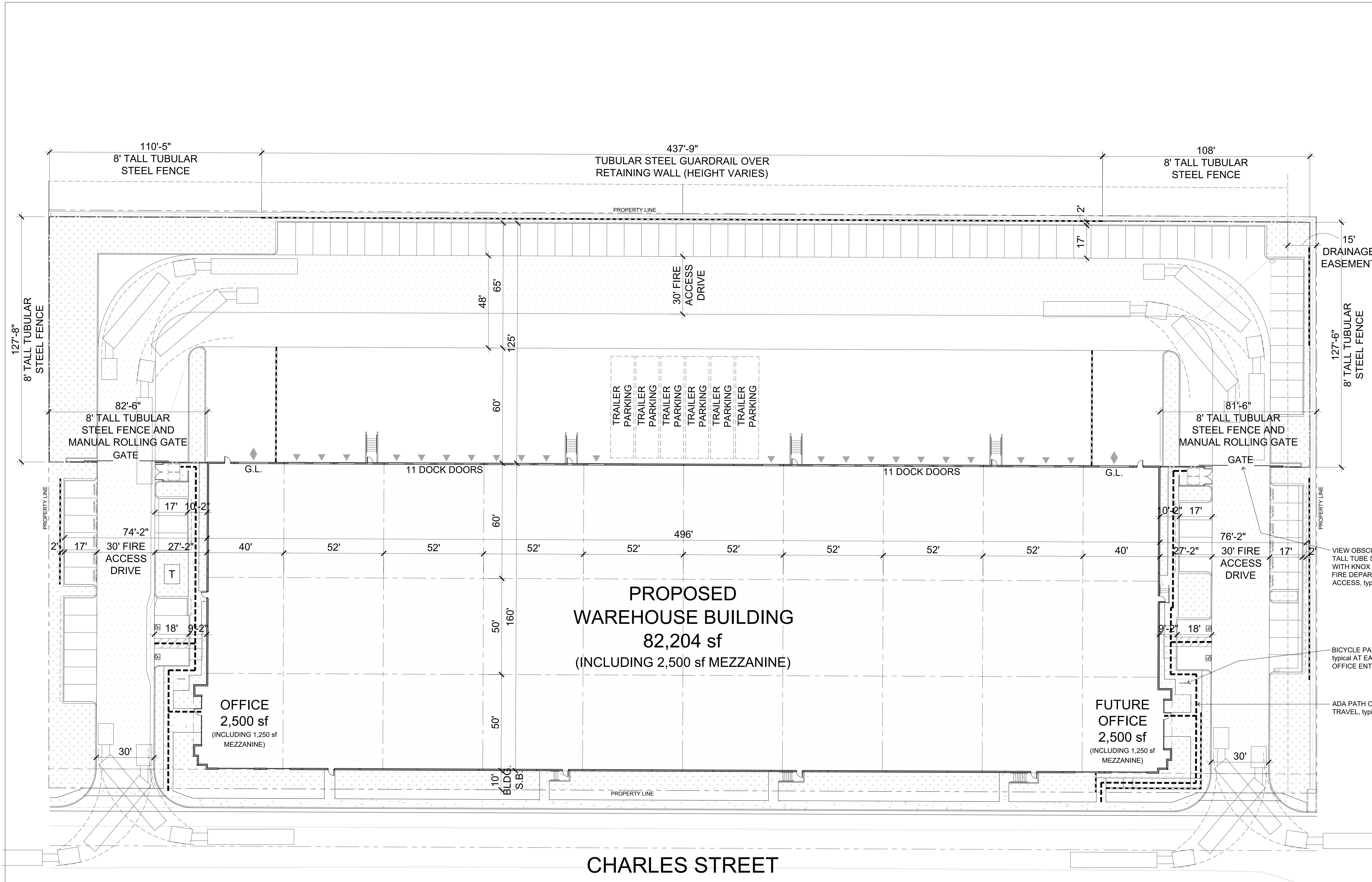


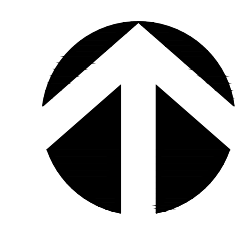
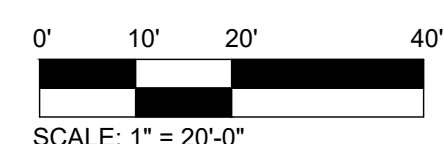
PROJECT INFORMATION	
GROSS LOT AREA:	198,298 SF
NET LOT AREA:	4.55 ACRES 198,298 SF
BUILDING COVERAGE: (ON NET LOT AREA)	40.19%
F.A.R.:	41.45%
TOTAL BUILDING AREA:	
WAREHOUSE:	82,204 SF
OFFICE (INCLUDING 2,500 sf MEZZANINE):	74,704 SF
PARKING REQUIRED:	
WAREHOUSE: 74,704 SF	80 SPACES
OFFICE: 7,500 sf (1/2500)	50 SPACES
PARKING PROVIDED:	
STANDARD:	86 SPACES
ACCESSIBLE:	4 SPACES
CLEAN AIR / VANPOOL / EV:	12 SPACES *
FUTURE EV:	9 SPACES *
* INCLUSIVE:	
BICYCLE PARKING:	6 SPACES
TRAILER PARKING:	6 SPACES
DOCK DOORS:	22 DOORS
GRADE LEVEL DOORS:	2 DOORS
LANDSCAPE PROVIDED:	
	19,887 SF
	21.67%
CITY OF BANNING INDUSTRIAL ZONE DEVELOPMENT STANDARDS:	
LAND USE:	Industrial
USE REGULATIONS:	
MINIMUM LOT SIZE:	10,000 SF
BUILDING TYPE:	Non-Residential
MAXIMUM BUILDING HEIGHT:	2 Stories / 50'
MAXIMUM BUILDING COVERAGE:	60%
MIN. BUILDING SETBACK (streets):	
WESTWARD AVENUE:	10'
CHARLES STREET:	10'
MIN. BUILDING SETBACK (yards):	
INTERIOR SIDE YARD:	0'
REAR YARD:	0'
OFF STREET PARKING:	
STANDARD:	9' x 19'
COMPACT:	CDD Approval Req'd
DRIVE AISLE:	24'
FIRE LANE:	24'
OVERHANG:	2'
REQUIRED PARKING:	
WAREHOUSE:	
1-20,000 SF	2 MIN. + 1/1,000
OVER 20,000 SF	22 MIN. + 1/2,000 SF
OFFICE:	
UP TO 2,000 SF	1/200
2,001 TO 7,500 SF	1/250
OVER 7,500 SF	1/300
TRUCKS:	1 TRAILER SPACE / 4 DOCK HIGH DOORS
REQUIRED LANDSCAPING:	
PROVIDED LANDSCAPING:	15% NET PARKING AREA
	21.67% NET PARKING AREA



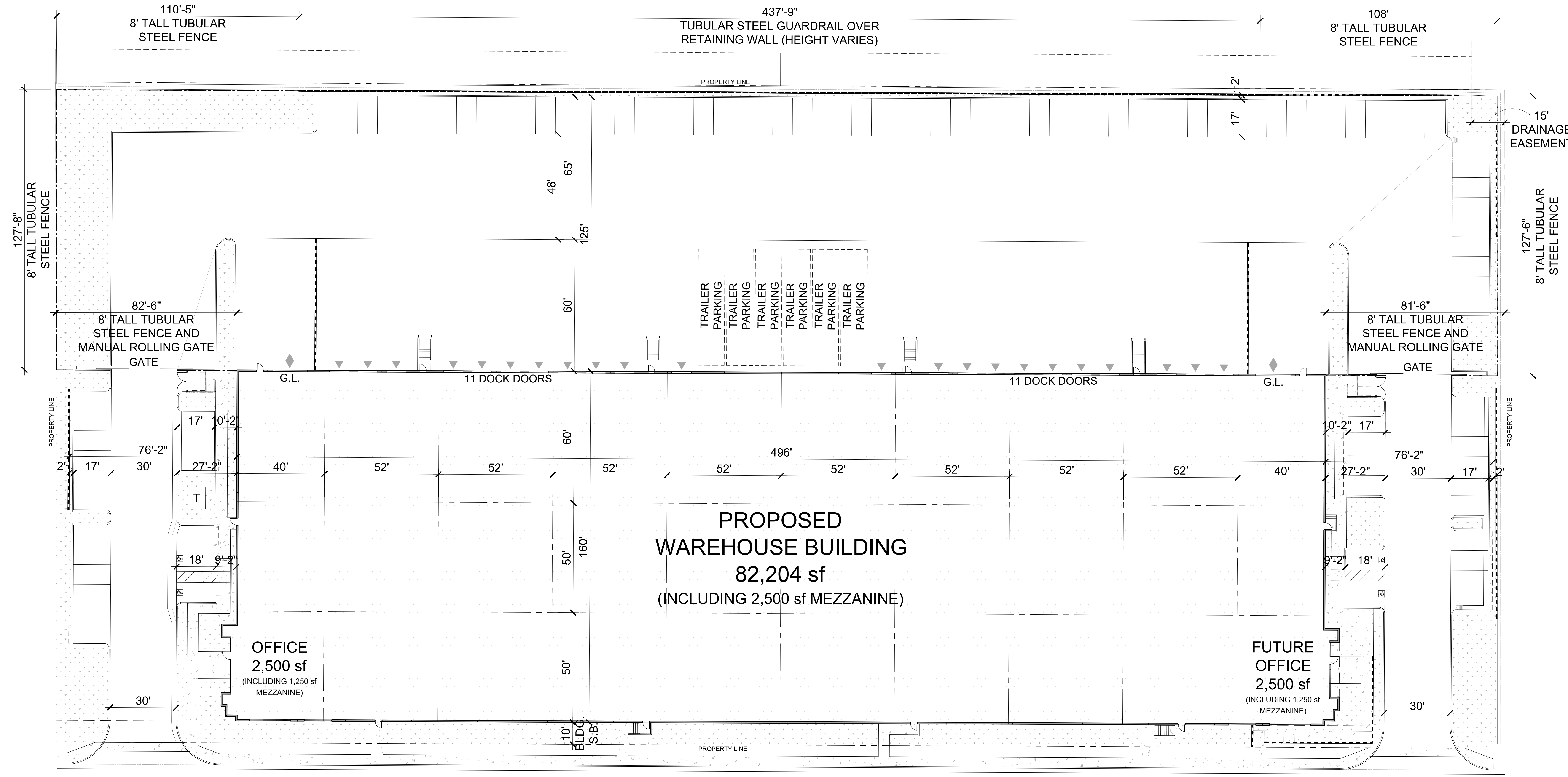
CHARLES STREET

PRELIMINARY SITE PLAN
 SCHEME 3r2
 PARCEL 3 - APN 532-180-045
 PARCEL 4 - APN 532-180-046
 13 July 2022

Charles Street Industrial Building
 Banning, California



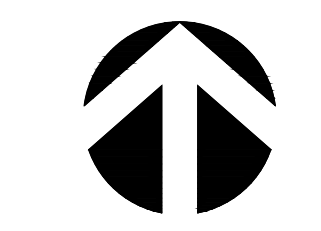
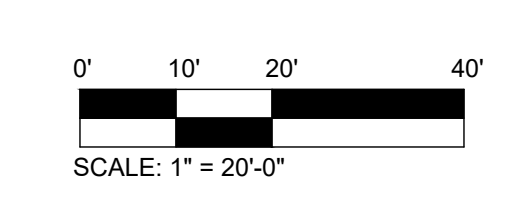
PROJECT INFORMATION	
GROSS LOT AREA:	198,298 SF 4.55 ACRES
NET LOT AREA:	198,298 SF 4.55 ACRES
BUILDING COVERAGE: (ON NET LOT AREA)	40.19%
F.A.R.:	(ON NET LOT AREA) 41.45%
TOTAL BUILDING AREA: 82,204 SF	
WAREHOUSE:	74,704 SF
OFFICE (INCLUDING 2,500 sf MEZZANINE):	7,500 SF
PARKING REQUIRED: 80 SPACES	
WAREHOUSE: 74,704 SF	50 SPACES
OFFICE: 7,500 sf (1/250)	30 SPACES
PARKING PROVIDED: 100 SPACES	
STANDARD:	86 SPACES
ACCESSIBLE:	4 SPACES
TRAILER PARKING:	6 SPACES
DOCK DOORS:	22 DOORS
GRADE LEVEL DOORS:	2 DOORS
LANDSCAPE PROVIDED: 19,887 SF 16.77%	
CITY OF BANNING INDUSTRIAL ZONE DEVELOPMENT STANDARDS:	
LAND USE:	Industrial
USE REGULATIONS:	
MINIMUM LOT SIZE:	10,000 SF
BUILDING TYPE:	Non-Residential
MAXIMUM BUILDING HEIGHT:	2 Stories / 50'
MAXIMUM BUILDING COVERAGE:	60%
MIN. BUILDING SETBACK (streets):	
WESTWARD AVENUE:	10'
CHARLES STREET:	10'
MIN. BUILDING SETBACK (yards):	
INTERIOR SIDE YARD:	0'
REAR YARD:	0'
OFF STREET PARKING:	
STANDARD:	9' x 19'
COMPACT:	CDD Approval Req'd
DRIVE AISLE:	24'
FIRE LANE (NO PARKING):	30'
OVERHANG:	2'
REQUIRED PARKING:	
WAREHOUSE:	
1-20,000 SF	2 MIN. + 1/1,000
OVER 20,000 SF	22 MIN. + 1/2,000 SF
OFFICE:	
UP TO 2,000 SF	1/200
2,001 TO 7,500 SF	1/250
OVER 7,500 SF	1/300
TRUCKS:	1 TRAILER SPACE / 4 DOCK HIGH DOORS
REQUIRED LANDSCAPING:	
PROVIDED LANDSCAPING:	15% NET PARKING AREA 16.83% NET PARKING AREA

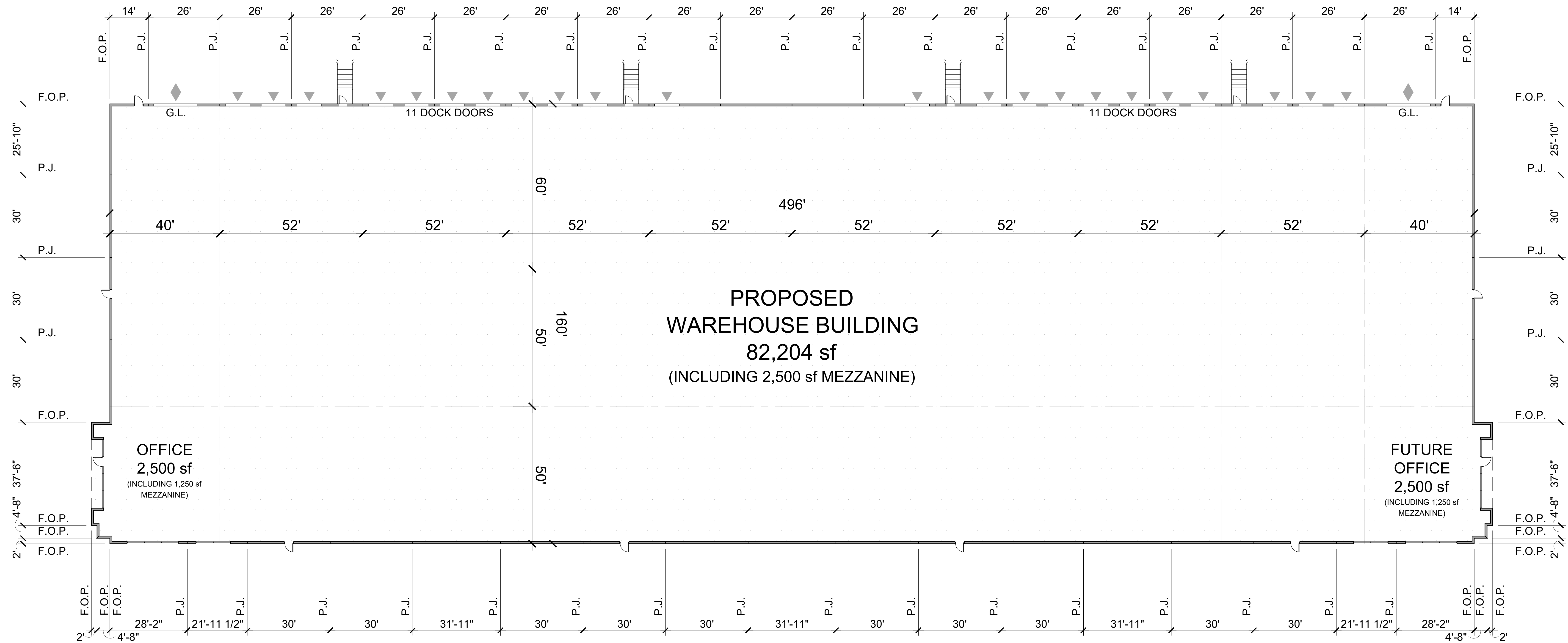


CHARLES STREET

PRELIMINARY SITE PLAN
 SCHEME 3r2
 PARCEL 3 - APN 532-180-045
 PARCEL 4 - APN 532-180-046
 13 July 2022

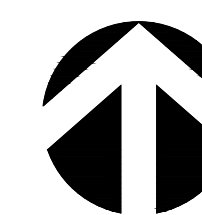
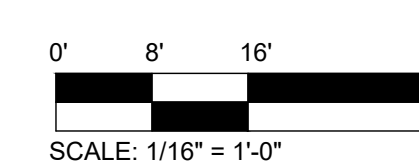
Charles Street Industrial Building
 Banning, California

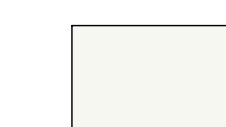
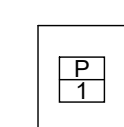

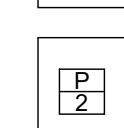

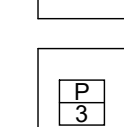

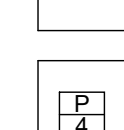

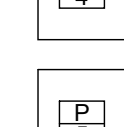

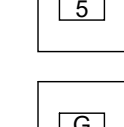

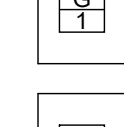




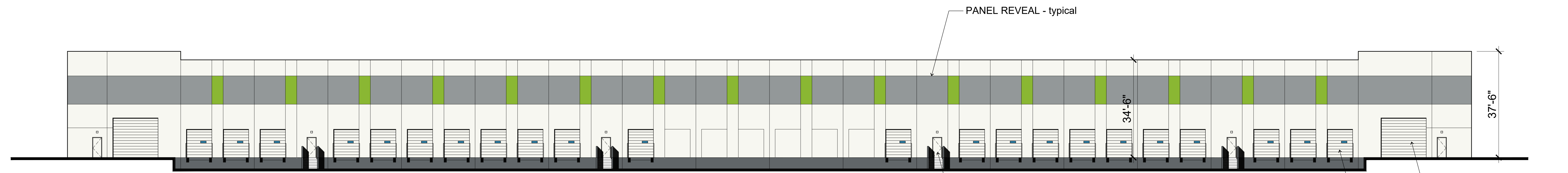
PRELIMINARY BUILDING PLAN
 SCHEME 3r2
 PARCEL 3 - APN 532-180-045
 PARCEL 4 - APN 532-180-046
 15 July 2022

Charles Street Industrial Building
 Banning, California

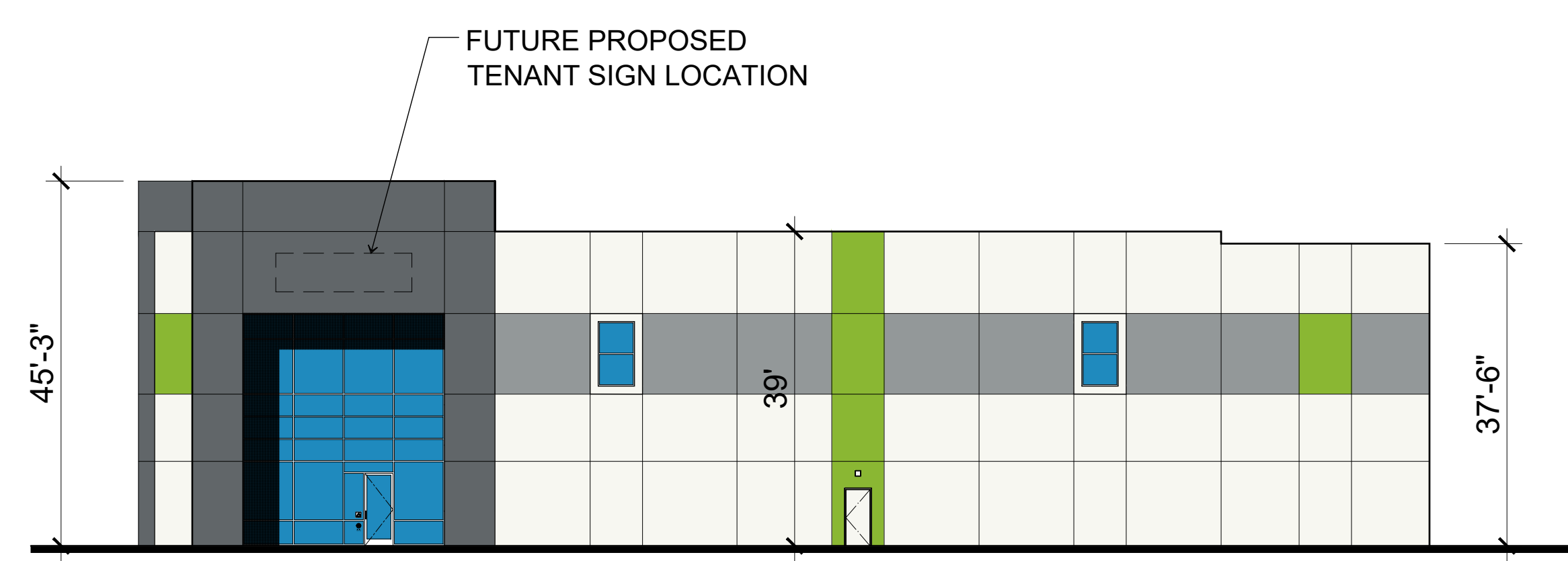


		TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7757 - HIGH REFLECTIVE WHITE
		TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7071 - GRAY SCREEN
		TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #9162 - AFRICAN GRAY
		TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7075 - WEB GRAY
		TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #6922 - OUTRAGEOUS GREEN
		PPG VISTACOOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS
		FORM LINER

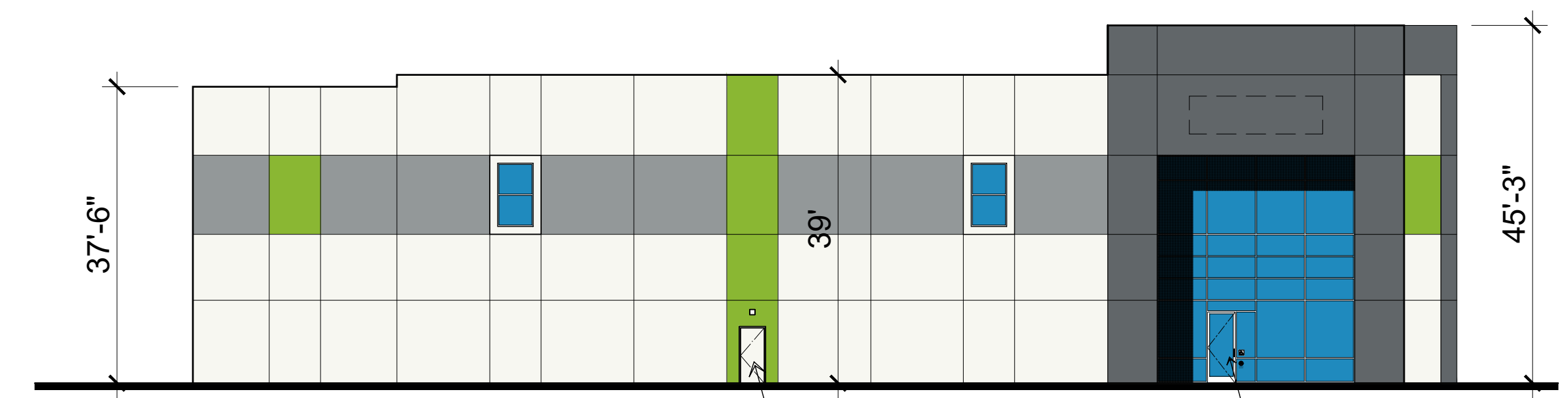
LEGEND



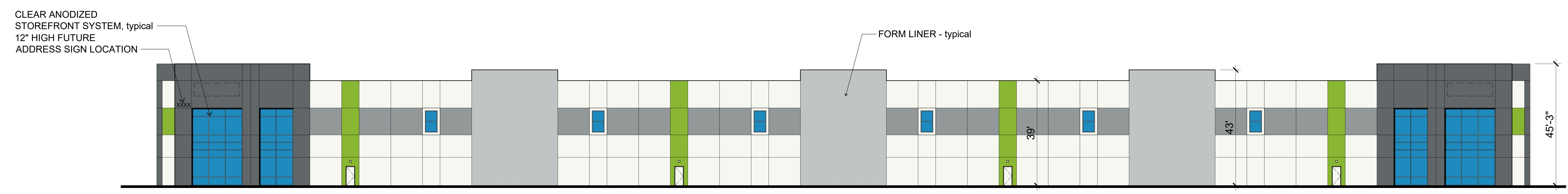
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



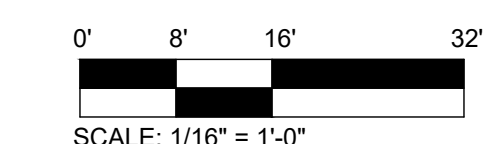
WEST ELEVATION
SCALE: 1/16" = 1'-0"

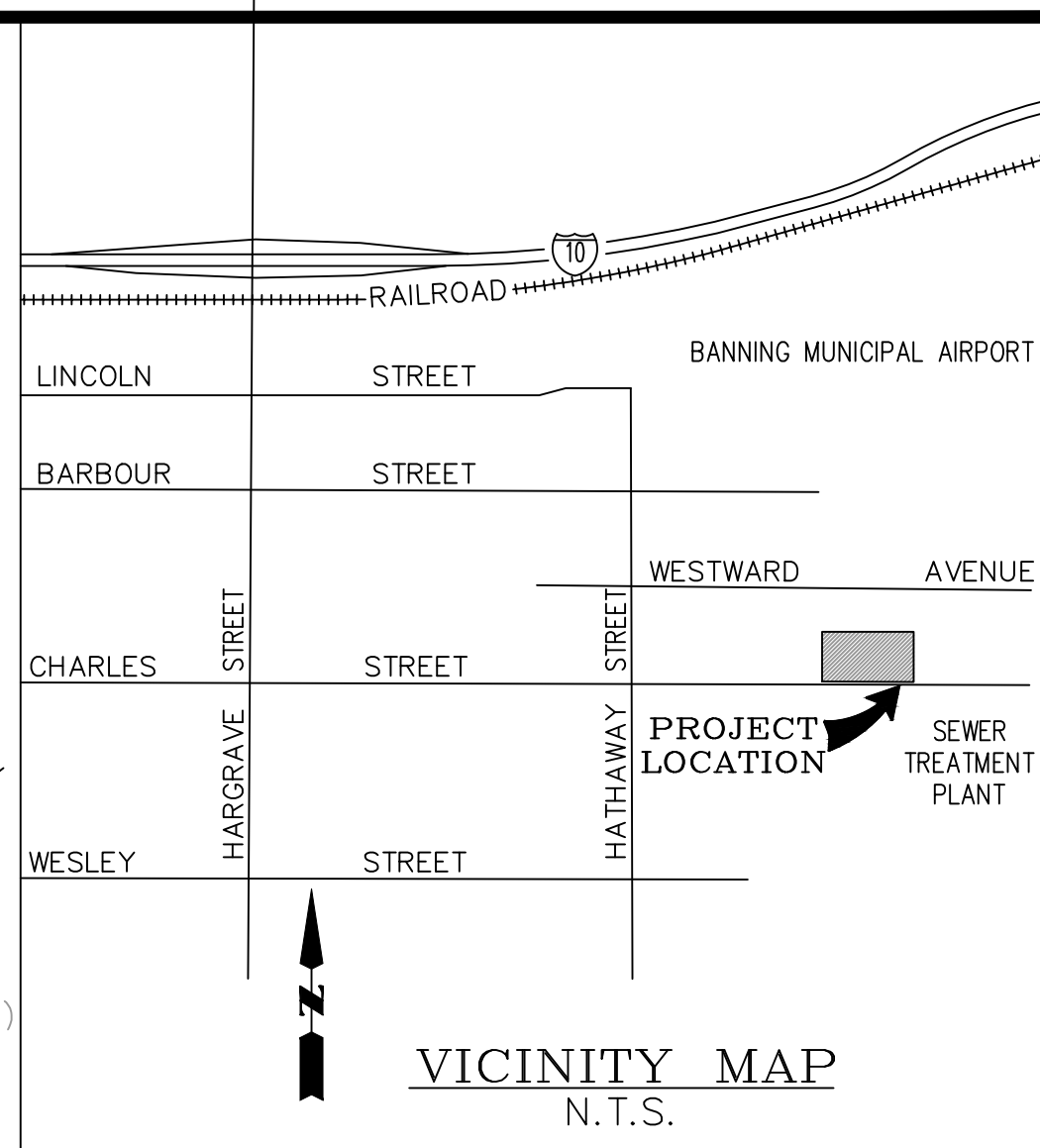
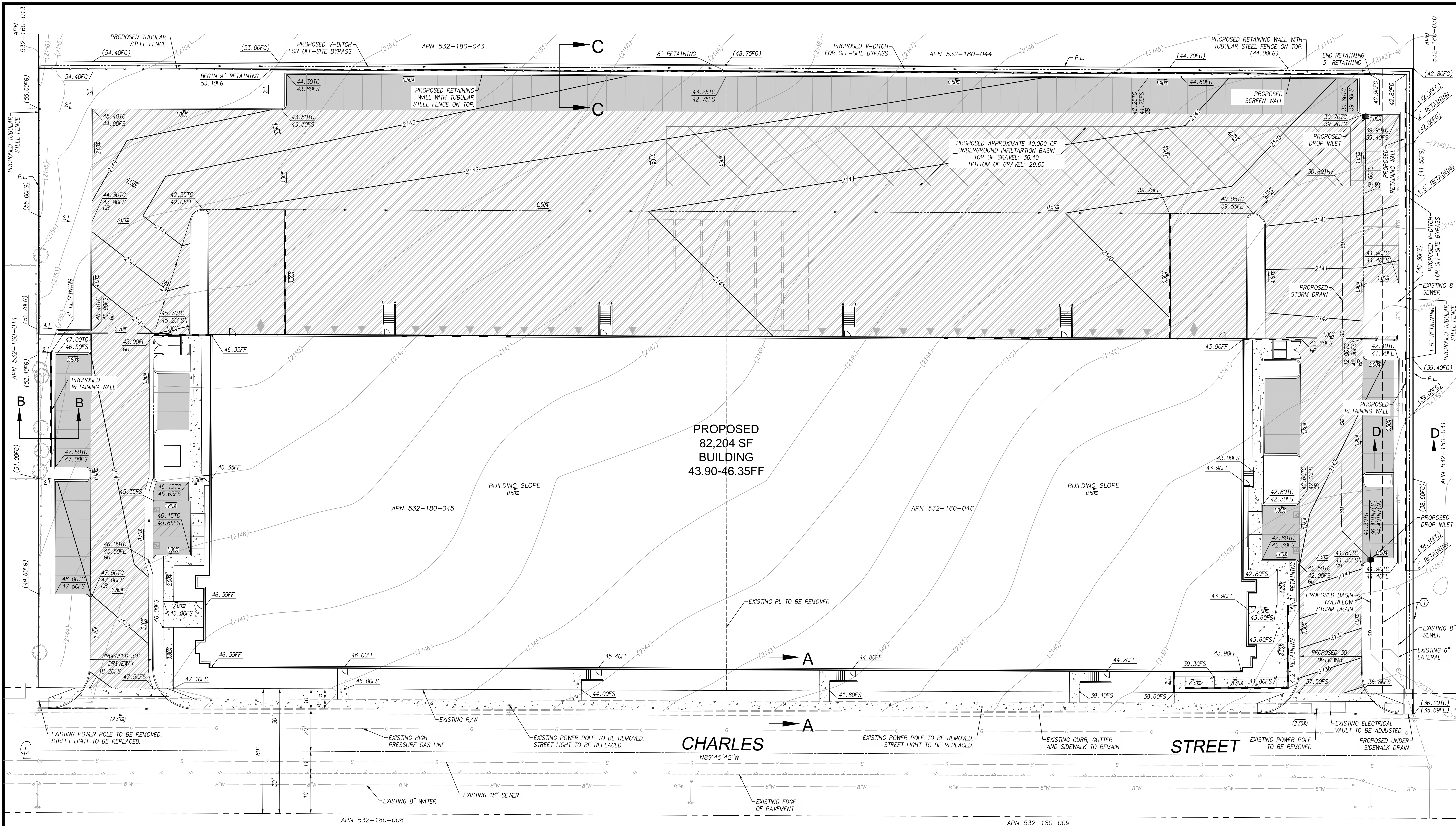


SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

PRELIMINARY BUILDING ELEVATIONS
SCHEME 3r2
PARCEL 3 - APN 532-180-045
PARCEL 4 - APN 532-180-046
15 July 2022

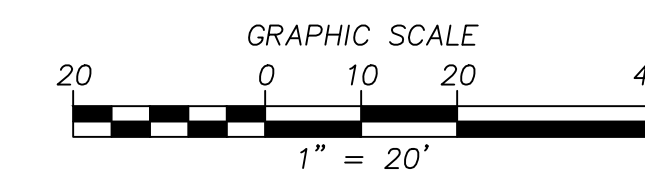
Charles Street Industrial Building
Banning, California





CASC
Engineering and Consulting
1470 EAST COOLEY DRIVE, COLE, CA 92524
PH: (951) 783-0101 FAX: (951) 783-0108
www.cascinc.com

CONCEPTUAL GRADING PLAN
CHARLES STREET INDUSTRIAL BUILDING
CDRE HOLDINGS 26 LLC
APN 532-180-045 & 046
CITY OF BANNING



LEGEND

— 1.330 —	PROPOSED CONTOUR
- (1.330) -	EXISTING CONTOUR
— 2.30% —	PROPOSED GRADE
CL	CENTERLINE
HP	HIGH POINT
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
GB	GRADE BREAK
TC	TOP OF CURB
TG	TOP OF GRATE
FS	FINISH SURFACE
FL	FLOWLINE
XX.XX	PROPOSED ELEVATION
(XX.XX)	EXISTING ELEVATION
—	EXISTING/PROPOSED SIDEWALK
▨	PROPOSED AC PAVING
▨	PROPOSED PCC PAVING
—	EXISTING STREET LIGHT TO BE REPLACED
—	EXISTING FIRE HYDRANT

UTILITY NOTIFICATION

A&T
3939 EAST CORONADO STREET, 2ND FLOOR
ANAHEIM, CA 92807
PHONE: (714) 507-3526

FRONTIER COMMUNICATIONS
9 S. 4TH STREET
REDLANDS, CA 92373
PHONE: (909) 748-6676

CHARTER COMMUNICATIONS
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
PHONE: (951) 406-1627

SOUTHERN CALIFORNIA GAS COMPANY
1981 WEST LUGONIA AVENUE
REDLANDS, CA 92373
PHONE: (909) 335-7508

SOUTHERN CALIFORNIA EDISON
26100 MENIFEE ROAD
ROMOLAND, CA 92585
PHONE: (951) 928-8334

CITY OF BANNING ELECTRIC UTILITY
176 E LINCOLN STREET
BANNING, CA 92220
PHONE: (951) 922-3263

CITY OF BANNING WATER
176 E LINCOLN STREET
BANNING, CA 92220
OFFICE: (951) 922-3281
DIRECT LINE: (951) 922-3143

CITY OF BANNING SEWER
176 E LINCOLN STREET
BANNING, CA 92220
OFFICE: (951) 922-3281
DIRECT LINE: (951) 922-3143

CITY OF BANNING STORM DRAIN
99 E. RAMSEY STREET
BANNING, CA 92220
PHONE: (951) 922-3130

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER: 532-180-045 & 532-180-046
- EXISTING GROSS AREA: 198,298 SF = 4.55 AC
- EXISTING NET USABLE AREA: 198,298 SF = 4.55 AC
- PROPOSED NET USABLE AREA: 198,298 SF = 4.55 AC
- PROPOSED STREET VACATION AREA: NOT APPLICABLE
- EXISTING ZONE DESIGNATION: INDUSTRIAL
- PROPOSED ZONE DESIGNATION: INDUSTRIAL
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: WAREHOUSE / OFFICE
- PROJECT SITE IS LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOODINSURANCE RATE MAP COMMUNITY PANEL NUMBER 0906008366, DATED AUGUST 28, 2008.

LEGAL DESCRIPTION

PARCELS 3 AND 4 OF PARCEL MAP NO. 24908, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 174, PAGES 64-65 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

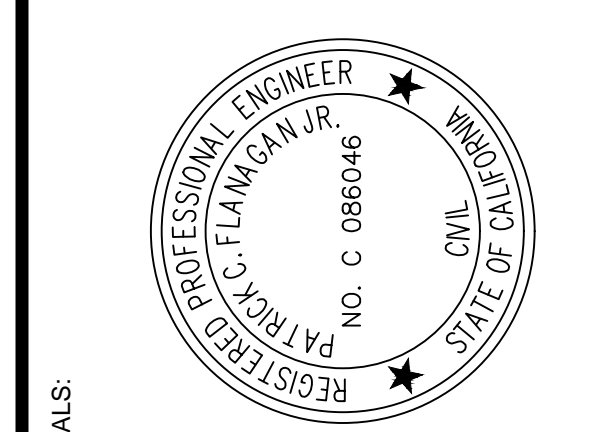
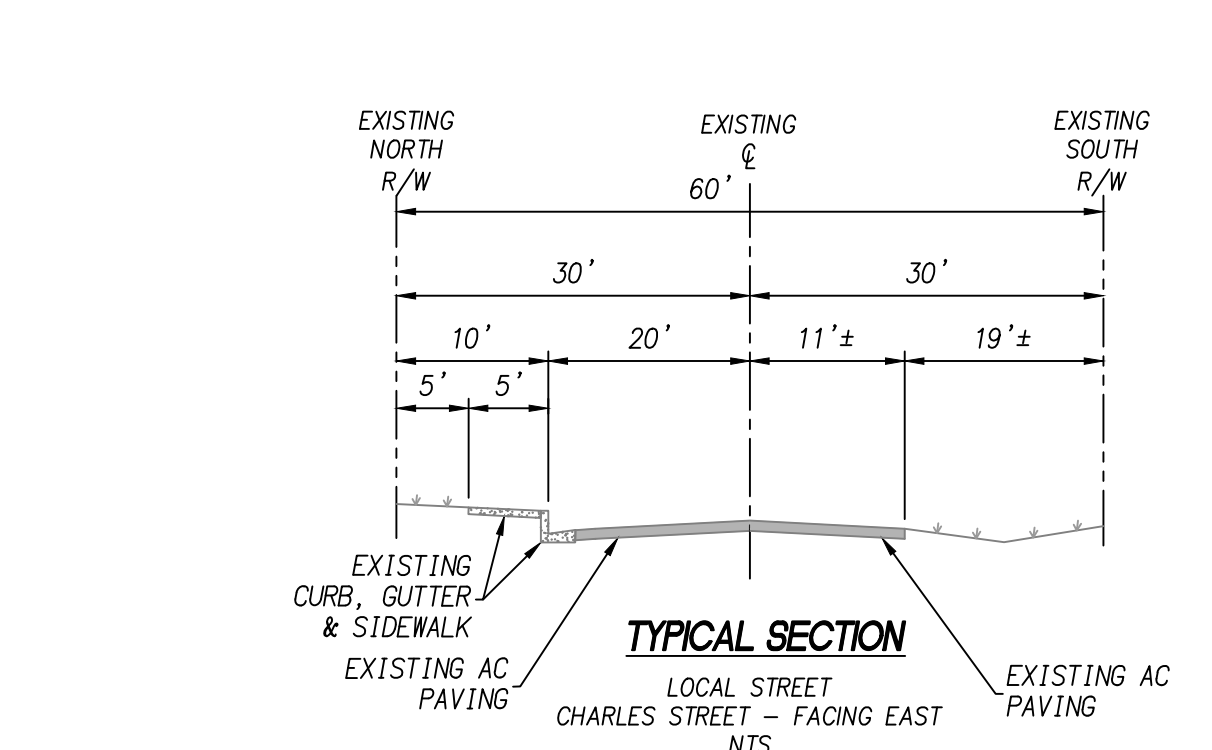
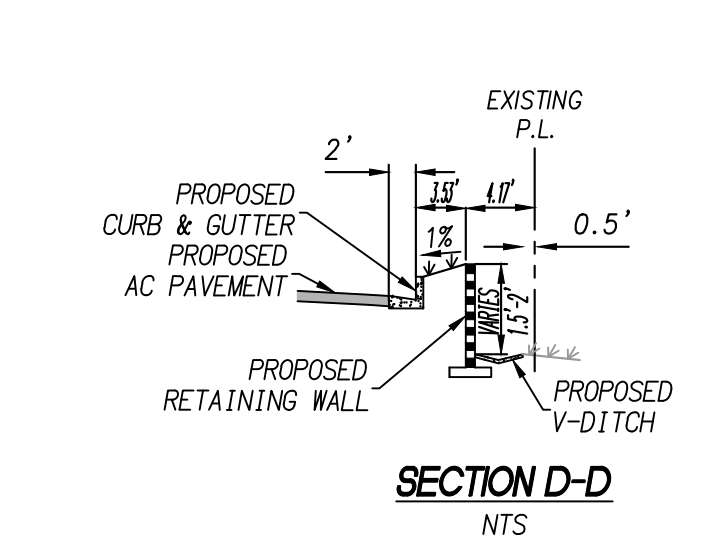
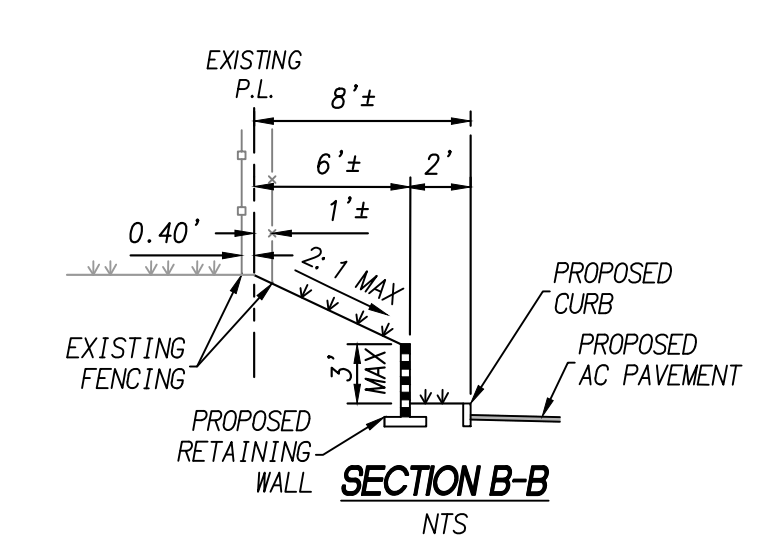
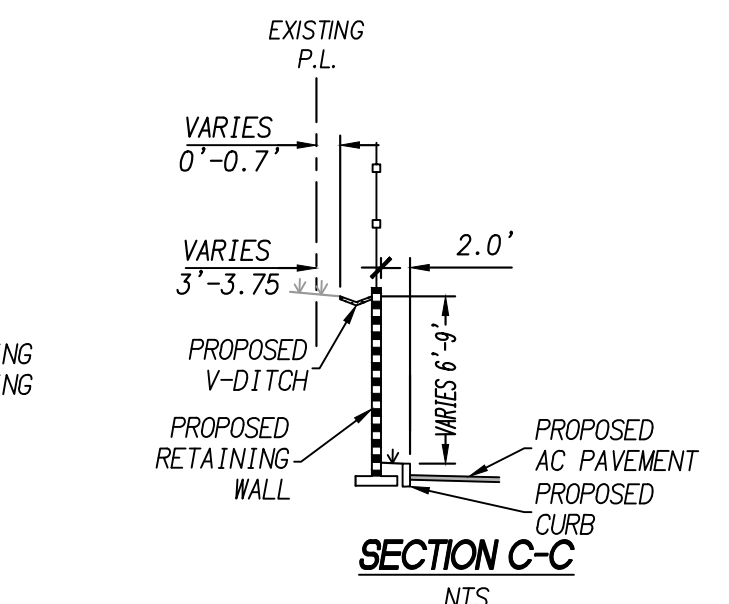
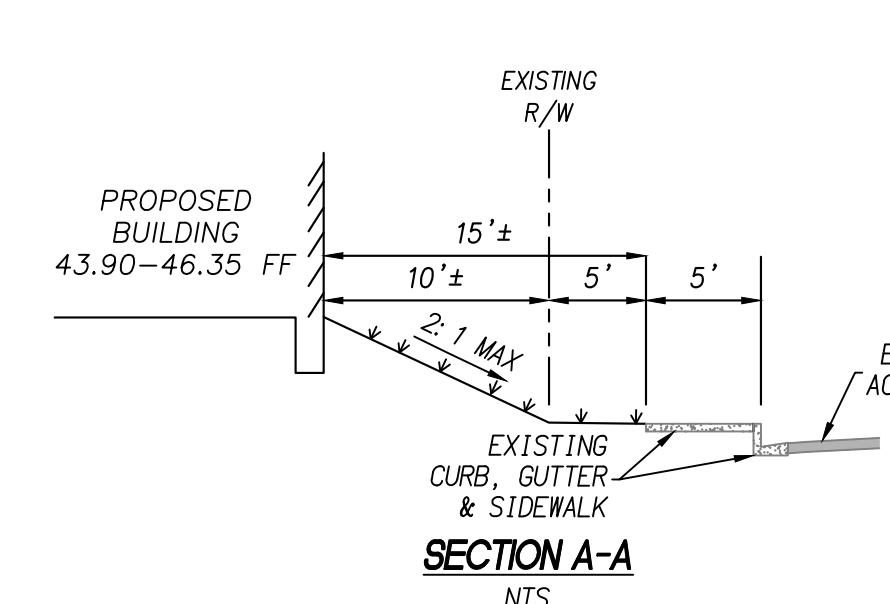
EASEMENT

- AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 24908 FOR DRAINAGE, SEWER AND INCIDENTAL PURPOSES RECORDED FEBRUARY 13, 1992 ON FILE IN BOOK 174, PAGE 64-65, OF PARCEL MAPS.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 24908 FOR DRAINAGE AND INCIDENTAL PURPOSES FEBRUARY 13, 1992 ON FILE IN BOOK 174, PAGE 64-65, OF PARCEL MAPS.
- AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF NEVADA-CALIFORNIA ELECTRIC CORPORATION, RECORDED MARCH 24, 1937 AS BOOK 317, PAGE 333 OF OFFICIAL RECORDS.
- AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN FAVOR OF BANNING LAND COMPANY AND BANNING WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, RECORDED MAY 10, 1895 IN BOOK 28 OF DEEDS, PAGE 102.

ESTIMATED RAW EARTHWORK QUANTITIES

BASE SURFACE:	1494-0009 EG
COMPARISON SURFACE:	1494-0009 PR BUILDING B
CUT VOLUME (UNADJUSTED):	20,000 CU. YD.
FILL VOLUME (UNADJUSTED):	5,400 CU. YD.

NOTE: SITE IS EXPECTED TO HAVE EXPORT.



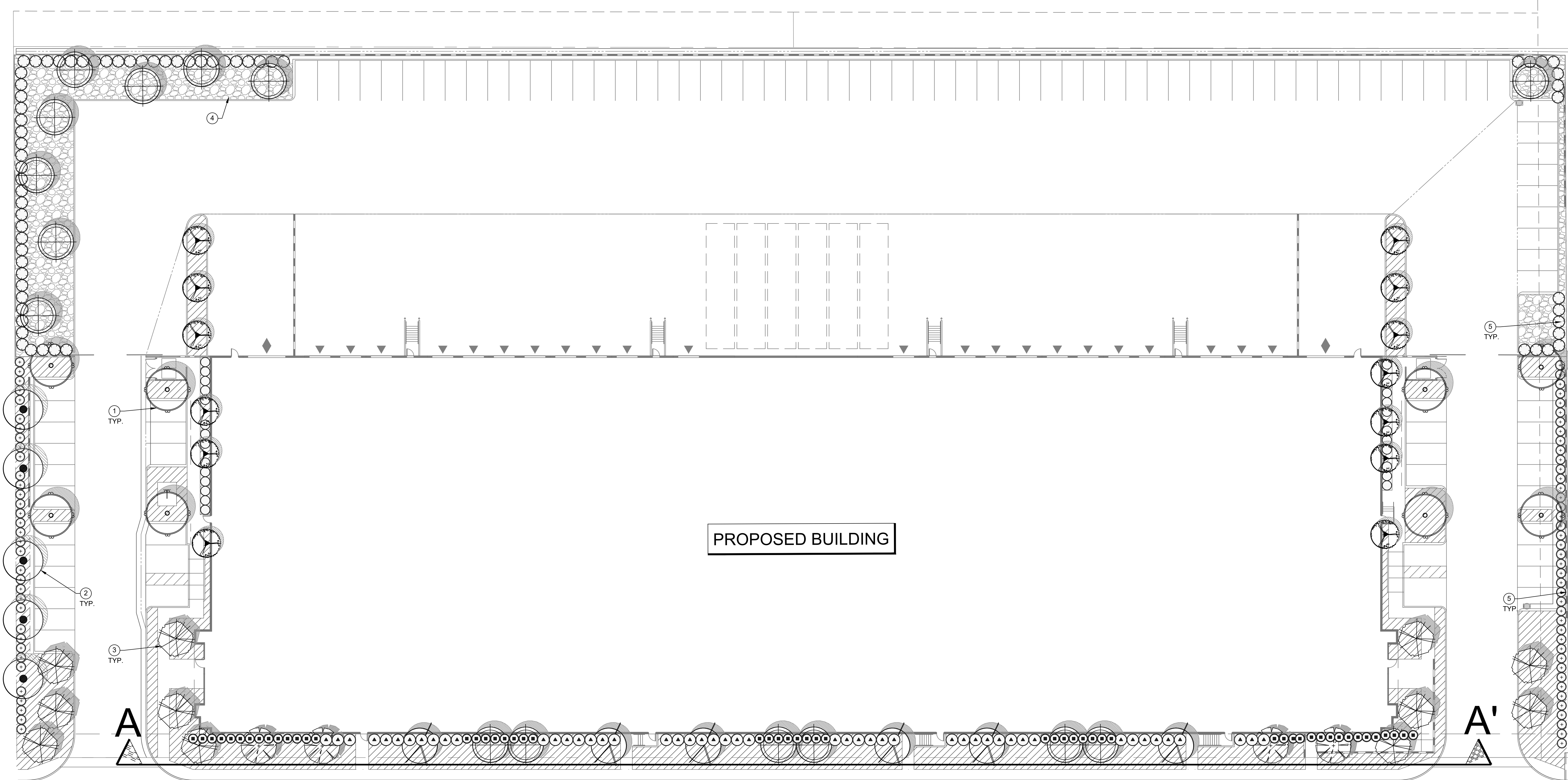
PREPARED FOR/APPLICANT:
CDRE HOLDINGS 26 LLC
ATTN: MARK BACKL
999 N. PACIFIC COAST HIGHWAY, SUITE 580
EL SEGUNDO, CA 90245
(310) 428-3302

PROPERTY OWNER:
CDRE HOLDINGS 26
ATTN: MARK BACKL, SUITE 580
999 N. PACIFIC COAST HIGHWAY, SUITE 580
EL SEGUNDO, CA 90245
(310) 428-3302
mbackl@cdre.com

BENCHMARK
PLOT 104 NEAR THE INTERSECTION OF
LINCOLN ST. & HATHAWAY ST.
ELEVATION = 2416.61

BASIS OF BEARING
CENTERLINE OF WESTWARD AVENUE
BEING NS89°35'00"W PER PARCEL MAP NO.
24908 PNE 174/64-65

CGP



CONCEPTUAL PLAN NOTE:
 THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

- GENERAL NOTES:**
- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
 - ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
 - ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

IRRIGATION NOTE:
 THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATED MANDATED AB-1881 WATER ORDINANCE.

WUCOLS PLANT FACTOR
 THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
 M = MODERATE WATER NEEDS
 L = LOW WATER NEEDS
 VL = VERY LOW WATER NEEDS

PROPOSED BUILDING

CHARLES STREET

- DESIGN KEY NOTES:**
- PARKING LOT CANOPY TREE PER LEGEND.
 - SECONDARY PARKING LOT SHADE TREE PER LEGEND.
 - FLOWERING ACCENT TREE AT ENTRY.
 - 3" LAYER OF GRAVEL OVER WEED FILTER FABRIC AT TRUCK YARD (AREAS NOT VISIBLE FROM PUBLIC VIEW).
 - SCREEN SHRUBS ALONG PROPERTY LINE PER LEGEND.

PLANTING LEGEND

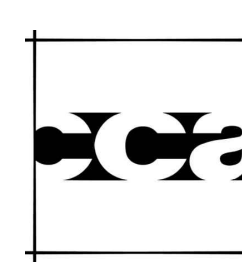
TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PARKING LOT SHADE TREE ULMUS PARVIFOLIA 'TRUE GREEN', EVERGREEN ELM 24" BOX SIZE. STANDARD TRUNK.	8	L
	FLOWERING ACCENT TREE CERCIDIUM F. 'DESERT MUSEUM', PALO VERDE 36" BOX SIZE. MULTI TRUNK.	11	L
	FLOWERING ACCENT TREE CERCIDIUM F. 'DESERT MUSEUM', PALO VERDE 24" BOX SIZE. MULTI TRUNK.	4	L
	OLEA EUROPAEA 'WILSONII', FRUITLESS OLIVE 24" BOX SIZE. STANDARD TRUNK. ALT: QUERCUS AGRIFOLIA, COAST LIVE OAK	6	L
	VERTICAL GROWING TREE PLATANUS RACEMOSA, WESTERN SYCAMORE 15 GAL. SIZE.	9	M
	VERTICAL GROWING TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE.	13	M
	SECONDARY PARKING LOT SHADE TREE GEIJERA PARVIFLORA, AUSTRALIAN WILLOW 15 GAL. SIZE.	24	M

SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	SHRUB NAME	WUCOLS
	DODONAEA VISCOSA 'PURPUREA', HOPSEED BUSH 5 GAL. SIZE	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	M
	AGAVE 'BLUE FLAME', BLUE FLAME AGAE 5 GAL. SIZE	L
	CALLISTEMON V. 'LITTLE JOHN', DWARF BOTTLEBRUSH 5 GAL. SIZE	L

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROCK GRAVEL OVER WEED FILTER FABRIC AT TRUCK YARD	
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	LANTANA 'DWARF YELLOW', YELLOW LANTANA 1 GAL. SIZE @ 30" O.C.	L
	HESPERALOE PARVIFLORA, PINK YUCCA 5 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA CAPILARIS, PINK MUHLY 1 GAL. @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 5 GAL. SIZE @ 42" O.C.	L
	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L

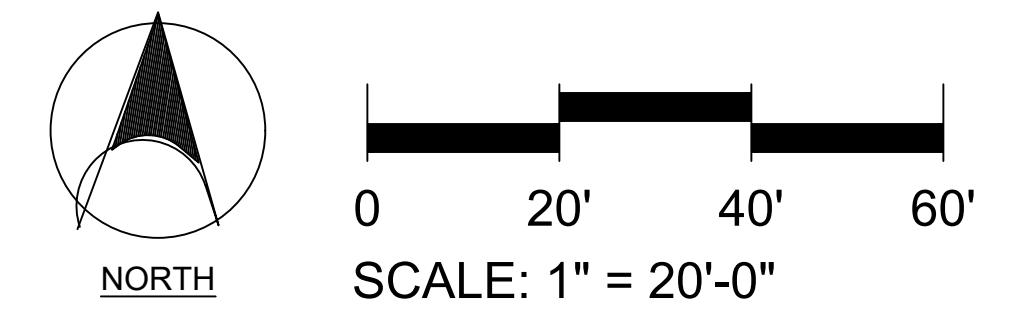


Carlile Coatsworth Architects, Inc.

CDRE Holdings 26 LLC

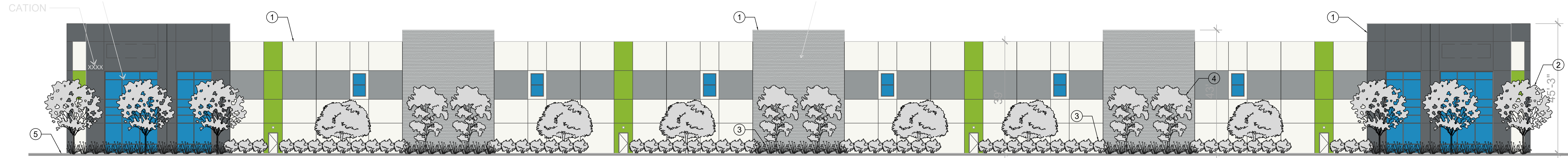
CONCEPTUAL LANDSCAPE PLAN
 CHARLES STREET INDUSTRIAL BUILDING

BANNING, CA

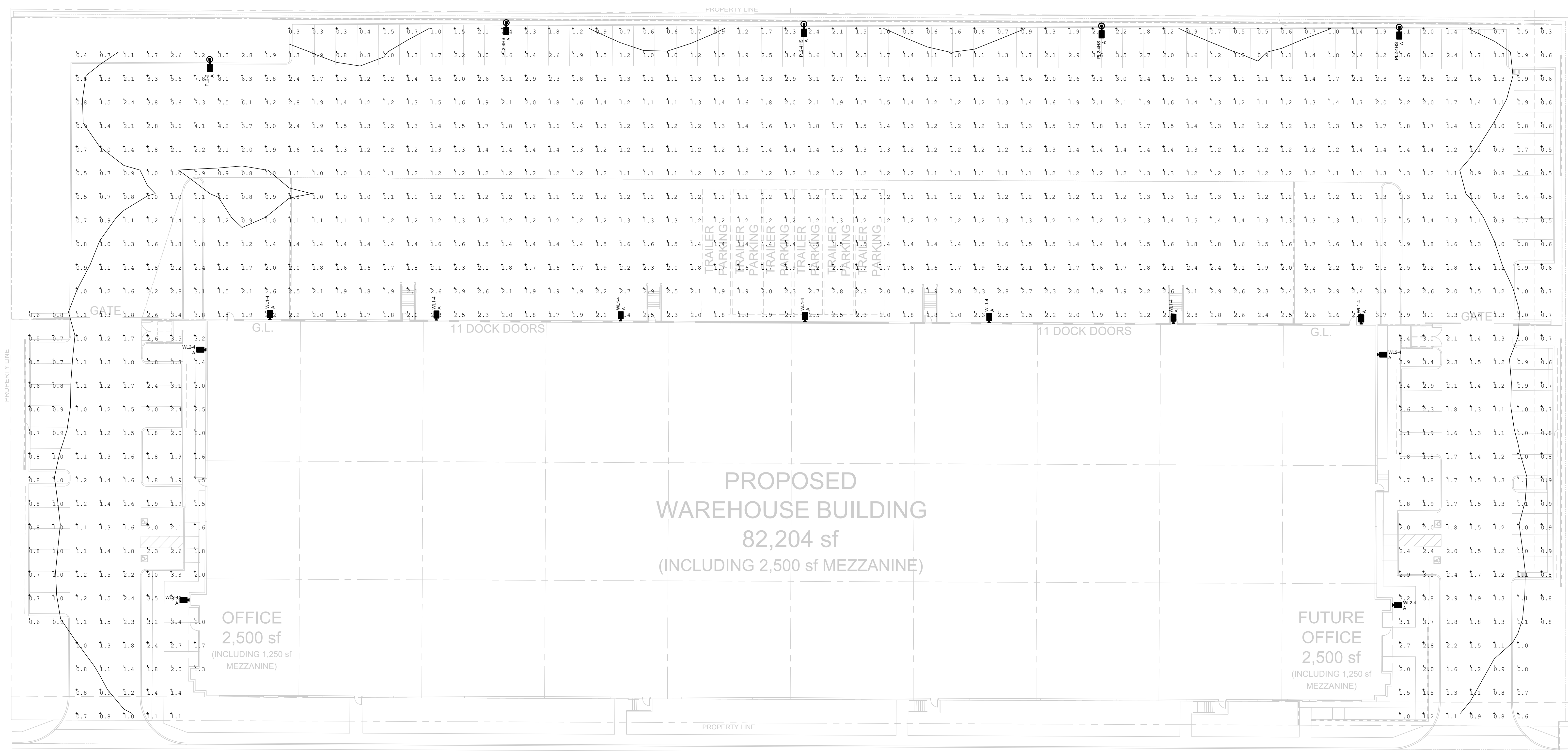


DATE: 7-21-22

- SECTION 'A-A'
- ① BUILDING PER ARCH.
 - ② FLOWERING TREE AT ENTRY
 - ③ SCREENING SHRUBS AT BUILDING
 - ④ VERTICAL GROWING TREE
 - ⑤ FINISH GRADE PER CIVIL



ELEVATION A-A' - SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



PROPOSED
WAREHOUSE BUILDING
82,204 sf
(INCLUDING 2,500 sf MEZZANINE)

OFFICE
2,500 sf
(INCLUDING 1,250 sf
MEZZANINE)

FUTURE
OFFICE
2,500 sf
(INCLUDING 1,250 sf
MEZZANINE)

CHARLES STREET

FIXTURE LEGEND

SYMBOL	DESCRIPTION	BUG RATING	COMPLIES WITH CAL GREEN 5.106.8
● RL2-2	TYPE 2 (RSX2-LED-P2-50K-R2) LED CUT-OFF ON 25' SQUARE STEEL POLE ON 4' HIGH CONC BASE AND NO UPTILT*	B2-U0-G2	YES
● RL2-4HS	TYPE 4 (RSX2-LED-P2-50K-R4HS) LED CUT-OFF W/HOUSE SIDE SHIELD ON 25' SQUARE STEEL POLE ON 4' HIGH CONC BASE AND NO UPTILT*	B1-U0-G2	YES
● WL14	TYPE 4 (RSX2-LED-P1-50K-R4) LED CUT-OFF AT 31' AFF	B1-U0-G2	YES
● WL24	TYPE 4 (RSX2-LED-P2-50K-R4) LED CUT-OFF AT 31' AFF	B2-U0-G3	YES

* - SEE ARCHITECTURAL PLANS FOR ACTUAL POLE BASE HEIGHTS

NONRESIDENTIAL MANDATORY MEASURES

TABLE 5.106.8 (B) MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS^{1,2}

ALLOWABLE RATING	LIGHTING ZONE LZB	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
Maximum Allowable Backlight Rating (B)					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1 - 2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5 - 1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
Maximum Allowable Uplight Rating (U)					
For area lighting ³	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	U4
Maximum Allowable Glare Rating (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1 - 2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5 - 1 MH from property line	N/A	G0	G0	G1	G1
Luminaire front hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

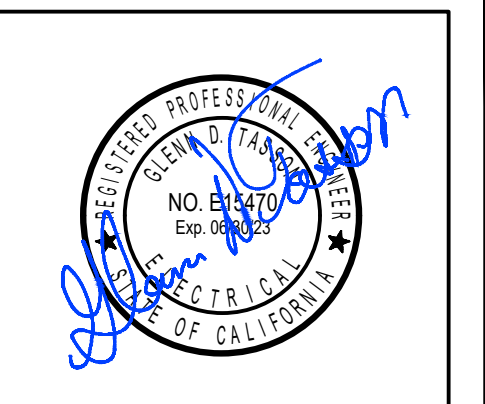
1. IESNA Lighting Zones 0 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purposes of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for all other outdoor lighting.

CAL GREEN BUG TABLE

Gei
CONTRACTORS
ENGINEERS
Lic No. 201042

**Gregg
Electric
Inc.**

608 W. EMPORIA ST.
ONTARIO, CA 91762
(909) 983-1794



These drawings must not be used for construction until approved by Gregg Electric. These drawings are the exclusive property of Gregg Electric. Its acceptance constitutes an agreement that it shall be treated as a strictly confidential document and is to be returned upon request and is not to be communicated, disclosed or copied except as expressly authorized in writing by Gregg Electric.

PROJECT:
CDRE BANNING SITE
BANNING, CA

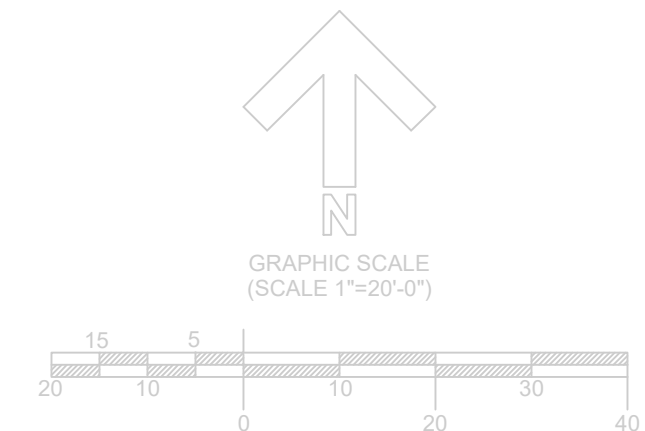
TITLE:
SITE LIGHTING PLAN

DRAWN BY: GT/SL
DATE: 7/5/22
SCALE: 1"=20'-0"

REVISION:	BY	DATE
A -	-	-
B -	-	-
C -	-	-
D -	-	-
E -	-	-
F -	-	-
G -	-	-
H -	-	-
J -	-	-
K -	-	-

JOB NO: -----
SHEET:

ESL1



Site Photos
Design Review Application for APN 532-180-045 and 046, City of Banning
 Photo Date: March 8, 2022

PHOTO INDEX MAP:

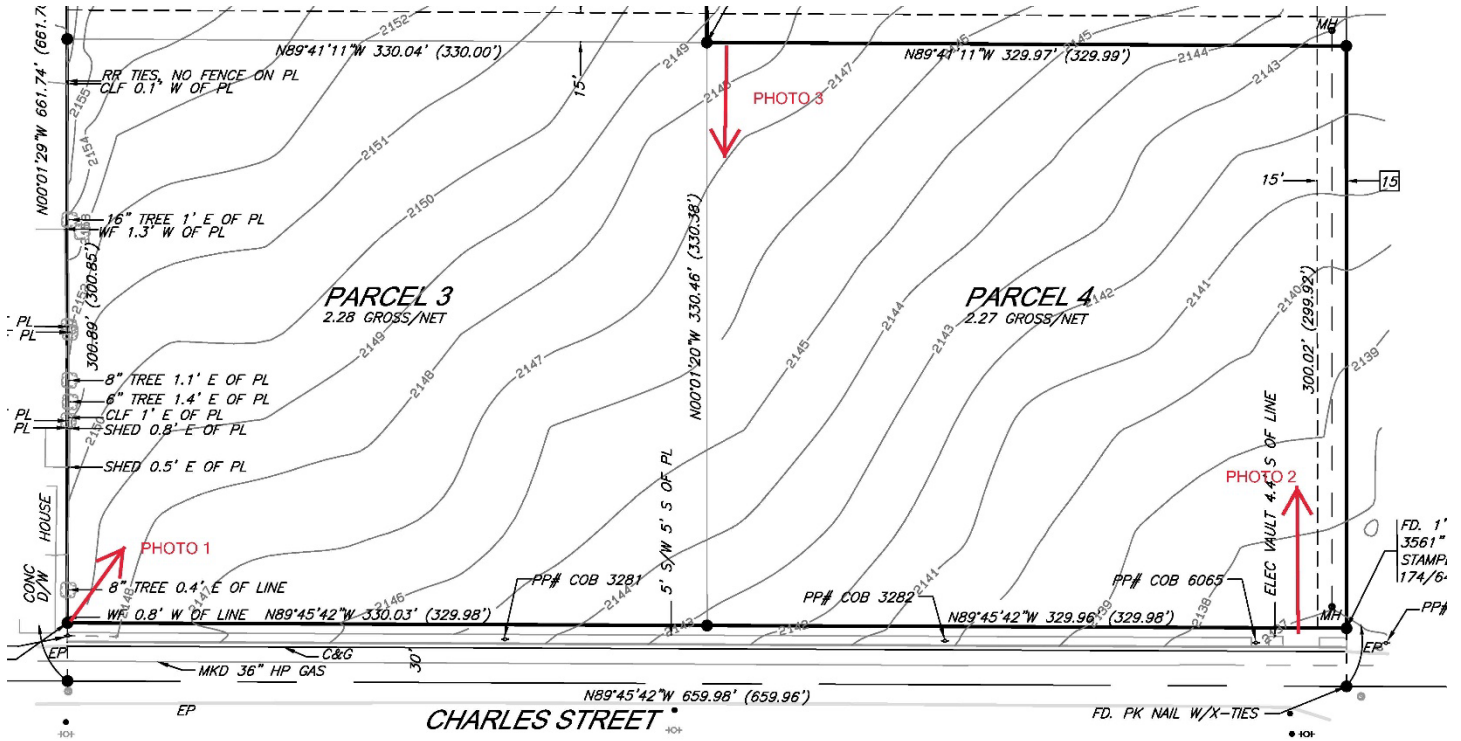


Photo 1 – Looking northeast from southwest corner of project site.

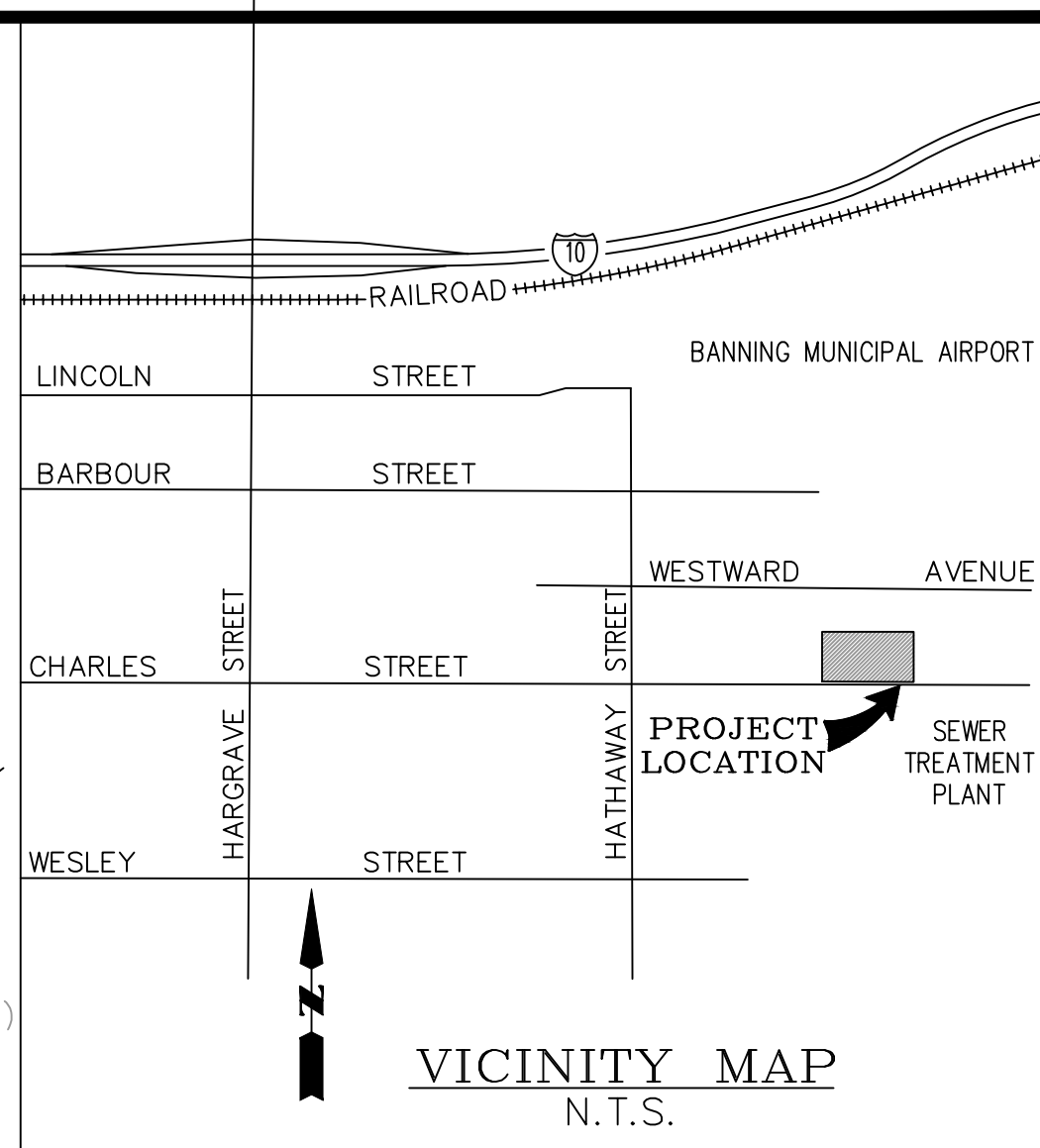
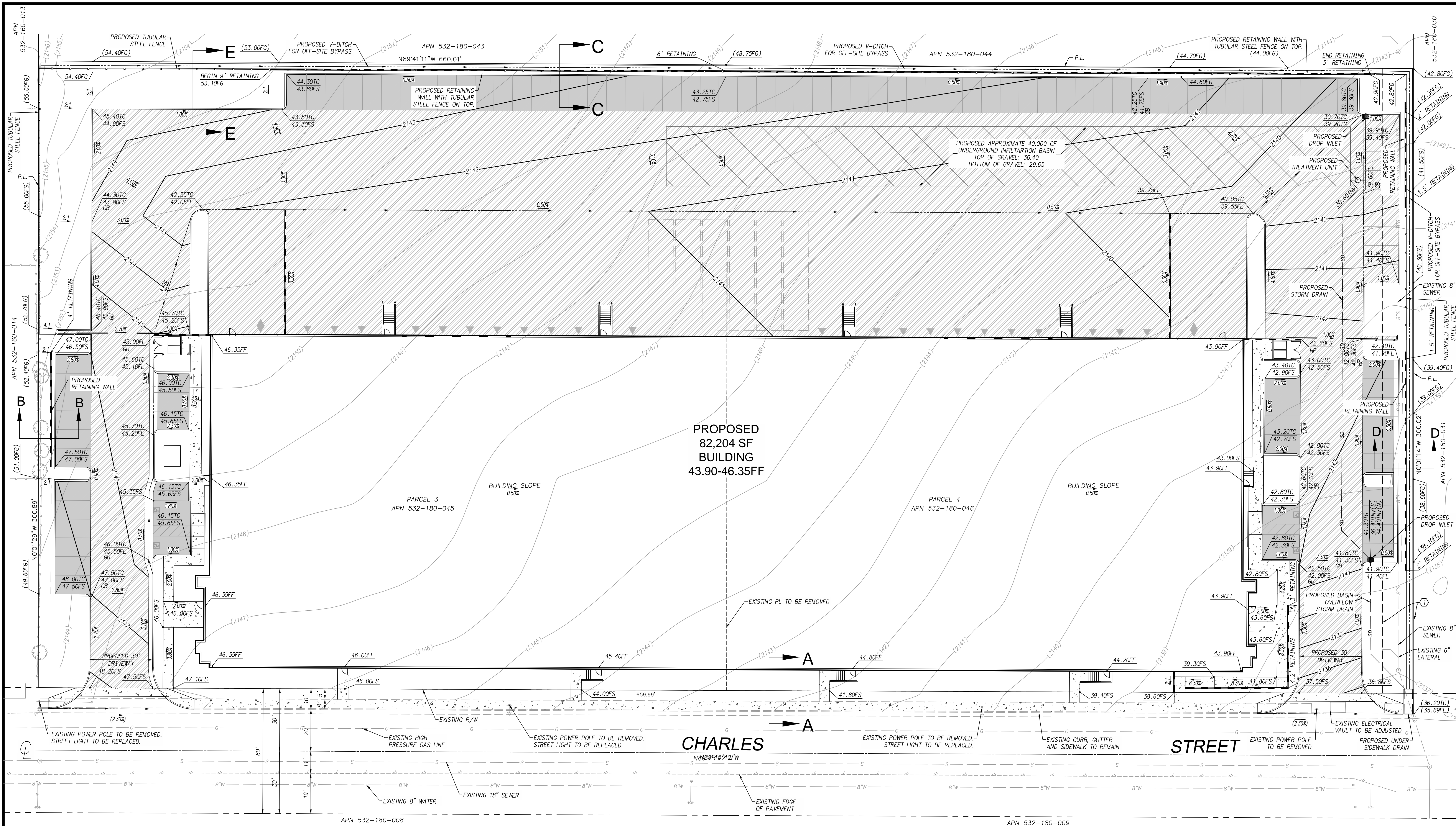


Photo 2: Looking north from southeast corner of project site.



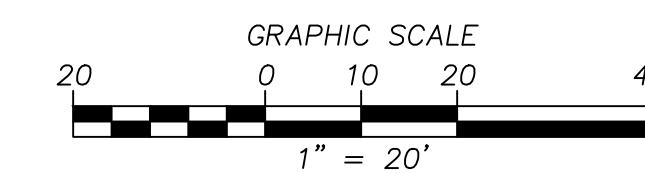
Photo 3: Facing south from north side of project site.





CASC
Engineering and Consulting
1470 EAST COOLEY DRIVE, COLTON, CA 92324
PH: (909) 785-0101 FAX: (909) 785-0108
www.cascinc.com

CONCEPTUAL GRADING PLAN
CHARLES STREET INDUSTRIAL BUILDING
CDRE HOLDINGS 26 LLC
APN 532-180-045 & 046
CITY OF BANNING



- LEGEND**
- 1330 PROPOSED CONTOUR
 - (1330) EXISTING CONTOUR
 - CL CENTERLINE
 - HP HIGH POINT
 - R/W RIGHT OF WAY
 - P.L. PROPERTY LINE
 - GB GRADE BREAK
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - FS FINISH SURFACE
 - FL FLOWLINE
 - XX.XX PROPOSED ELEVATION
 - (XX.XX) EXISTING ELEVATION
 - EXISTING/PROPOSED SIDEWALK
 - PROPOSED AC PAVING
 - PROPOSED PCC PAVING
 - EXISTING STREET LIGHT TO BE REPLACED
 - EXISTING FIRE HYDRANT

SOURCE OF SURVEY
DATED NOVEMBER 2021
AS CONDUCTED BY
J.D. COLE AND ASSOCIATES, INC.
11056 RAMONA STREET
YUCAIPA, CA 92399
PHONE: (909) 797-2074

- UTILITY NOTIFICATION**
- A&T**
3939 EAST CORONADO STREET, 2ND FLOOR
ANAHEIM, CA 92807
PHONE: (714) 507-3526
- FRONTIER COMMUNICATIONS**
9 S. 4TH STREET
REDLANDS, CA 92373
PHONE: (909) 748-6676
- CHARTER COMMUNICATIONS**
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
PHONE: (951) 406-1627
- SOUTHERN CALIFORNIA GAS COMPANY**
1981 WEST LUGONIA AVENUE
REDLANDS, CA 92373
PHONE: (909) 335-7508
- SOUTHERN CALIFORNIA EDISON**
26100 MENIFEE ROAD
ROMOLAND, CA 92585
PHONE: (951) 928-8334
- CITY OF BANNING ELECTRIC UTILITY**
176 E LINCOLN STREET
BANNING, CA 92220
PHONE: (951) 922-3263
- CITY OF BANNING WATER**
176 E LINCOLN STREET
BANNING, CA 92220
OFFICE: (951) 922-3281
DIRECT LINE: (951) 922-3143
- CITY OF BANNING SEWER**
176 E LINCOLN STREET
BANNING, CA 92220
OFFICE: (951) 922-3281
DIRECT LINE: (951) 922-3143
- CITY OF BANNING STORM DRAIN**
99 E. RAMSEY STREET
BANNING, CA 92220
PHONE: (951) 922-3130

- GENERAL NOTES**
- ASSESSOR'S PARCEL NUMBER: 532-180-045 & 532-180-046
 - EXISTING GROSS AREA: 198,298 SF = 4.55 AC
 - EXISTING NET USABLE AREA: 198,298 SF = 4.55 AC
 - PROPOSED NET USABLE AREA: 198,298 SF = 4.55 AC
 - PROPOSED STREET VACATION AREA: NOT APPLICABLE
 - EXISTING ZONE DESIGNATION: INDUSTRIAL
 - PROPOSED ZONE DESIGNATION: INDUSTRIAL
 - EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: WAREHOUSE / OFFICE
 - PROJECT SITE IS LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOODINSURANCE RATE MAP COMMUNITY PANEL NUMBER 09063003866, DATED AUGUST 28, 2008.

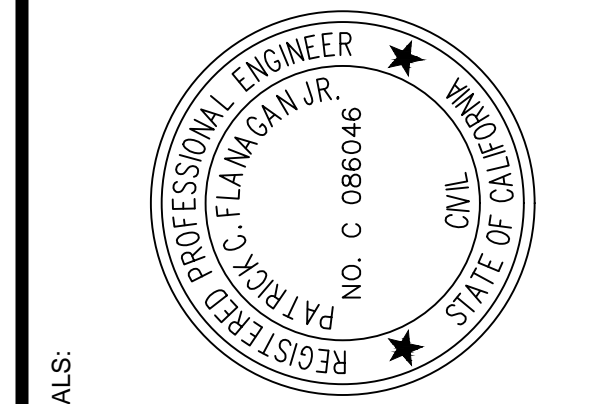
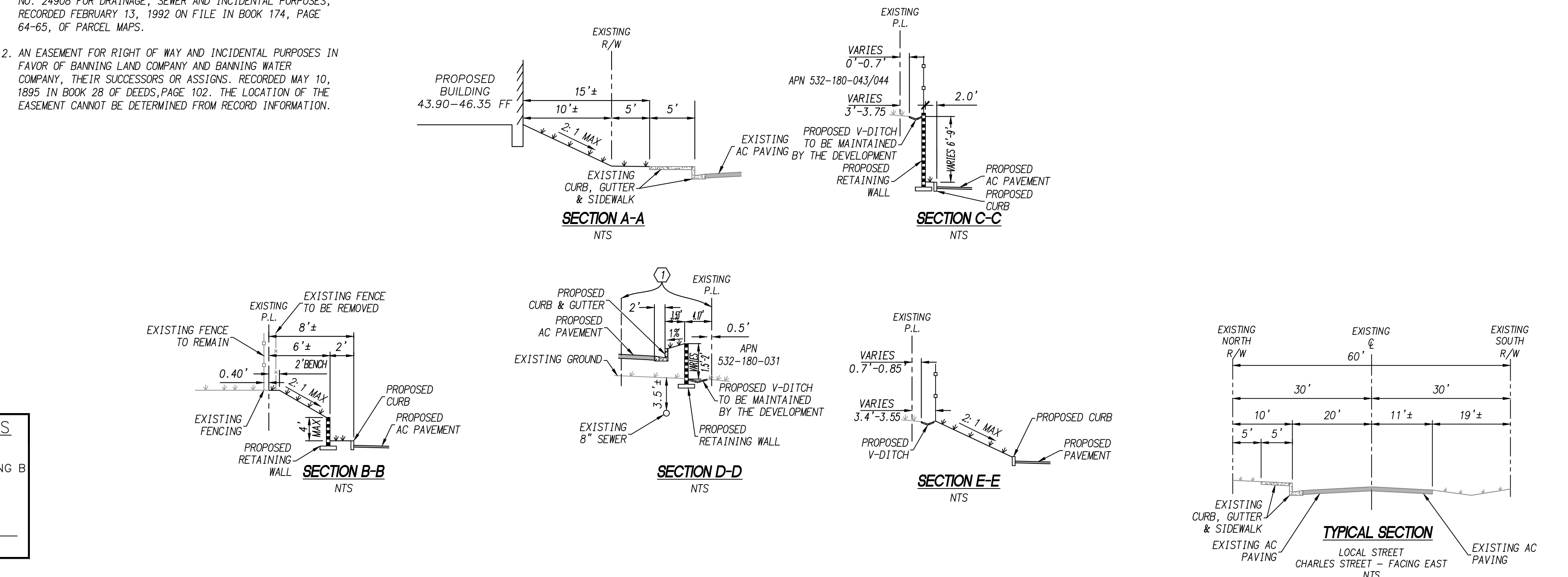
LEGAL DESCRIPTION
PARCELS 3 AND 4 OF PARCEL MAP NO. 24908, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 174, PAGES 64-65 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

- EASEMENT**
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 24908 FOR DRAINAGE, SEWER AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1992 ON FILE IN BOOK 174, PAGE 64-65, OF PARCEL MAPS.
 - AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN FAVOR OF BANNING LAND COMPANY AND BANNING WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS. RECORDED MAY 10, 1895 IN BOOK 28 OF DEEDS, PAGE 102. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

ESTIMATED RAW EARTHWORK QUANTITIES

BASE SURFACE:	1494-0009 EG
COMPARISON SURFACE:	1494-0009 PR BUILDING B
CUT VOLUME (UNADJUSTED):	20,000 CU. YD.
FILL VOLUME (UNADJUSTED):	5,400 CU. YD.

NOTE: SITE IS EXPECTED TO HAVE EXPORT.



PREPARED FOR/APPLICANT:
CDRE HOLDINGS 26 LLC
ATTN: MARK BOCKL
999 N. PACIFIC COAST HIGHWAY, SUITE 580
EL SEGUNDO, CA 90245
(310) 428-3302

PROPERTY OWNER:
CDRE HOLDINGS 26
ATTN: MARK BOCKL
999 N. PACIFIC COAST HIGHWAY, SUITE 580
EL SEGUNDO, CA 90245
(310) 428-3302
mbockl@cdre.com

BENCHMARK
PLOT PIN TAG NEAR THE INTERSECTION OF LINCOLN ST. & HATHAWAY ST.
ELEVATION = 2416.61

BASIS OF BEARING
CONVERGENCE OF WESTWARD AVENUE BEING 089.36' 00" W PER PARCEL MAP NO. 24908 PNE 174/64-65

CGP

CITY OF BANNING



0 100 200 300 400 500
Feet

8/16/2022



PROJECT NUMBERS: DR 22-7005, ENV 22-1505

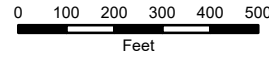
AERIAL BASE MAP

ADDRESSES/APN's: North of Charles St., between Hathaway and Scott Street/532-180-045, 532-180-046

ZONE: Industrial (I)



CITY OF BANNING



8/16/2022



PROJECT NUMBERS: DR 22-7005, ENV 22-1505

DEVELOPMENT OPPORTUNITIES

ADDRESSES/APN's: North of Charles St., between Hathaway and Scott Street/532-180-045, 532-180-046

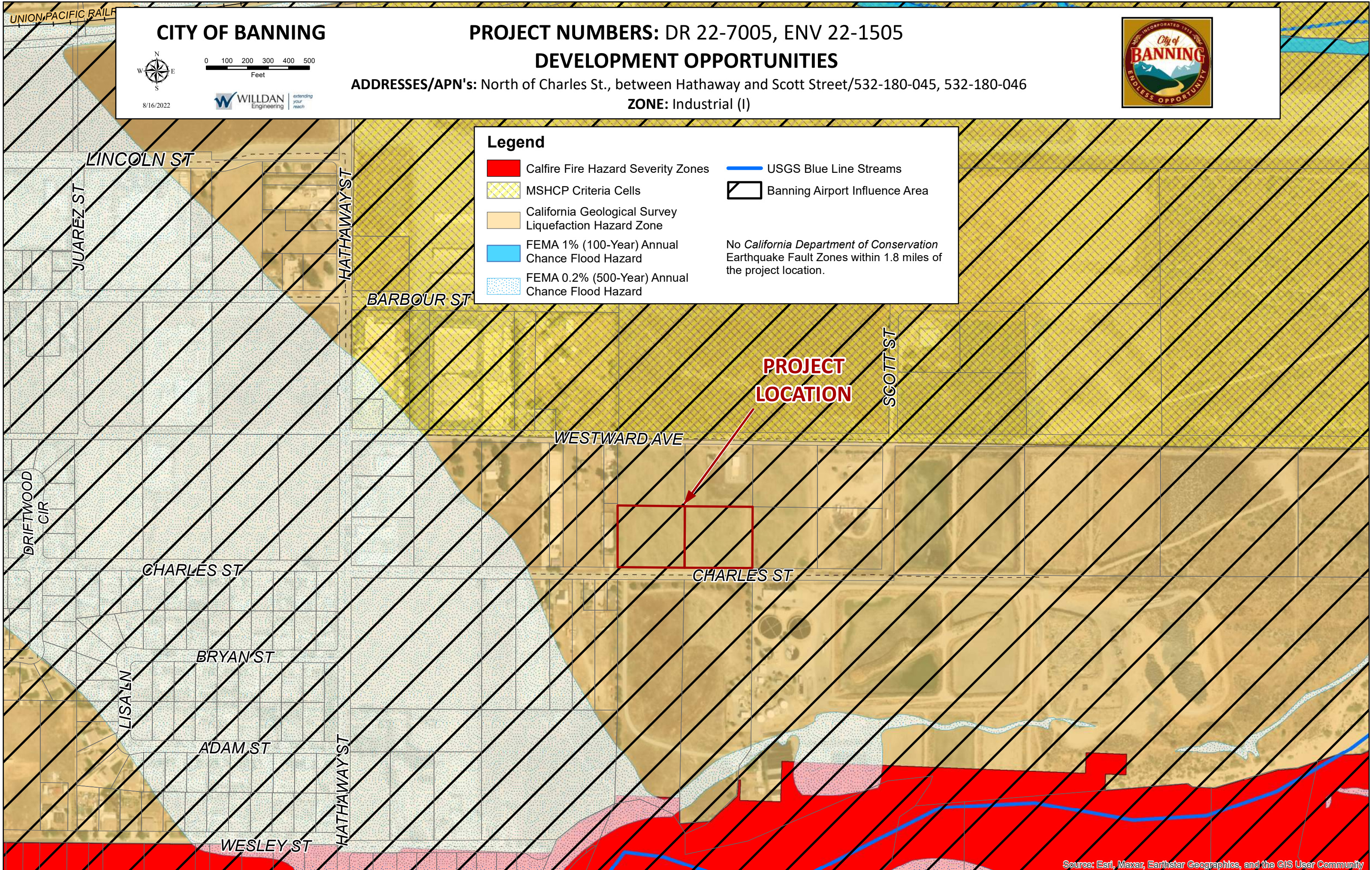
ZONE: Industrial (I)

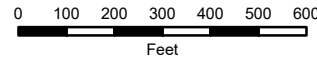


Legend

- Calfire Fire Hazard Severity Zones
 - USGS Blue Line Streams
 - MSHCP Criteria Cells
 - Banning Airport Influence Area
 - California Geological Survey Liquefaction Hazard Zone
 - FEMA 1% (100-Year) Annual Chance Flood Hazard
 - FEMA 0.2% (500-Year) Annual Chance Flood Hazard
- No California Department of Conservation Earthquake Fault Zones within 1.8 miles of the project location.

PROJECT LOCATION





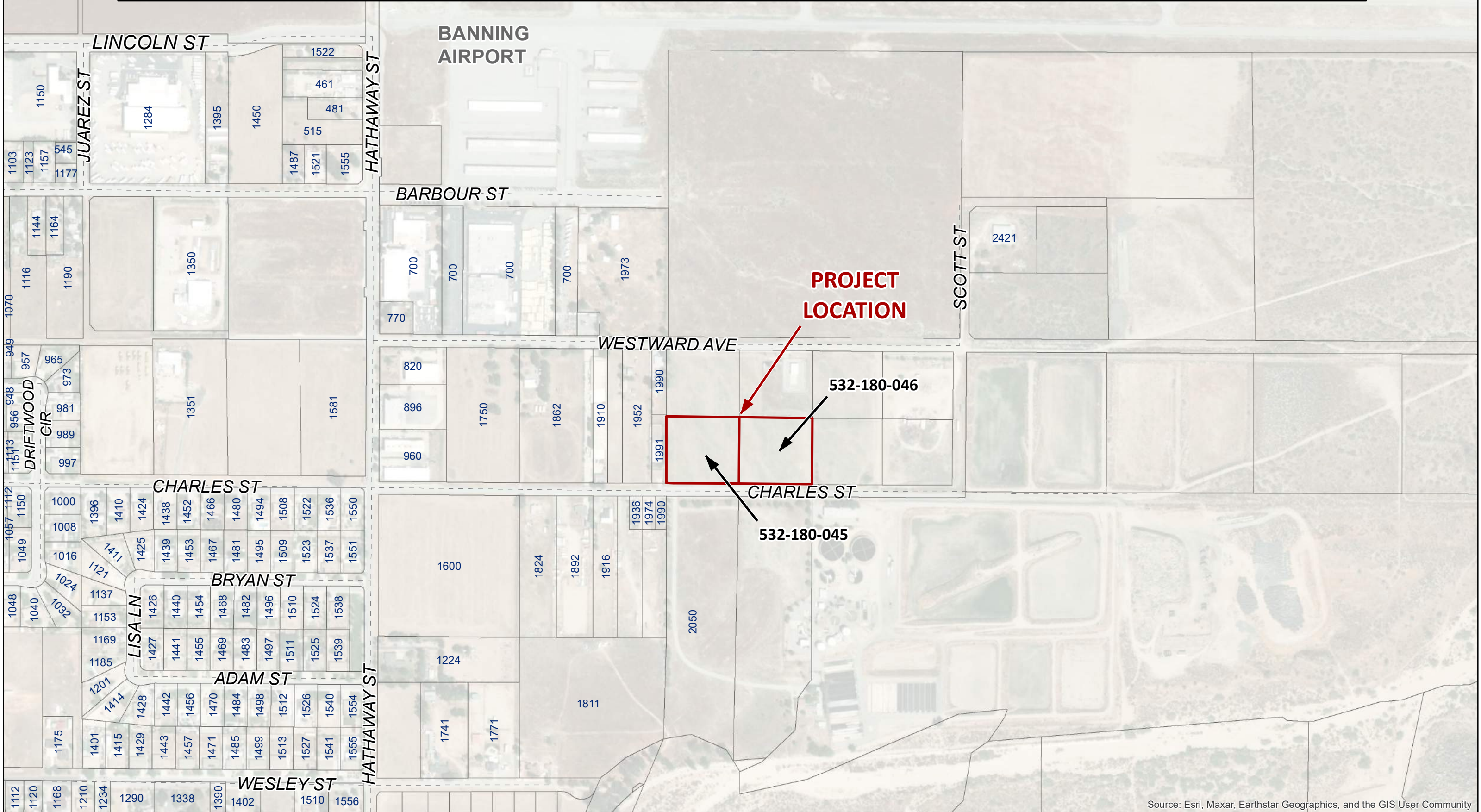
8/16/2022



PROJECT VICINITY

ADDRESSES/APN's: North of Charles St., between Hathaway and Scott Street/532-180-045, 532-180-046

ZONE: Industrial (I)



PROJECT LOCATION

532-180-046

532-180-045

Public Facilities -
Railroad/Interstate

CITY OF BANNING

PROJECT NUMBERS: DR 22-7005, ENV 22-1505



0 100 200 300 400 500
Feet

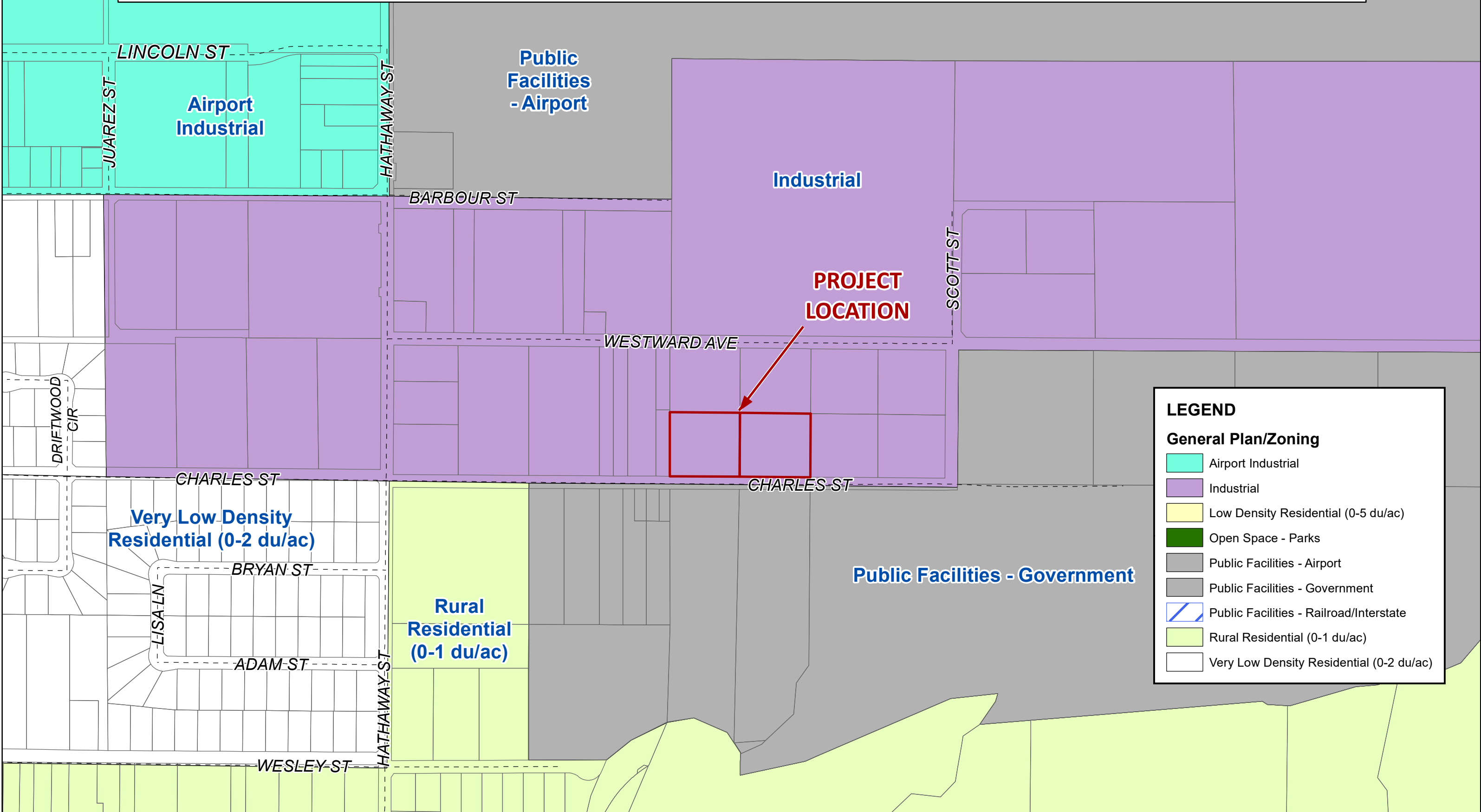
WILLDAN
Engineering | extending
your reach

8/16/2022

GENERAL PLAN/ZONING

ADDRESSES/APN's: North of Charles St., between Hathaway and Scott Street/532-180-045, 532-180-046


ZONE: Industrial (I)



**PROJECT
LOCATION**

LEGEND

General Plan/Zoning

-  Airport Industrial
-  Industrial
-  Low Density Residential (0-5 du/ac)
-  Open Space - Parks
-  Public Facilities - Airport
-  Public Facilities - Government
-  Public Facilities - Railroad/Interstate
-  Rural Residential (0-1 du/ac)
-  Very Low Density Residential (0-2 du/ac)