE

PARCEL NO.	NET	PROP. RUN	GROSS
PARCEL 1	29.41 AC	LOT G 1.18 AC	30.54 AC
PARCEL 2	36.49 AC	LOT H 1.23 AC	
		LOT J 0.57 AC	38.29 AC
PARCEL 3	47.48 AC	LOT K 0.76 AC	
		LOT L 0.77 AC	49.01 AC
PARCEL 4	61.52 AC	LOT M 4.21 AC	65.74 AC
PARCEL 5	3.71 AC	LOT F 1.23 AC	4.94 AC
PARCEL 6	3.10 AC	LOT G 0.68 AC	3.78 AC
PARCEL 7	2.94 AC	LOT B 0.64 AC	3.58 AC
PARCEL 8	3.94 AC	LOT A 0.72 AC	4.66 AC
PARCEL 9	1.59 AC	LOT D 0.53 AC	
		LOT E 0.71 AC	2.83 AC
LOT P (BASIN LOT)	29.83 AC	LOT M 1.12 AC	30.95 AC
TOTAL:	220.07 AC	14.33 AC	234.40 AC

SHEET INDEX

- SHEET 1 TITLE
- SHEET 2 LEGAL DESCRIPTION, EASEMENTS, & STREET SECTIONS
- SHEET 3-4 PROPOSED PARCELS
- SHEET 5 MASS GRADING SECTIONS
- SHEETS 6-7 CONCEPTUAL MASS GRADING
- SHEET 8 CONCEPTUAL UTILITY SHEET



EASEMENT NOTES

SEE SHEET 2

LEGAL DESCRIPTION

SEE SHEET 2

ABBREVIATIONS

- C/L CENTER LINE
- C&G CURB AND GUTTER
- EP EDGE OF PAVEMENT
- EX EXISTING
- FP POWER POLE
- PROP PROPOSED
- PROT IN PLACE PROTECT IN PLACE
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- TBR TO BE RELOCATED
- TBU TO BE UNDERGROUND

A.P.N.

- 310-220-005
- 310-220-004
- 310-220-003
- 310-220-022
- 310-220-021
- 310-220-047
- 310-220-048

UTILITY PROVIDERS

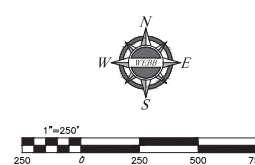
- WATER EASTERN MUNICIPAL WATER DISTRICT
PHONE: (951) 928-6107
- SEWER EASTERN MUNICIPAL WATER DISTRICT
PHONE: (951) 928-6107
- ELECTRICAL SOUTHERN CALIFORNIA EDISON
PHONE: (800) 655-4555
- GAS SOUTHERN CALIFORNIA GAS COMPANY
PHONE: (800) 338-7955
- TELEPHONE SPECTRUM
PHONE: (951) 406-1666
- CABLE T.V. FRONTIER
PHONE: (951) 264-5100

GENERAL INFORMATION

1. THOMAS BROS. MAP BOOK PAGE 807 GRID, J2, J3, A2, A3, A4.
2. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDED.
3. PROJECT IS WITHIN NEW PERRIS SPECIFIC PLAN.
4. EASEMENTS OF RECORD ARE PLOTTED HEREON.
5. PROJECT IS WITHIN PERRIS COMMUNITY SERVICES DISTRICT.
6. THERE ARE NO EXISTING HILLS ON THE PROPERTY.
7. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
8. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
9. LAND IS SUBJECT TO LIQUIDATION.
10. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
11. PROJECT SITE IS WITHIN FLOOD ZONE AE AND WITHIN THE FLOODWAY ZONE AE FOR THE SAN JACINTO RIVER AND PERRIS VALLEY STORM DRAIN PER FEMA MAP NUMBER 080605040H.
12. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT #1.
13. PROJECT SITE IS WITHIN FLOOD ZONE AE AND WITHIN THE FLOODWAY ZONE AE FOR THE SAN JACINTO RIVER AND PERRIS VALLEY STORM DRAIN PER FEMA MAP NUMBER 080605040H.

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES A SPECIFIC PLAN AMENDMENT THAT WOULD REDESIGN THE EXISTING NEW PERRIS SPECIFIC PLAN. THIS CHANGE WOULD REMOVE THE EXISTING SPECIFIC PLAN DESIGNATIONS OF COMMERCIAL, GOLF COURSE, HOTEL, AND RESEARCH AND DEVELOPMENT. THE PROPOSED NEW PERRIS COMMERCE CENTER (NPCC) SPECIFIC PLAN WOULD INCLUDE A DEVELOPMENT PLAN IDENTIFYING THE LAND USES, SITE ACCESS AND TRANSPORT CONNECTIONS, CIRCULATION, DRAINAGE, WATER, SEWER, AND PUBLIC FACILITIES AND SERVICES, AS WELL AS DEVELOPMENT STANDARDS AND PERMITTED LAND USES FOR THE PLANNING AREAS WITHIN THE NPCC SPECIFIC PLAN. THIS TENTATIVE MAP WILL ESTABLISH THE LEGAL SUBDIVISION OF INDIVIDUAL PARCELS.



TENTATIVE PARCEL MAP NO. 38760
NEW PERRIS COMMERCE CENTER
TITLE SHEET

SCALE: 1" = 250'	DATE: 3/18/2024	DESIGNED: SHK	CHECKED: SHK	FLN. CK. REF: F.B.
				W.O. 23-0080 SHEET 1 OF 8 SHEETS DWG. NO.

PRELIMINARY