

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



July 11, 2022

Mark De Manincor, Project Planner  
City of Banning Community Development Department – Planning Division  
99 E. Ramsey Street  
Banning, CA 92220

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County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

## RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1047BA22  
Related File No.: DR 21-7015 (Design Review), TPM 21-4002 (Parcel Map)  
APN: 532-110-001, 532-110-002, 532-110-003, 532-110-008, 532-110-009, 532-110-010

Dear Mr. De Manincor,

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC's general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Banning Case No. DR 21-7015 (Design Review), TPM 21-4002 (Parcel Map), a proposal to establish 1,414,362 square foot warehouse distribution facility with mezzanines on 95 acres, and on a separate parcel located southerly is a parking lot on 7.61 acres, located northerly of Wilson street, Easterly of Hathaway street.

The site is located within Airport Compatibility Zone D of the Banning Municipal Airport Influence Area (AIA). Zone D restricts non-residential intensity to 300 people per average acre and 390 people per single acre. The project proposes 1,380,362 square feet of warehouse area, 17,000 square feet of office area, and 17,000 square feet of second floor office mezzanines, accommodating 2,930 people, resulting in an average acre intensity of 31 people and a single acre intensity of 96 people, both of which are consistent with the Zone D intensity criteria.

The elevation of Runway 8-26 at its westerly terminus is 2,119 feet above mean sea level (AMSL). At a distance of approximately 2,608 feet from the runway to the site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 2,146 feet AMSL. The site's finished floor elevation is 2,332 feet AMSL and the proposed building height is 55 feet, for a top point elevation of 2,387 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the FAA OES. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2022-AWP-10883-OE was issued on July 5, 2022. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding.

Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention

[www.rcaluc.org](http://www.rcaluc.org)

basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33B). The project is located 2,608 feet from the runway, and therefore would be subject to the above requirement. The project would utilize bioretention basins, which are not recommended in the vicinity of airports due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which is the basis of the brochure titled "Airports, Wildlife and Stormwater Management", such basins are to be avoided in Zone D, unless they provide for a 48-hour drawdown and propose landscaping that is not attractive to hazardous wildlife. The project has been conditioned to be consistent with these standards in order to reduce bird attractant: 1) new basins are to be designed so as to provide for a maximum 48-hour detention period following the conclusion of a storm event, and to remain totally dry between rainfalls, and 2) any landscaping proposed in the detention basin shall be in accordance with the ALUC "Landscaping Near Airports" and "Airports, Wildlife and Stormwater Management" brochures.

Pursuant to the Banning Land Use Compatibility Plan, the project site is located within Compatibility Zone D. The Compatibility Plan requires projects 10 acres or larger to designate 10% of project area as ALUC qualifying open area that could potentially serve as emergency landing areas.

Based on the project size (95 acres) located within Compatibility Zone D, the project is required to provide a minimum 9.5 acres of open area consistent with ALUC open area criteria. The applicant has provided a total of 16.0 acres of open area within the drive aisles and parking areas. These areas are conditioned to maintain a minimum shape of 75 feet in width and 300 feet in length, and shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2004 Banning Municipal Airport Land Use Compatibility Plan, as amended in 2016, provided that the City of Banning applies the following recommended conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses.
  - (f) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice. In the event that the Office of the Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.
  4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

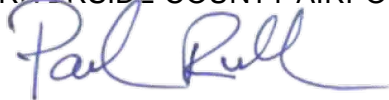
5. This project has been evaluated as an industrial building consisting of 1,380,362 square feet of warehouse area, 17,000 square feet of office area, and 17,000 square feet of second floor office mezzanines, accommodating 2,930 people. Any increase in building area or change in use will require an amended review by the Airport Land Use Commission.
6. At least 9.5 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).
7. The Federal Aviation Administration has conducted aeronautical studies of the proposed structure (Aeronautical Study No. 2022-AWP-10883-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
8. The maximum height of the proposed structures to top point shall not exceed 55 feet

above ground level, and the maximum elevation at the top of the structures shall not exceed 2,332 feet above mean sea level.

9. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
10. Temporary construction equipment used during actual construction of the structures shall not exceed 55 feet in height and a maximum elevation of 2,332 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of each structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.
12. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County – Aviation Division as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Aviation Division.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Paul Rull, ALUC Director

Attachment: Notice of Airport in Vicinity  
Aeronautical Study No. 2022-AWP-10883-OE

cc: First Industrial Realty Trust, Inc. (applicant)  
Stantec Consulting Services, Inc (representative)  
FR Hathaway, LLC (property owner)  
Art Vela, P.E., City of Banning Director of Public Works  
Carl Szoyka, Manager, Banning Municipal Airport  
ALUC Case File

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Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2022-AWP-10883-OE

Issued Date: 07/05/2022

Paul Loubet  
 First Industrial Realty Trust, Inc  
 898 N. Pacific Coast Hwy, Suite 175  
 El Segundo, CA 90245

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Warehouse Distribution Building  
 Location: Banning, CA  
 Latitude: 33-55-48.15N NAD 83  
 Longitude: 116-51-27.18W  
 Heights: 2277 feet site elevation (SE)  
 55 feet above ground level (AGL)  
 2332 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 01/05/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (206) 231-2877, or [Nicholas.Sanders@faa.gov](mailto:Nicholas.Sanders@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-10883-OE.

**Signature Control No: 532696297-541430996**

Nicholas Sanders  
Technician

( DNE )



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2022-AWP-10883-OE

Issued Date: 01/10/2024

Paul Loubet  
First Industrial Realty Trust, Inc  
898 N. Pacific Coast Hwy, Suite 175  
El Segundo, CA 90245

**\*\* Extension \*\***

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Building Warehouse Distribution Building
Location:	Banning, CA
Latitude:	33-55-48.15N NAD 83
Longitude:	116-51-27.18W
Heights:	2277 feet site elevation (SE) 55 feet above ground level (AGL) 2332 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 07/10/2025 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (847) 294-7575, or [vivian.vilaro@faa.gov](mailto:vivian.vilaro@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-10883-OE.

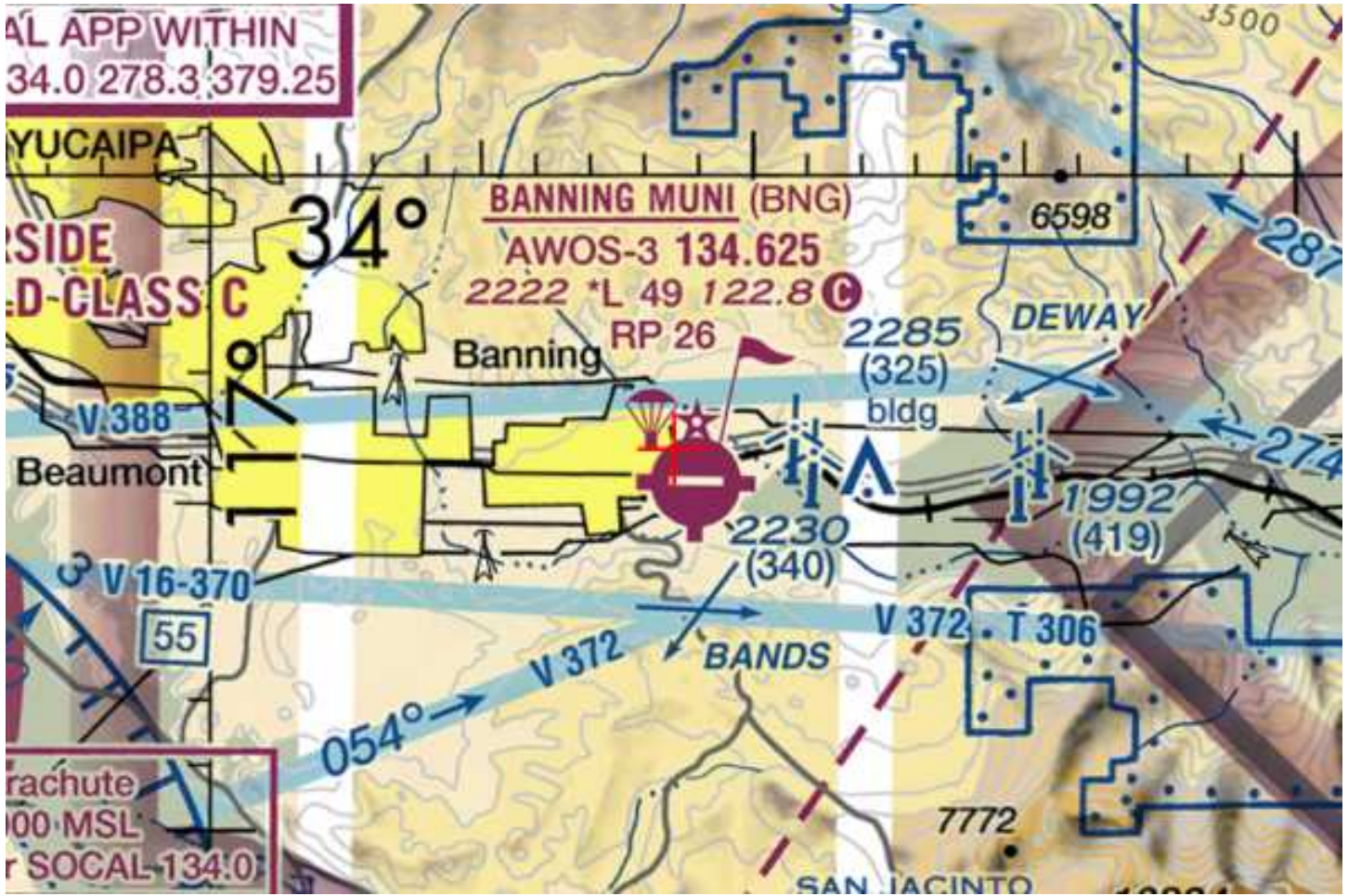
**Signature Control No: 532696297-609194689**

Vivian Vilaro  
Specialist

( EXT )

Attachment(s)  
Map(s)







# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

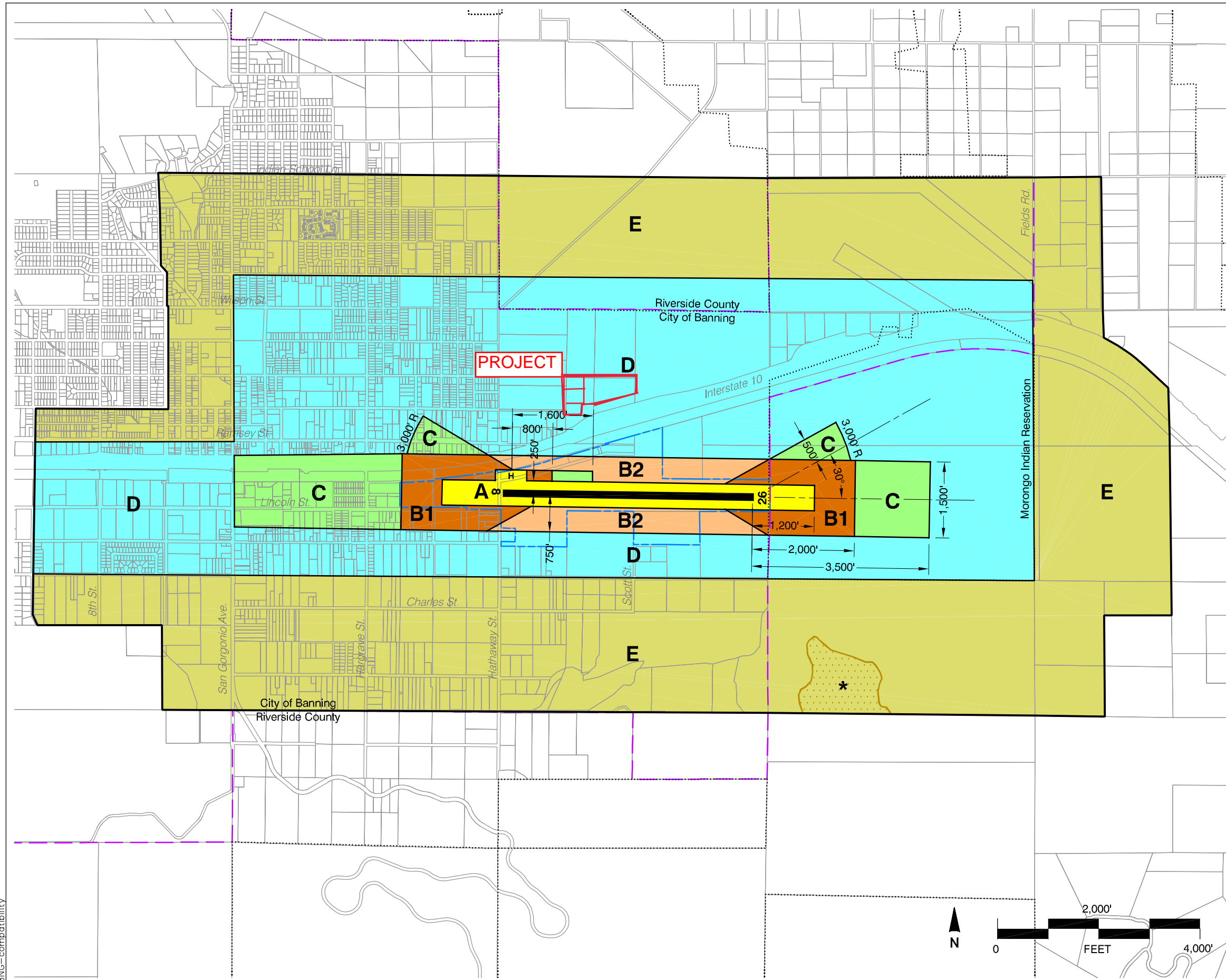
**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_



**Legend**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

**Boundary Lines**

- Airport Property Line
- City Limits
- Morongo Indian Reservation

**Note**

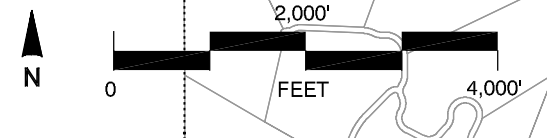
Dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

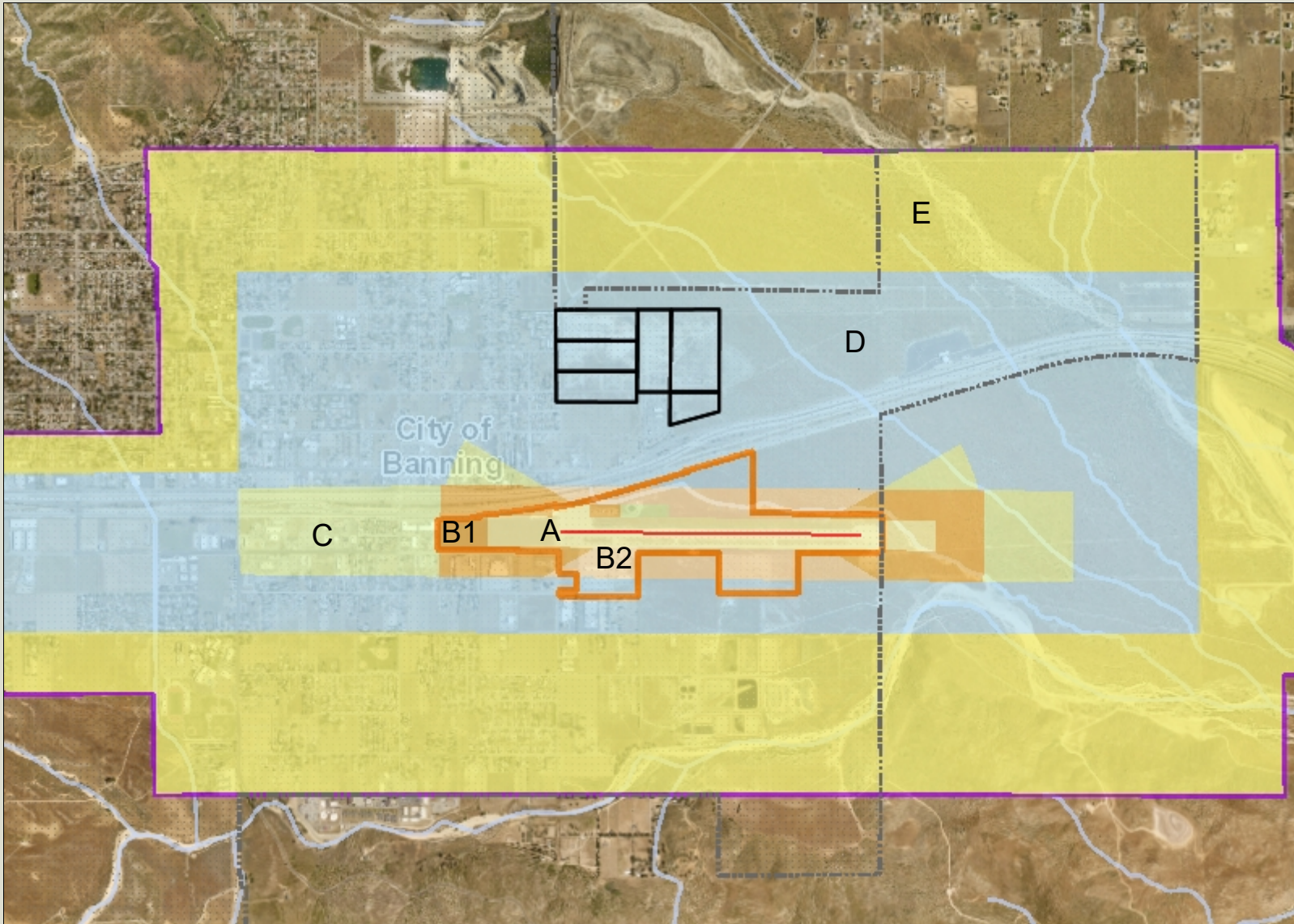
**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
*(Adopted October 2004)*

Map BN-1

**Compatibility Map**  
**Banning Municipal Airport**



# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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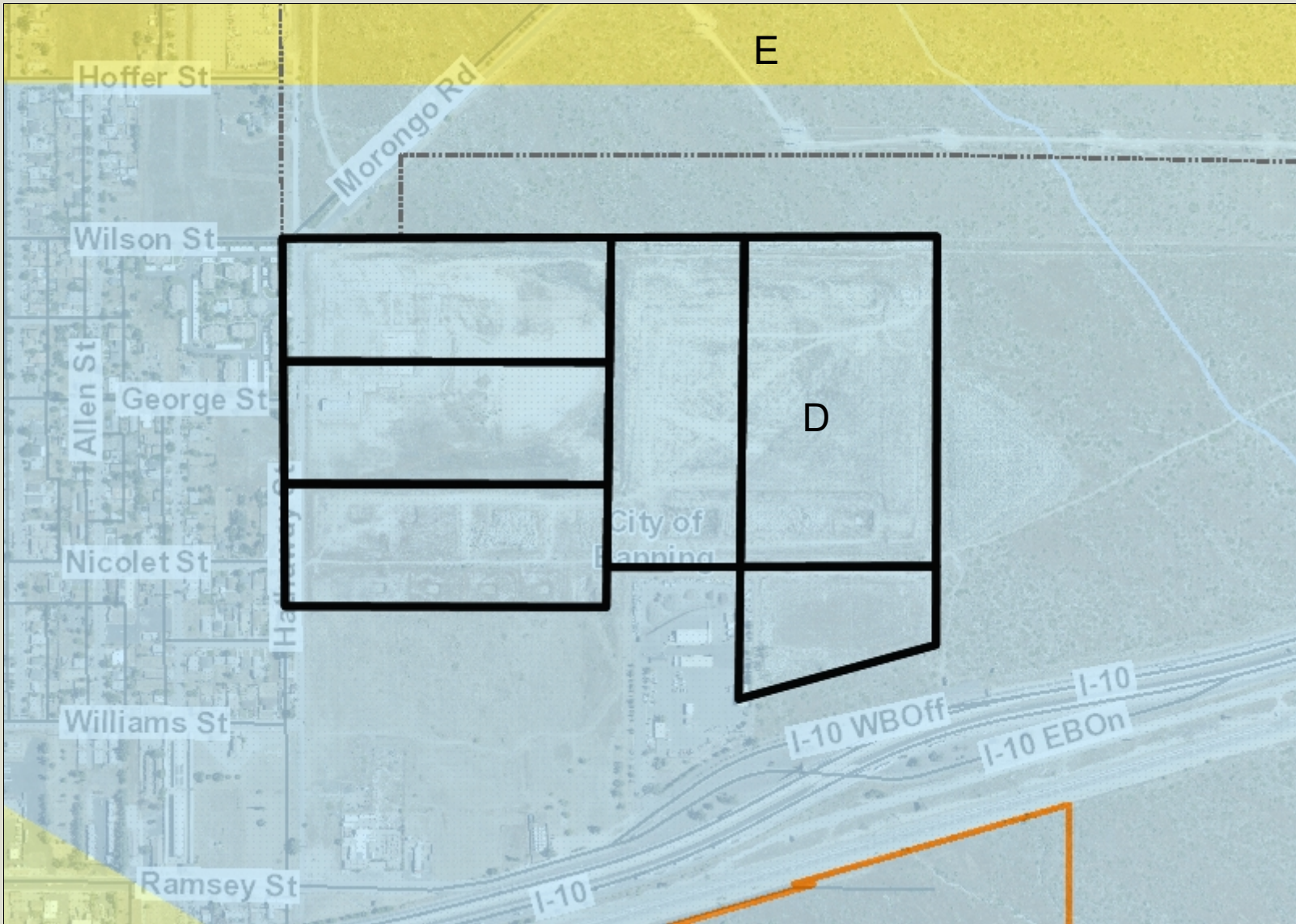
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## Notes



# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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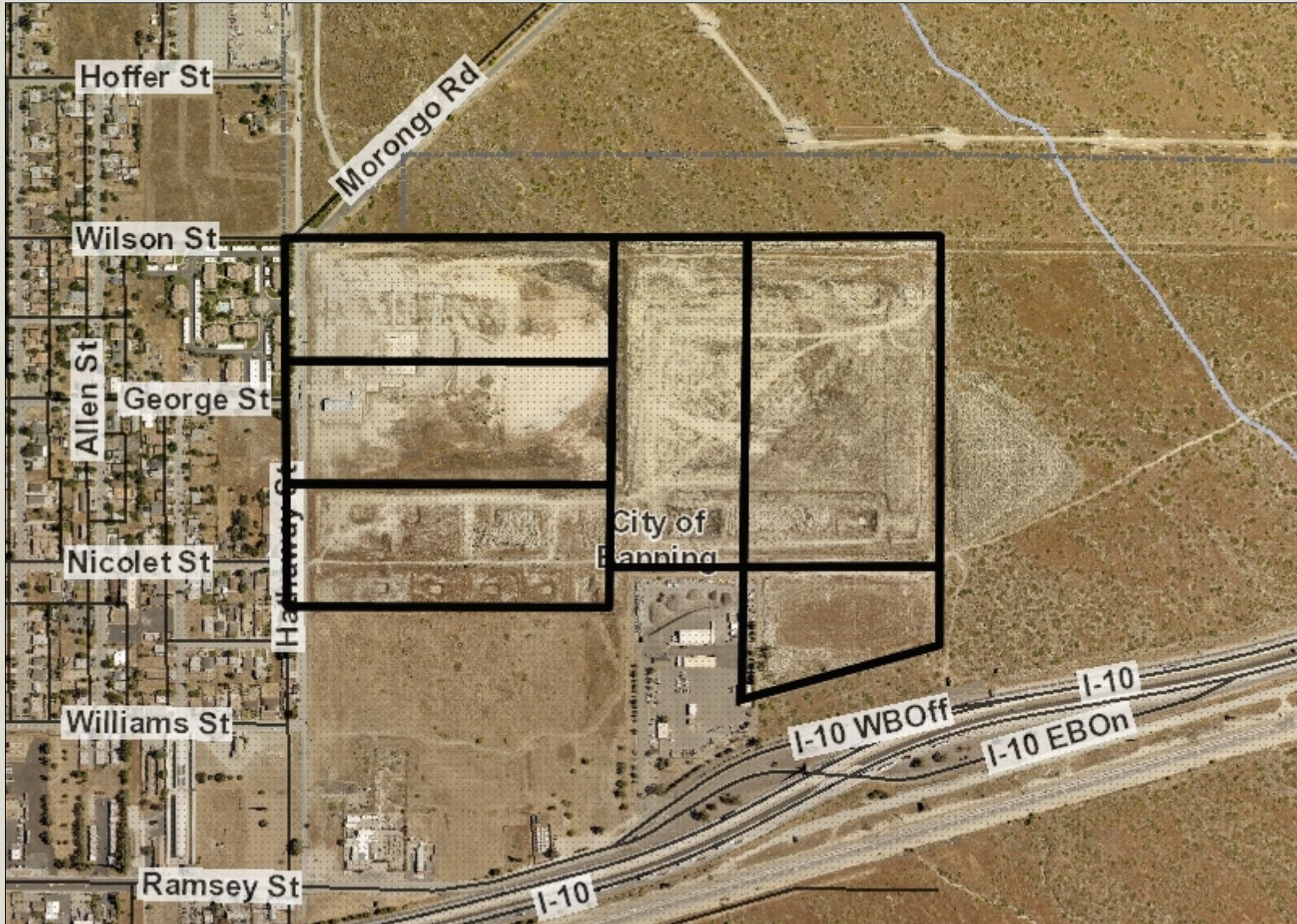
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## Notes



# Map My County Map



## Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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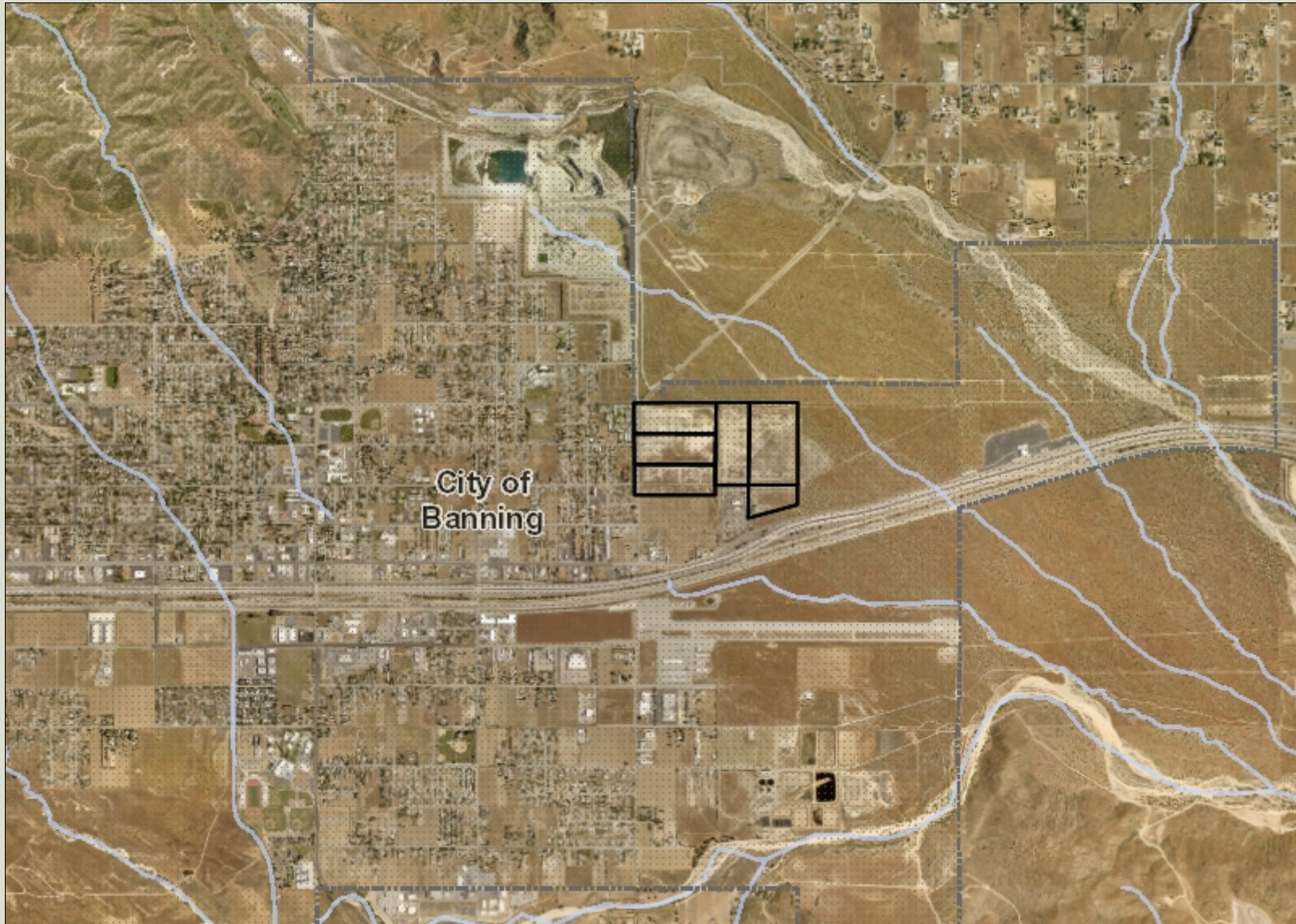
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## Notes



# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



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## Notes

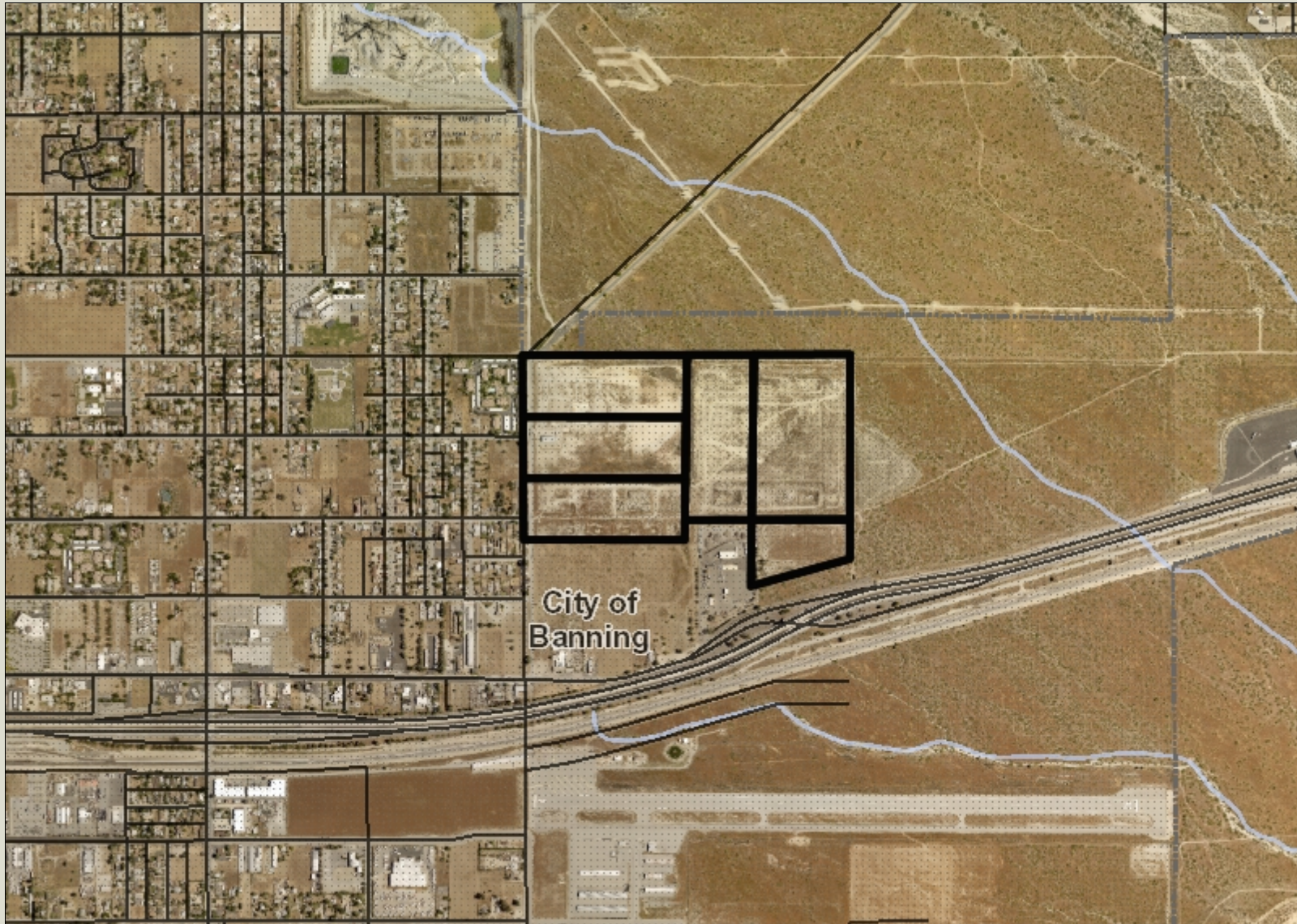


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# Map My County Map



## Legend

- County Centerline Names
- County Centerlines
- Blue Line Streams
- City Areas
- World Street Map



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0 1, 3,079 Feet  
539

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## Notes



# Map My County Map



## Legend

- Blueline Streams
- ⋯ City Areas
- World Street Map



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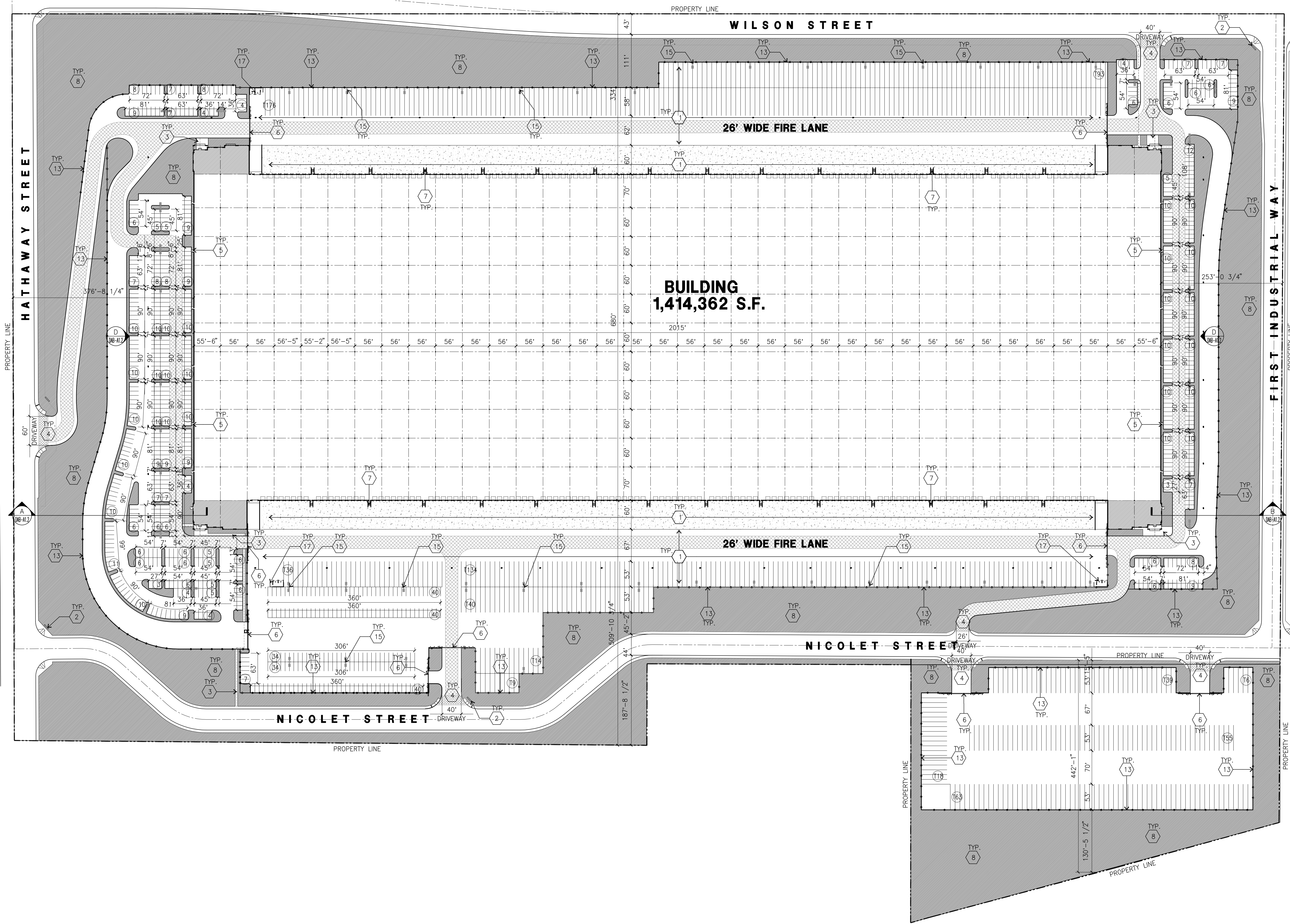
## Notes



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**BUILDING  
1,414,362 S.F.**

**OVERALL SITE PLAN**  
scale: 1" = 100'-0"  
SCALE: 1" = 100'-0"  
0 100' 200' 300'

**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 FUTURE MONUMENT SIGN
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 3'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 7 EXTERIOR CONC. STAIR.
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 CONCRETE TILT-UP SCREEN WALL
- 10 NOT USED
- 11 NOT USED
- 12 8" H METAL SWING GATE.
- 13 8" H WROUGHT IRON FENCE. SEE DETAIL C/DAB-A1.2
- 14 NOT USED
- 15 SITE LIGHT POLE (APPROXIMATE LOCATION.)
- 16 NOT USED
- 17 COVERED TRASH ENCLOSURE
- 18 NOT USED
- 19 NOT USED
- 20 NOT USED
- 21 PRE-CAST CONC. WHEEL STOP
- 22 CONC. FILLED GUARD POST \*6 DIA. U.N.O. 42" H.
- 23 NOT USED

**SITE LEGEND**

- LANDSCAPED AREA
- SITE PAVING - SEE "C" DRWS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAP PARKING STALL (9' X 19')
- 26' FIRE LANE.
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- PROPERTY LINE
- PATH OF TRAVEL

**SITE PLAN GENERAL NOTES**

1. THE SOILS REPORT PREPARED BY \_\_\_\_\_ SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
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. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY 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". SEE "L" DRAWINGS FOR FINISH.
11. PROVIDE TWO FIRE HYDRANT ON THE SITE. FINAL LOCATION WILL DETERMINATE IN DURING SUBMITTAL.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

**PROPERTY OWNER**

FIRST INDUSTRIAL REALTY TRUST  
898 N. PACIFIC COAST HIGHWAY SUITE 175  
EL SEGUNDO, CA 90245  
TEL: (310) 414-5400  
CONTACT: MICHAEL GOODWIN  
MGOODWIN@FIRSTINDUSTRIAL.COM

**ADDRESS OF THE PROPERTY**

TBC

**ASSESSOR'S PARCEL NUMBER**

532-110-001 532-110-008  
532-110-002 532-110-009  
532-110-003 532-110-010

**LEGAL DESCRIPTION**

PARCEL 1, A PORTION OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
PARCELS 1, A PORTION OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, PARCEL 2 THAT PORTION OF EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST SAN BERNARDINO BASE AND MERIDIAN, PARCEL 3 A NON-EXCLUSIVE EASEMENT FOR INGRESS TO AND EGRESS FROM THE PARCEL OF LAND HEREIN CONVEYED UPON, OVER AND ACROSS THAT PORTION OF THE WEST 20 FEET OF SAID EAST HALF LYING SOUTHERLY OF SAID COURSE "D".

**ZONING**

ZONING DESIGNATION - BUSINESS PARK

**APPLICANT**

FIRST INDUSTRIAL REALTY TRUST  
898 N. PACIFIC COAST HIGHWAY SUITE 175  
EL SEGUNDO, CA 90245  
TEL: (310) 414-5400  
CONTACT: MICHAEL GOODWIN  
MGOODWIN@FIRSTINDUSTRIAL.COM

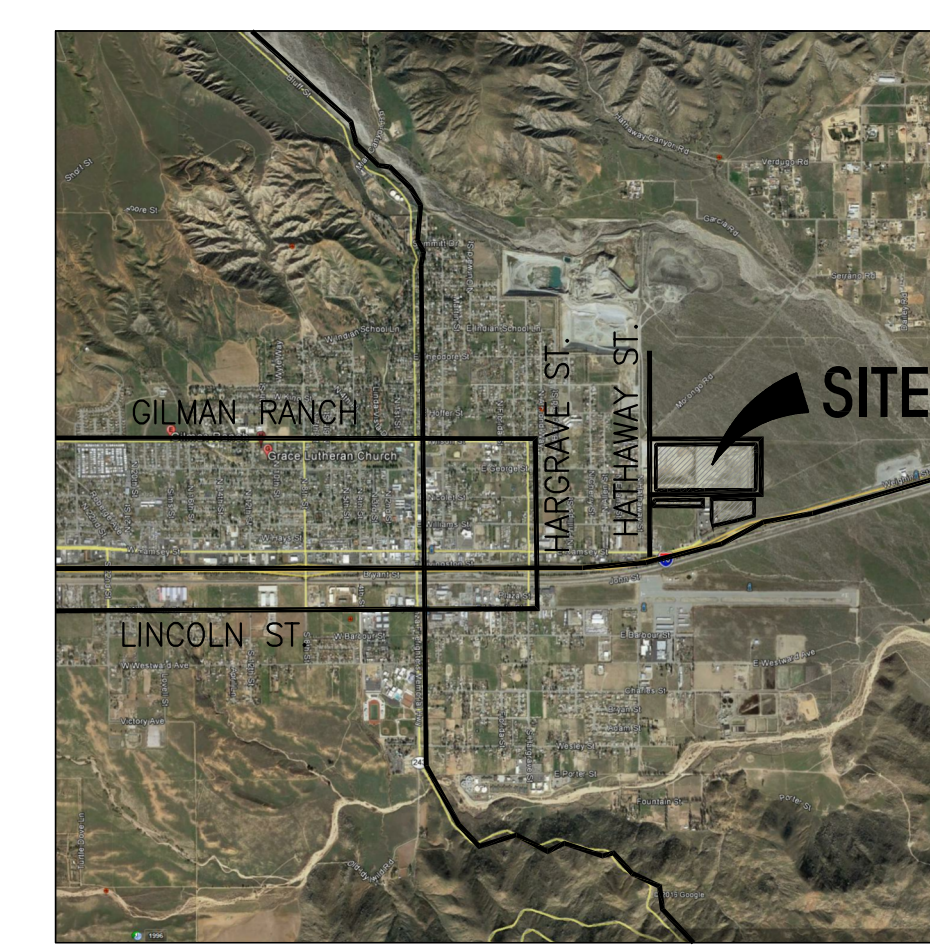
**APPLICANT'S REPRESENTATIVE**

HPA, INC.  
18831 BARDEEN AVE SUITE 100  
IRVINE CA 92612  
TEL: 949-862-2116  
ATTN: RUBEN CHO

**PROJECT DATA**

SITE AREA	TRAILER		TOTAL
	BUILDING	SITE 1	
In s.f.	3,268,653	338,441	3,607,094 s.f.
In acres	75.04	7.77	82.81 ac
<b>BUILDING AREA</b>			
Footprint	1,397,362		1,397,362 s.f.
Office 1st Floor	17,000		17,000 s.f.
Office 2nd Floor	17,000		17,000 s.f.
Warehouse	1,380,362		1,380,362 s.f.
TOTAL	1,414,362		1,414,362 s.f.
<b>COVERAGE</b>			
AUTO PARKING REQUIRED			43.3%
Office: 1 / 300 s.f.	113		113 stalls
Whse: 1-20K @ min. 2 stalls + 1 / 1,000 s.f.	22		22 stalls
Whse: above 20K @ 1 / 2,000 s.f.	680		680 stalls
TOTAL	816		816 stalls
<b>AUTO PARKING PROVIDED</b>			
Standard (9' x 19')	830		830 stalls
Note: Trailer stalls can be converted to auto stalls			
<b>TRAILER PARKING REQUIRED</b>			
per 4 dock doors	60		60 doors
<b>TRAILER PARKING PROVIDED</b>			
Trailer (10' x 53')	503	182	685 stalls
<b>ZONING ORDINANCE FOR CITY</b>			
Zoning Designation - Business Park			
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>			
Height - 50'. Additional height may be permitted with approval of a Condition Use Permit.			
<b>MAXIMUM BUILDING COVERAGE</b>			
FAR - 60			
<b>SETBACKS</b>			
Front - 10'			
Side - 0', street side 10'			
Rear - 0'			
<b>LANDSCAPE REQUIREMENT (w/o Building Footprint)</b>			541,064 s.f.
min. 15% net area of all parking area (247,261 s.f.):			
<b>LANDSCAPE PROVIDED (w/o Building Footprint)</b>			901,587 s.f.
Percentage			22.6%
<b>HARDSCAPE PROVIDED (w/o Building Footprint)</b>			1,308,145 s.f.
Percentage			36.2%

**VICINITY MAP**



**HPA**  
architecture

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

LICENSED ARCHITECT  
CALIFORNIA  
23451  
3-31-23  
RENEWAL  
DATE

Owner:

**FIRST**  
INDUSTRIAL  
REALTY TRUST

898 N PACIFIC COAST HWY, Suite 175  
El Segundo, CA 90245

tel: 310-414-5400

Project:

**FIRST HATHAWAY  
LOGISTICS**

FIRST INDUSTRIAL WAY  
BANNING, CA

Consultants:

CIVIL - STANTEC  
STRUCTURAL -  
MECHANICAL -  
PLUMBING -  
ELECTRICAL -  
LANDSCAPE - SPLA  
FIRE PROTECTION -  
SOILS ENGINEER -

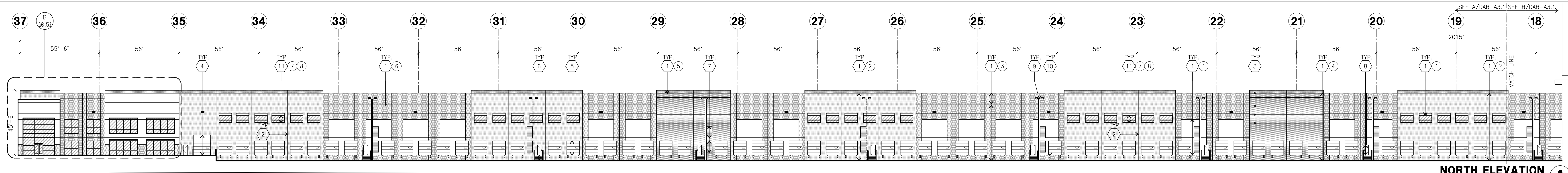
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Project Number: 19427  
Drawn by: RC  
Date: 11/17/21  
Revision:

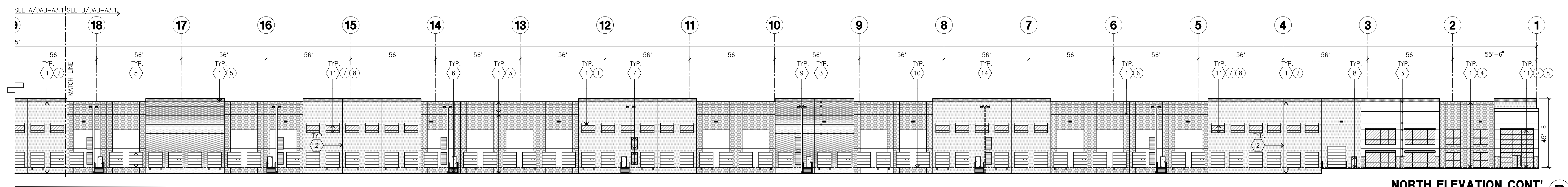
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**OFFICIAL USE ONLY**

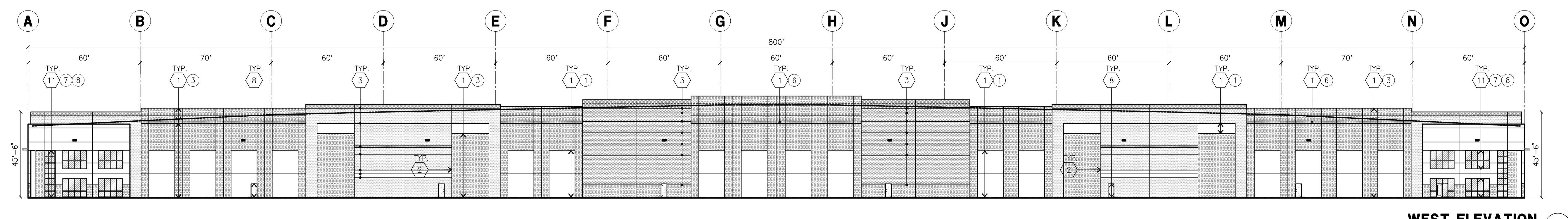




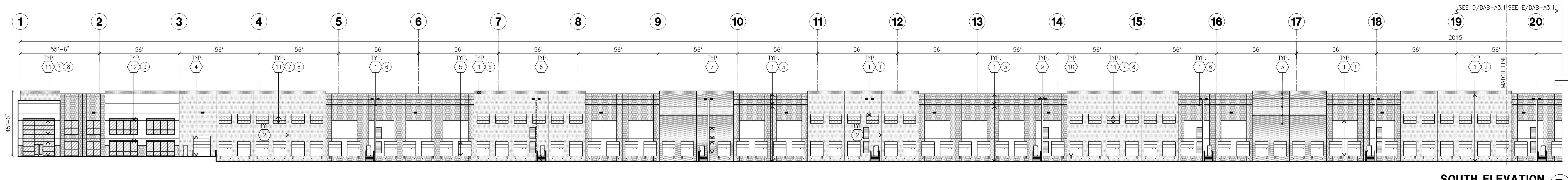
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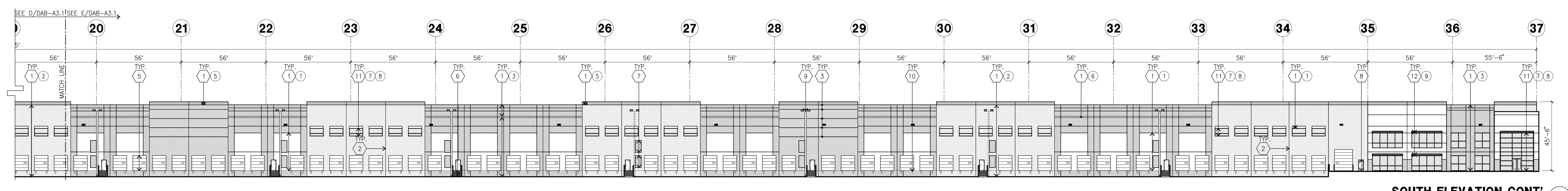
**NORTH ELEVATION CONT'**  
scale: 1" = 30'-0"



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



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



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

**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 1" 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 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING 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 TUBE STEEL CANOPY WITH 3 FORM CODA XT COVER OVER ENTRANCE.
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- 14 INTERIOR ROOF DRAIN AND OVERFLOW SCUPPERS

**GENERAL NOTES - ELEVATIONS**

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- 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 GLASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- 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 | PAIN BRAND, SHERWIN WILLIAMS SW 7005 PURE WHITE  |
| 2 | CONCRETE TILT-UP PANEL | PAIN BRAND, SHERWIN SW 7071 GRAY SCREEN  |
| 3 | CONCRETE TILT-UP PANEL | PAIN BRAND, SHERWIN WILLIAMS SW 7073 NETWORK GRAY  |
| 4 | CONCRETE TILT-UP PANEL | PAIN BRAND, SHERWIN WILLIAMS SW 7074 SOFTWARE  |
| 5 | CONCRETE TILT-UP PANEL | PAIN BRAND, SHERWIN WILLIAMS SW 7075 WEB GRAY  |
| 6 | CONCRETE TILT-UP PANEL | COLOR _____ SHERWIN WILLIAMS SW 6926 LUCKY GREEN   |
| 7 | GLAZING                | COLOR _____ BLUE REFLECTIVE GLAZING  |
| 8 | MULLIONS               | COLOR _____ CLEAR ANODIZED MULLIONS  |
| 9 | METAL CANOPY           | SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS, HIGH PERFORMANCE IN COLOR: SW 6926 LUCKY GREEN @ METAL CANOPY |

**GLAZING LEGEND**

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- IV INSULATED VISION GLASS  
1 1/4" ATLANTICA + 1/4" SUNGLATE 400 CLEAR  
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES  
U: 0.27 SHGC: 0.35 VLT: 58%  
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
  - SV SPANDREL WITH CONCRETE BEHIND  
1/4" CLEAR WITH ATLANTIC WATERS OPACICOAT PAINTED ON REFLECTIVE.  
INSTALLED ON CONCRETE.
  - V VISION GLASS  
1/4" ATLANTICA
- MULLIONS : ANODIZED CLEAR.

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

Owner:

888 N PACIFIC COAST HWY, Suite 750  
El Segundo, CA 90245  
tel: 310-414-5400

Project:

**FIRST HATHAWAY LOGISTICS**

FIRST INDUSTRIAL WAY  
BANNING, CA

Consultants:

CIVIL	STANTEC
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

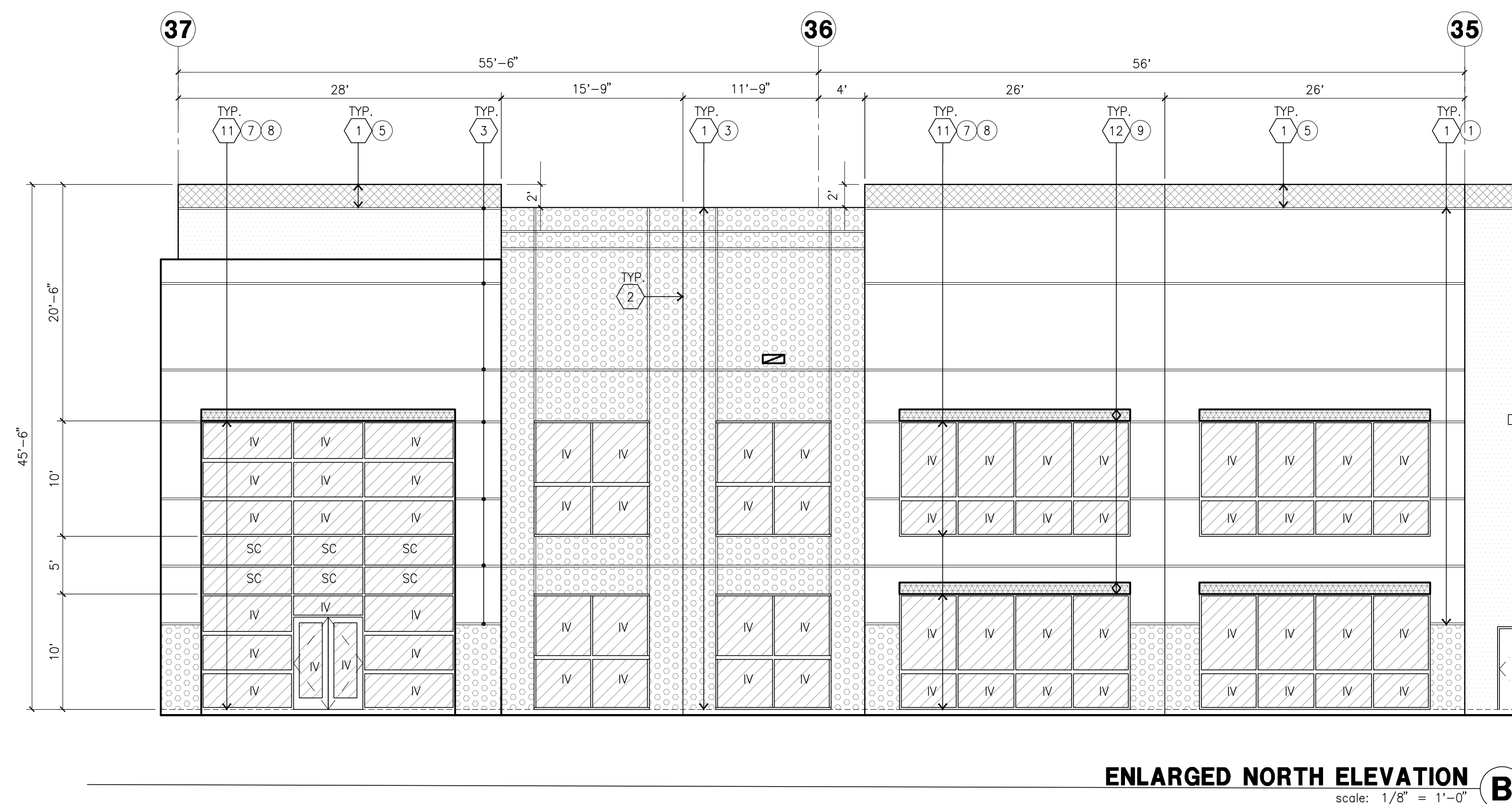
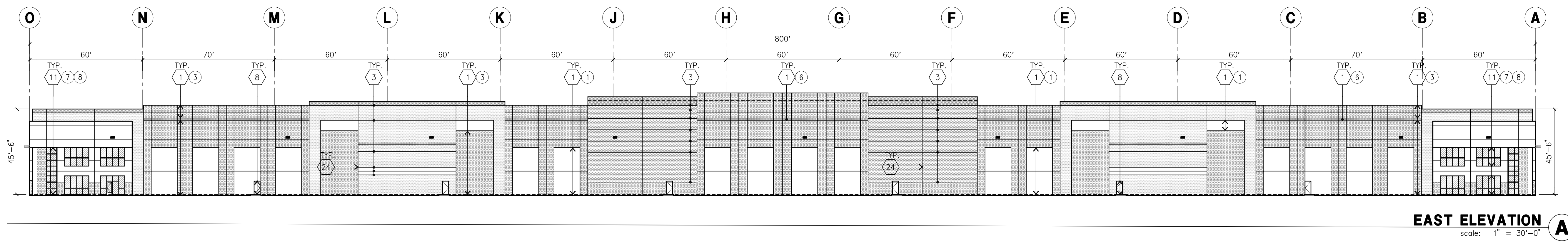
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Project Number: 19427  
Drawn by: RC  
Date: 11/17/21  
Revision:

Sheet:

**DAB-A3.1**





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- 6 CONCRETE TILT-UP PANEL COLOR SHERWIN WILLIAMS SW 6926 LUCKY GREEN
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- 8 MULLIONS COLOR CLEAR ANODIZED MULLIONS
- 9 METAL CANOPY COLOR SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS, HIGH PERFORMANCE IN COLOR: SW 6926 LUCKY GREEN @ METAL CANOPY

**GLAZING LEGEND**

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- IV INSULATED VISION GLASS
  - SC SPANDREL GLASS WITH CONCRETE BEHIND
  - V SINGLE LITE VISION GLASS
  - S SPANDREL GLASS
- IV : INSULATED VISION GLASS  
 1/4" ATLANTICA + 1/4" SUNGATE 400 CLEAR  
 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES  
 U: 0.27 SHGC: 0.35 VLT: 58%  
 MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
- SC : SPANDREL WITH CONCRETE BEHIND  
 1/4" CLEAR WITH ATLANTIC WATERS OPACICOAT PAINTED ON REFLECTIVE,  
 INSTALLED ON CONCRETE.
- V : VISION GLASS  
 1/4" ATLANTICA
- MULLIONS : ANODIZED CLEAR.

**HPA**  
architecture

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

LICENSED ARCHITECT  
LONG BEACH, CALIFORNIA  
23451  
3-31-23  
RENEWAL DATE  
STATE OF CALIFORNIA

Owner:

**FIRST INDUSTRIAL**  
LOGISTICS

898 N PACIFIC COAST HWY, Suite 750  
El Segundo, CA 90245

tel: 310-414-5400

Project:

**FIRST HATHAWAY LOGISTICS**

FIRST INDUSTRIAL WAY  
BANNING, CA

Consultants:

CIVIL	STANTEC
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: elevation

Project Number: 19427

Drawn by: RC

Date: 11/17/21

Revision:

Sheet:

DAB-A3.2





NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



# FIRST HATHAWAY LOGISTICS

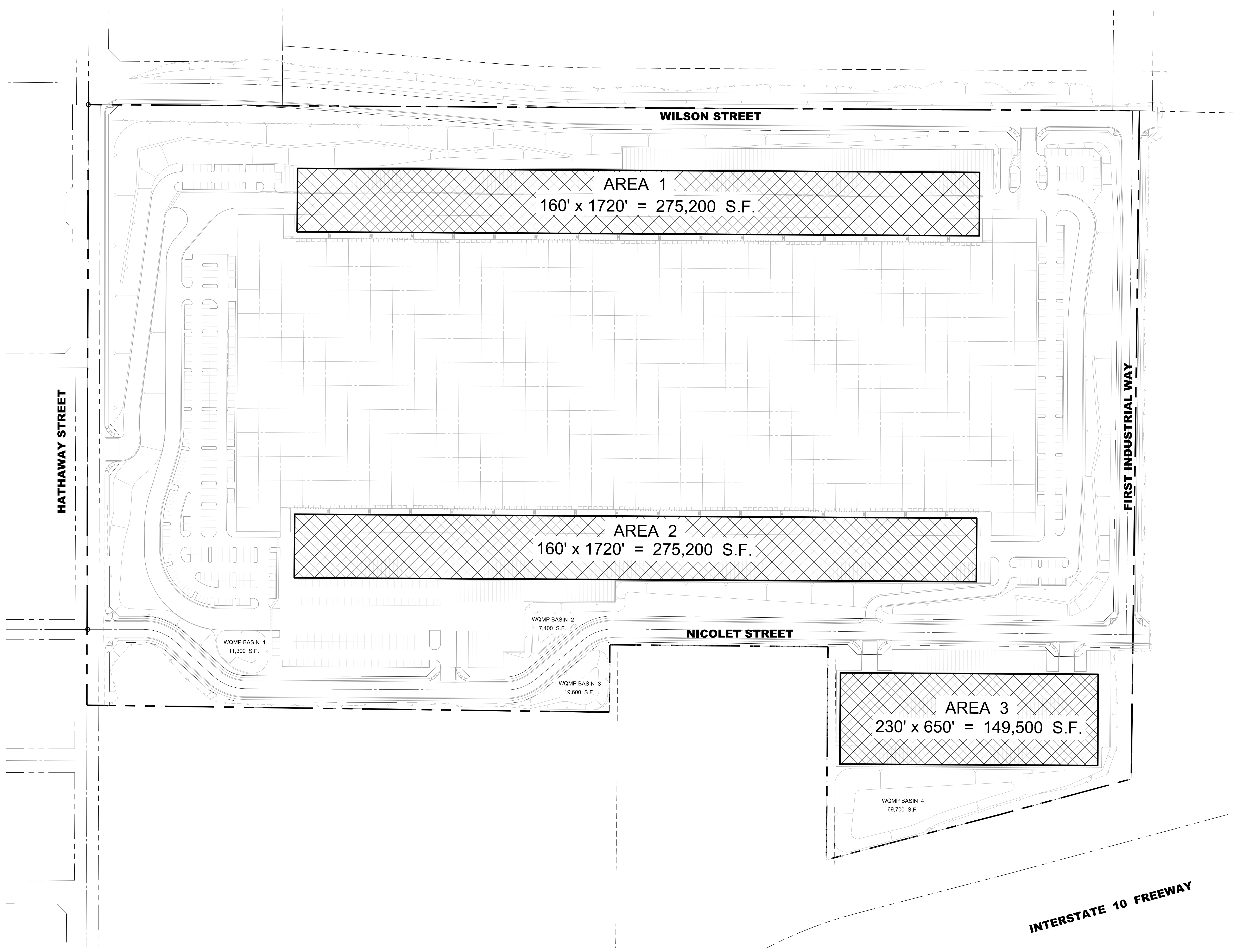
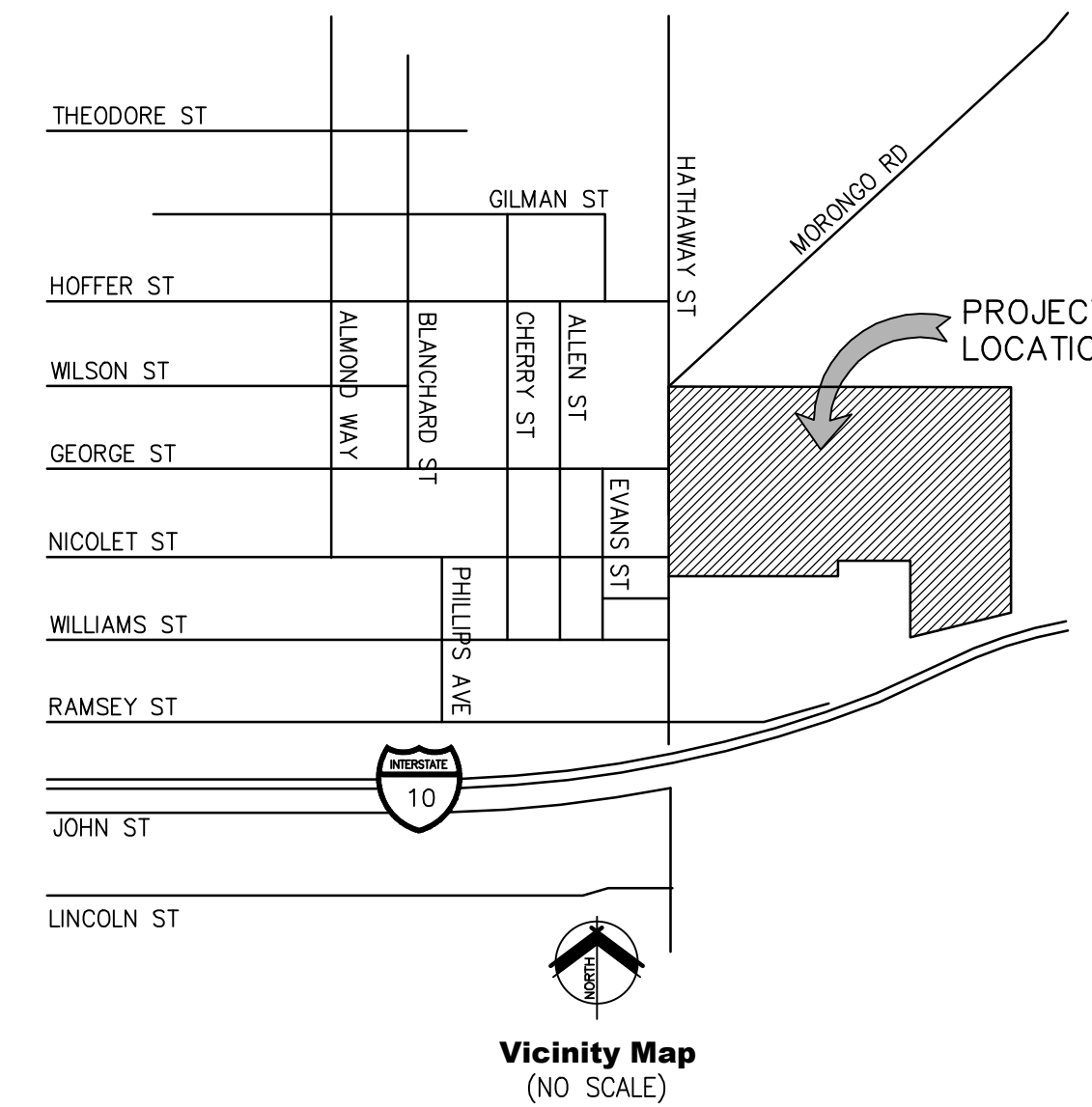
BANNING, CALIFORNIA





# OPEN LAND AREAS EXHIBIT

JANUARY 2022



### PARCELS AND STREETS

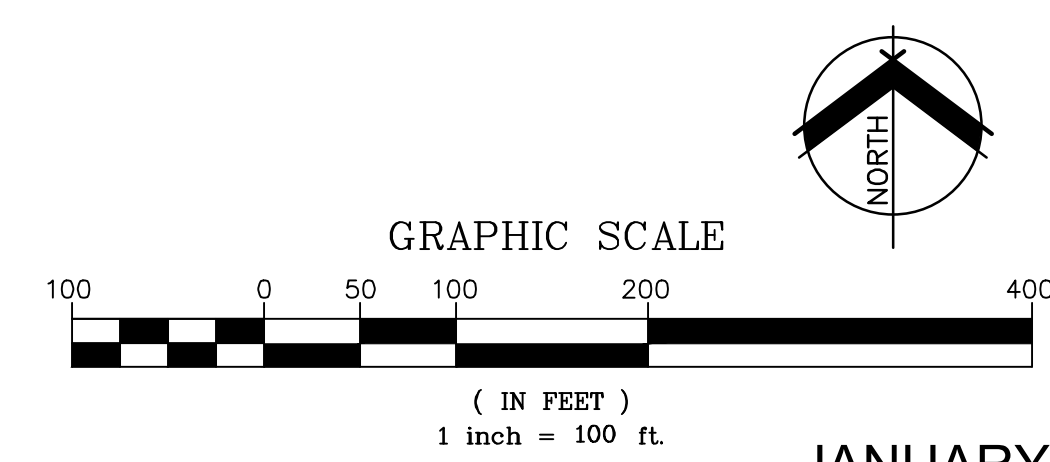
PARCEL	AREA
1	75.54 AC
2	7.61 AC
3	1.65 AC
STREETS	10.06 AC
GRAND TOTAL:	94.86 AC

### LAND AREAS

LAND AREA No.	SQUARE FOOTAGE
1	275,200 SF
2	275,200 SF
3	149,500 SF
GRAND TOTAL:	699,900 SF

### WQMP BASINS

WQMP BASIN No.	SQUARE FOOTAGE
1	11,300 SF
2	7,400 SF
3	19,600 SF
4	69,700 SF
GRAND TOTAL:	108,000 SF (2.48 AC)



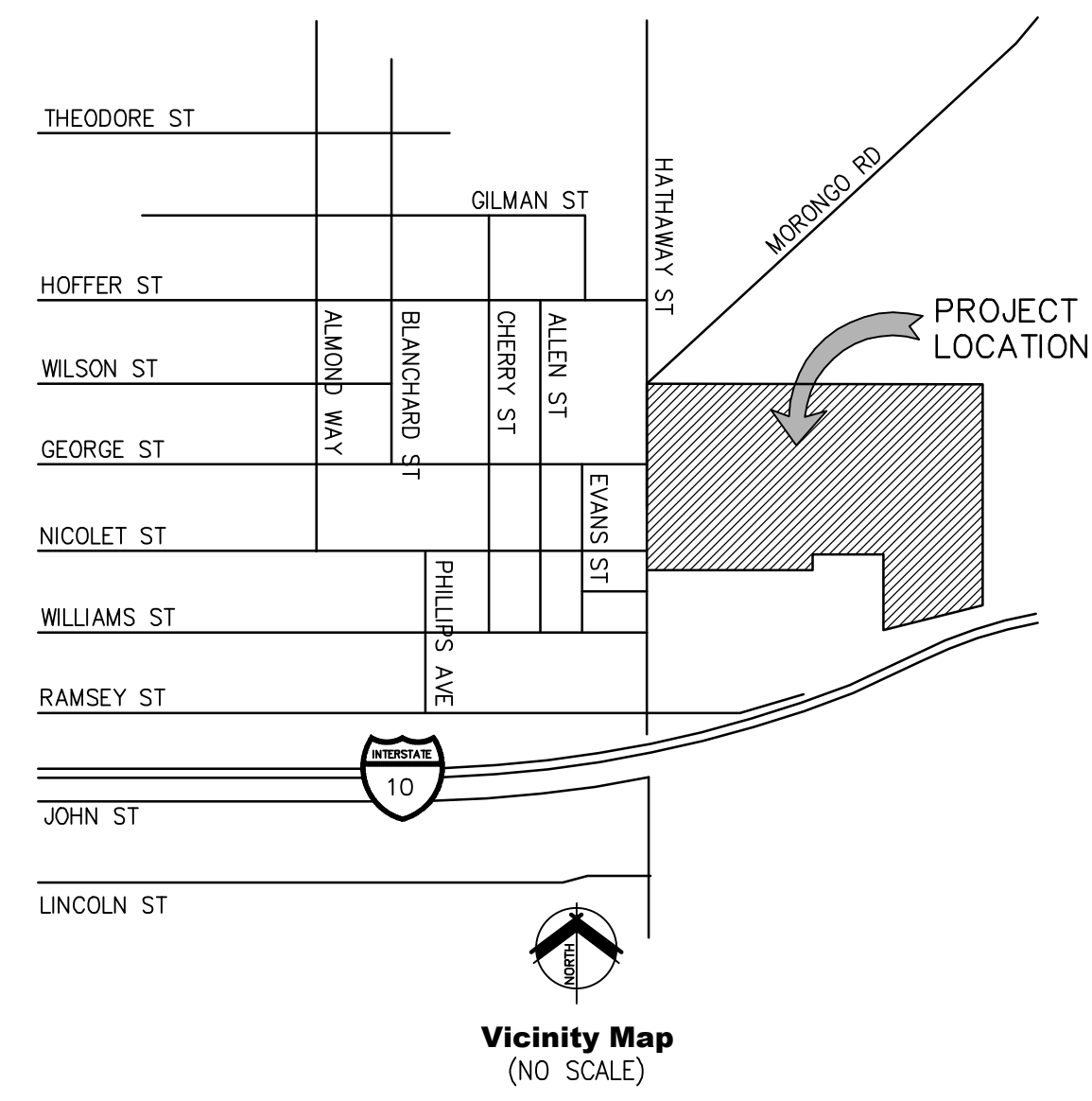
JANUARY 2022

<p>PREPARED BY:</p> <p><b>Stantec</b> 735 E. CARNEGIE DRIVE, SUITE 280 SAN BERNARDINO, CA 92408 909.335.6116    stantec.com</p>	<p>PREPARED FOR:</p> <p><b>FIRST INDUSTRIAL REALTY TRUST</b> FIRST INDUSTRIAL ACQUISITION II, LLC 898 N. PACIFIC COAST HWY., SUITE 175 EL SEGUNDO, CA 90245    PH: (310) 606-1634</p>	<p>CITY OF BANNING</p> <p>APPROVED BY: _____ DATE: _____</p> <p>BENCHMARK: BM DX3470    ELEV: 2118.09 NAVD88 PER NATIONAL GEODETIC SURVEY (NGS) DATA SHEET.</p>	<p>OPEN LAND AREAS EXHIBIT FOR FIRST HATHAWAY LOGISTICS</p> <p>HORIZONTAL SCALE: 1" = 100'    VERTICAL SCALE: N/A</p>
		<p>2042611700</p> <p>SHEET <u>1</u> OF <u>1</u></p>	



IN THE CITY OF BANNING, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 38256**

OCTOBER 2021



**OWNER:**  
 FR HATHAWAY, LLC  
 898 N. SEPULVEDA BLVD., SUITE 175  
 EL SEGUNDO, CA 90245

**DEVELOPER:**  
 FIRST INDUSTRIAL REALTY TRUST, INC.  
 898 N. SEPULVEDA BLVD., SUITE 175  
 EL SEGUNDO, CA 90245  
 (310) 606-1634

**ENGINEER / REP.:**  
 STANTEC CONSULTING, INC.  
 735 E. CARNEGIE DRIVE, SUITE 280  
 SAN BERNARDINO, CA 92408  
 ATT: STEPHEN CREVOISERAT, PE.  
 R.C.E. # 78576  
 (909) 255-8235

**ASSESSOR'S PARCEL NO.:**  
 ASSESSOR'S PARCEL NO: 532-110-001, 002,  
 003, 008, 009 & 010

**ACREAGE:**  
 TOTALS: 94.86 AC.  
 GROSS: 94.86 AC.  
 NET: 84.80 AC.

**ZONING DATA:**  
 EXISTING GENERAL PLAN: BUSINESS PARK  
 EXISTING ZONE: BP  
 PROPOSED GENERAL PLAN: BUSINESS PARK  
 PROPOSED ZONE: BP

**LAND USE:**  
 EXISTING: VACANT  
 PROPOSED: INDUSTRIAL  
 EXISTING SURROUNDING LAND USE: INDUSTRIAL, RESIDENTIAL

**LEGAL DESCRIPTION:**  
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH,  
 RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN.

**BENCH MARK:**  
 BM-DX3470 ELEVATION= 2118.09' NAVD88  
 PER NATIONAL GEODETIC SURVEY (NGS) DATA SHEET.

**TOPOGRAPHY SOURCE:**  
 ROBERT J. LUNG & ASSOCIATES, 3/19/21

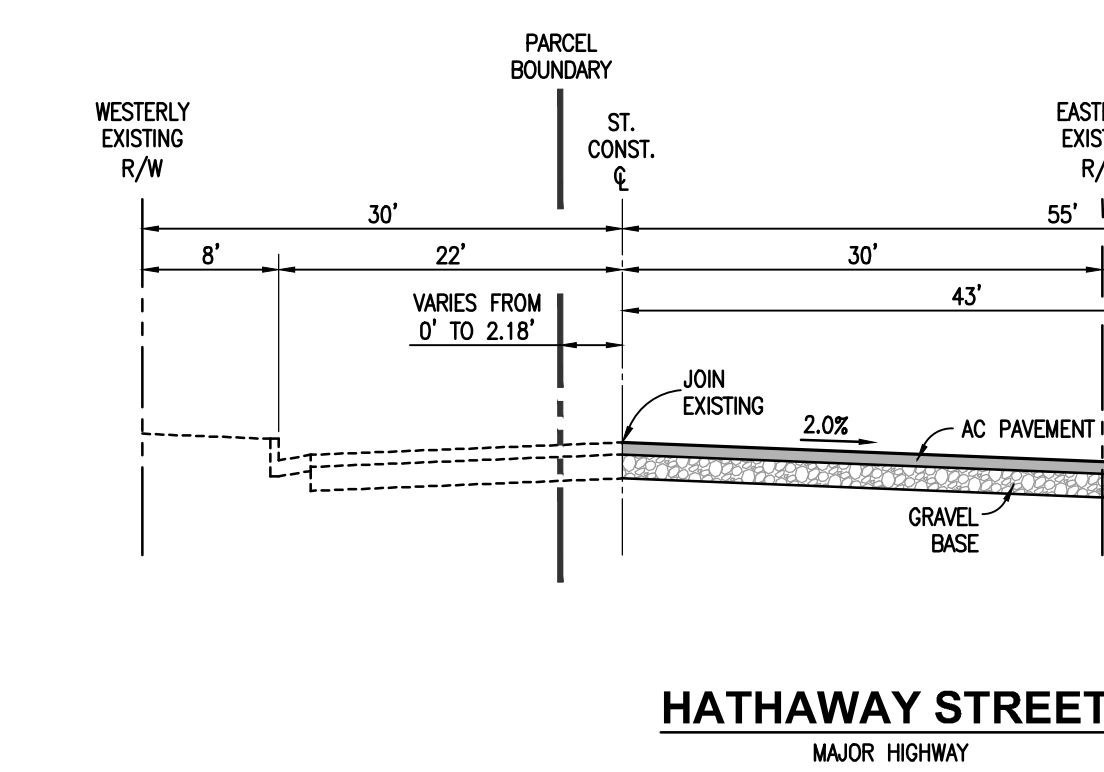
**FLOOD ZONE DESIGNATION:**  
 THE AREA OF LAND SHOWN DOES NOT LIE WITHIN  
 A FLOOD ZONE.

**GENERAL NOTES:**  
 1. TOTAL NUMBER OF LOTS: 6 (2 PARCELS AND 4 LETTERED LOTS)  
 2. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN  
 200' OF THE PROJECT.  
 3. THERE IS ONE EXISTING BUILDING ON THE PROPERTY.

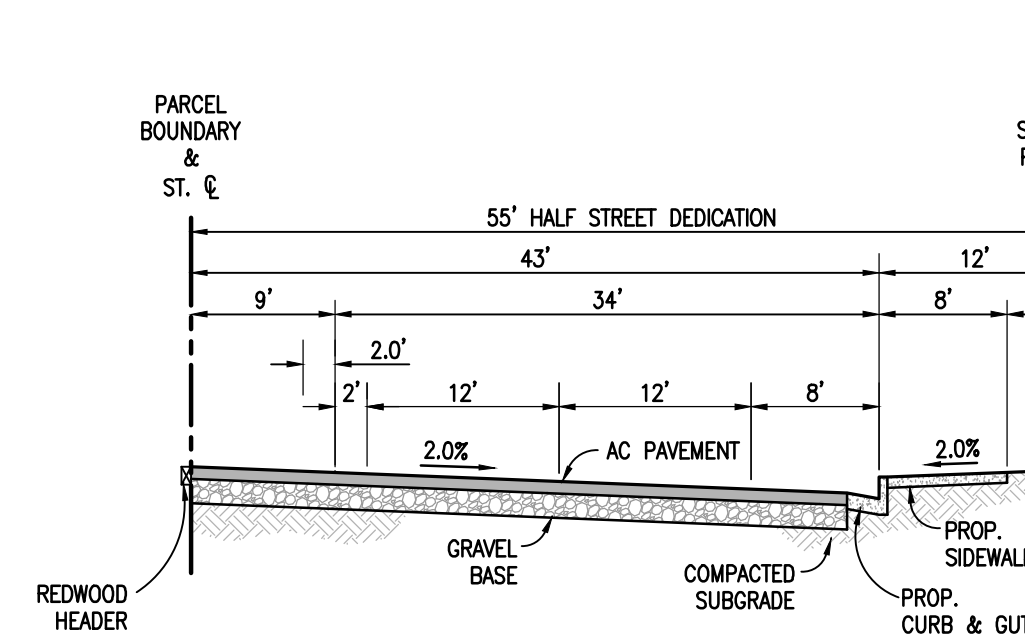
**SCHOOL:**  
 BANNING UNIFIED SCHOOL DISTRICT  
 161 W. WILLIAMS ST.  
 BANNING, CA 92220  
 PH. (909) 922-0200

**UTILITIES:**  
**WATER/SEWER:**  
 CITY OF BANNING, PUBLIC WORKS  
 99 EAST RAMSEY ST.  
 BANNING, CA 92220  
 (951) 922-3130  
**ELECTRIC:**  
 CITY OF BANNING, ELECTRIC UTILITY  
 99 EAST RAMSEY ST.  
 BANNING, CA 92220  
 (951) 922-3260  
**GAS:**  
 S.O. CAL GAS  
 155 SOUTH G. STREET  
 SAN BERNARDINO, CA 92410  
 (877) 238-0092  
**STORM DRAIN:**  
 R.C.F.C.D. (AND CITY PUBLIC WORKS)  
 1995 MARKET STREET  
 RIVERSIDE, CA 92501  
 (909) 955-1200  
**TELEPHONE:**  
 VERIZON  
 (800) 453-4000  
**TV:**  
 TIME WARNER CABLE  
 300 S. HIGHLAND SPRINGS AVE., SUITE 10 B  
 BANNING, CA 92220  
 (760) 340-2225  
**TRASH:**  
 WASTE MANAGEMENT OF INLAND EMPIRE  
 800 SOUTH TEMESCAL ST.  
 CORONA, CA 92879  
 (951) 280-5440

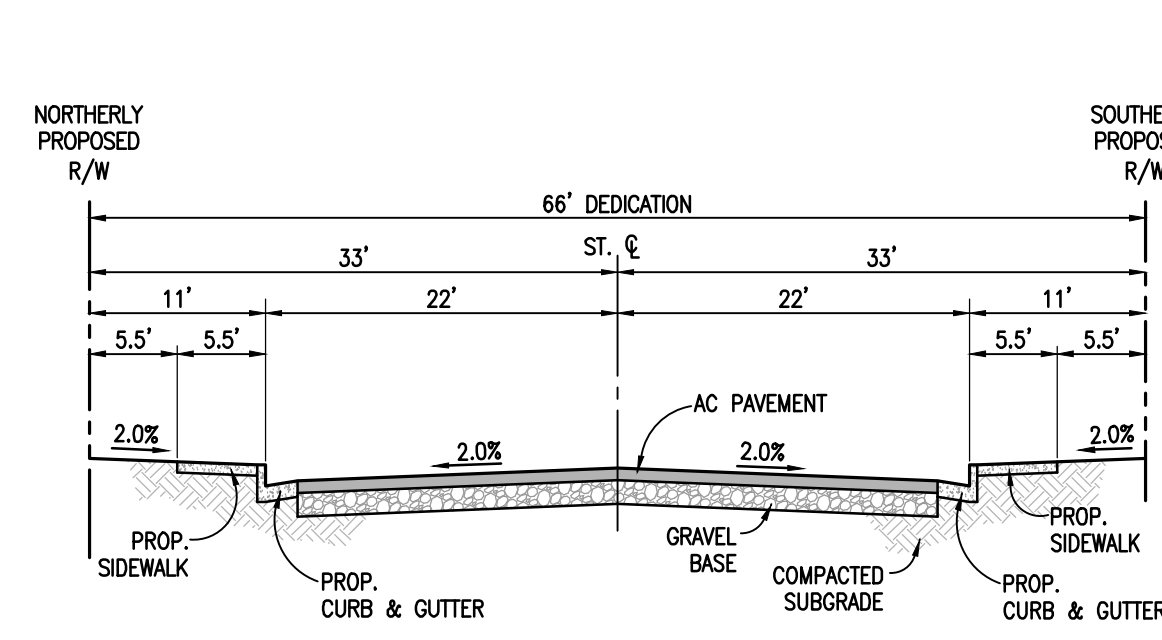
PARCEL	AREA	LOT	AREA
1	75.54 AC	LOT "A"-WILSON ST.	2.42 AC
2	7.61 AC	LOT "B"-FIRST I. WAY	1.38 AC
3	1.65 AC	LOT "C"-NICOLET ST.	4.20 AC
		LOT "D"-HATHAWAY ST.	2.06 AC
TOTAL: 84.80 AC		TOTAL: 10.06 AC	
GRAND TOTAL: 94.86 AC			



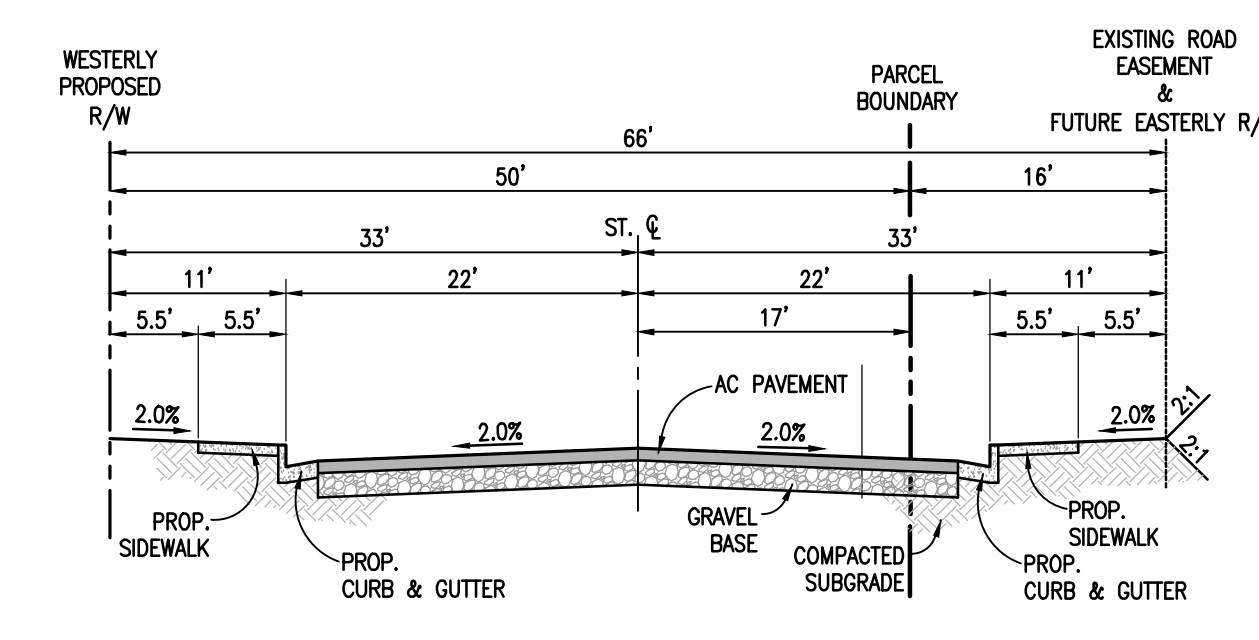
**HATHAWAY STREET**  
 MAJOR HIGHWAY



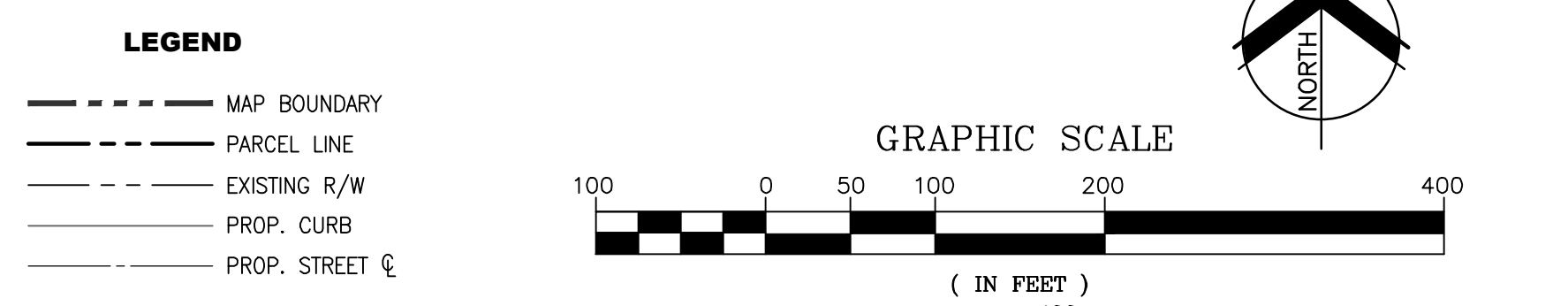
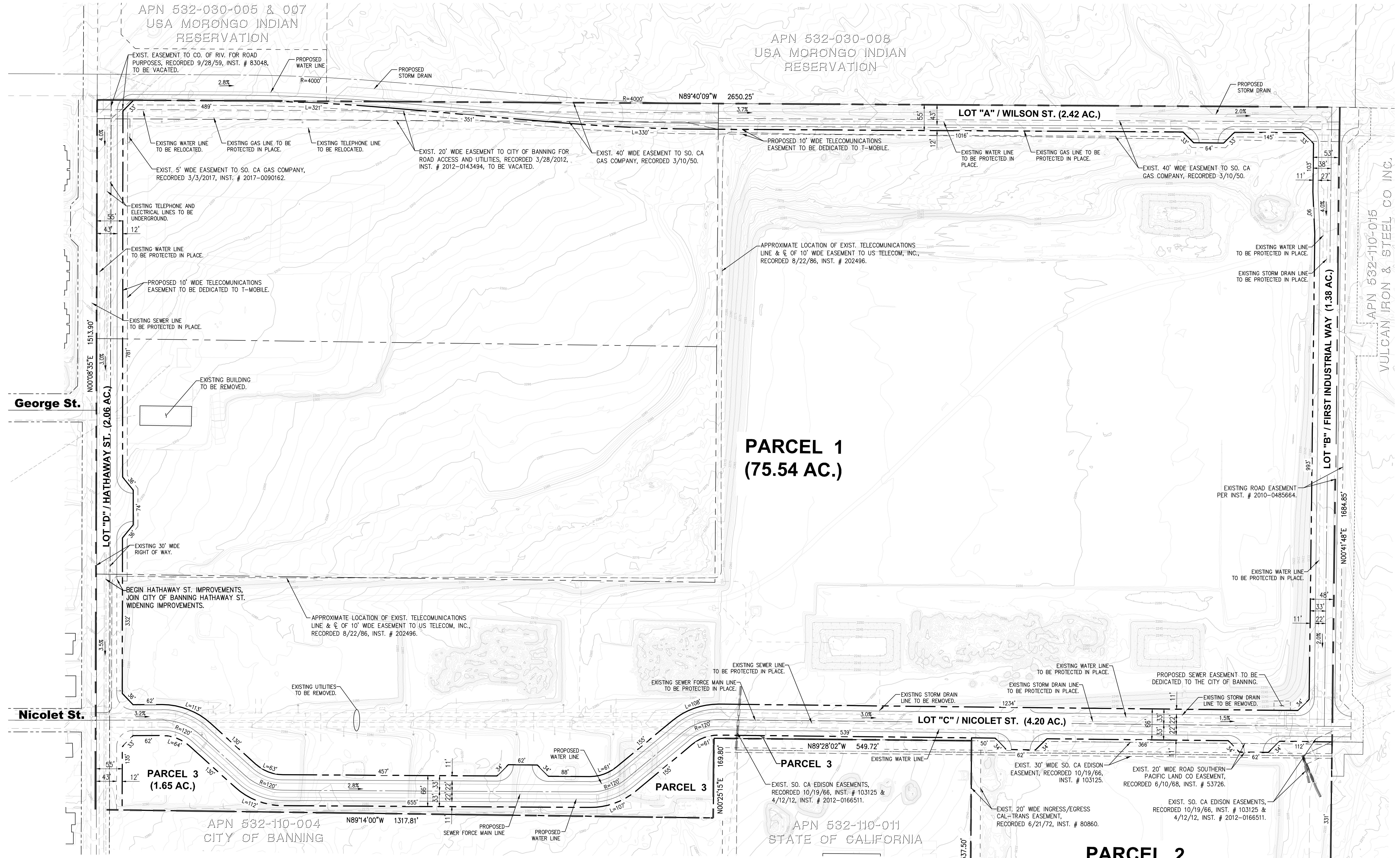
**WILSON STREET**  
 ARTERIAL HIGHWAY



**NICOLET STREET**  
 COLLECTOR STREET



**FIRST INDUSTRIAL WAY**  
 COLLECTOR STREET



PREPARED BY:  
**Stantec**  
 735 E. CARNEGIE DRIVE, SUITE 280  
 SAN BERNARDINO, CA 92408  
 909.335.6116 stantec.com

PREPARED FOR:  
**FIRST INDUSTRIAL REALTY TRUST**  
 FIRST INDUSTRIAL ACQUISITION II, LLC  
 898 N. PACIFIC COAST HWY., SUITE 175  
 EL SEGUNDO, CA 90245 PH: (310) 606-1634

MARK	REVISIONS	APPR. DATE	APPR. DATE

CITY OF BANNING  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BENCHMARK: BM DX3470 ELEV: 2118.09 NAVD88  
 PER NATIONAL GEODETIC SURVEY (NGS) DATA SHEET.

**TENTATIVE PARCEL MAP NO. 38256**  
 2042611700  
 HORIZONTAL SCALE: 1" = 100' VERTICAL SCALE: N/A  
 SHEET 1 OF 1