



**Building 1**  
 1,238,992 sf  
 Zoned M-SC  
 40' Clear @ 1st Column

LAND USE = LIGHT INDUSTRIAL  
 EXISTG. LAND USE IS VACANT  
 WAREHOUSE/LOGISTICS FACILITY  
 OCC = B/S1  
 CONSTRUCTION TYPE = IIIB

Building	Site Area Gross (Acres)	Site Area Net (Acres)	Building Area (SF)	Coverage (%)	Landscape Required (SF)	Landscape Provided (%)	Landscape Provided (SF)	Landscape Provided (%)	Dock Doors Provided	Trailer Parking Provided (11x53)	Car Parking Required (See Parking Chart)	Car Parking Provided	Bike Parking Required (1.25 Car Stalls)	Bike Parking Provided
Building 1	82.9977	77.2221	1,238,992	36.83%	336,380	10.00%	759,236	22.57%	212	484	689	733	27.6	28

  

Building	Office	Warehouse Balance	Total
	20,000	1,218,992	1,238,992
	250	80,000	689
	2,000	609,500	689
			733
			73.3
			74
			88.0
			89
			15
			15
			44

**Parking Stalls:**  
 All Parking Stalls Are 9'x15' Minimum With End Stalls Being 11'x15' Minimum. Stalls Against Planters Have a 1' Wide Concrete Walkway, Integrated With Curb. All Accessible Stalls Follow ADA Guidelines.

Roof to be Designed to Support Future Solar Panels See Electrical Engineers Calculation For Amount of Panels Required.

See Detail 10/AD1 For Wall Detail @ Office Entry, Entry Doors Set 4' Back From Face Of Exterior Panel.

See Detail 1/AD1 For Example Trash Enclosure Detail.

The Project is not Located Within CSA or CFD There are No Wells on the Project Site.

Cal Green 2022 Code							
EV Charging Req'd (20%)	EV stations To Be Installed With TI (25%)	Van ADA EV Charging	Standard ADA EV Charging	Ambulatory EV Charging	Standard EV Charging Stall	Bicycle parking (5%)	Clean Air Vehicle
146.6	37	2	4	4	137	36.7	Not Required Removed From Mandatory Measures.

If Cal Green 2022 Code Goes Into Effect On This Building.

APPLICANT/OWNER:  
 MAJESTIC REALTY CO.  
 ATTN: TAYLOR TALT  
 13191 CROSSROADS PKWY., NO., 6TH FLR.  
 CITY OF INDUSTRY, CA. 91746-3497 (562) 692-9581

PREPARER:  
 COMMERCE CONSTRUCTION CO.  
 13191 CROSSROADS PKWY., NO. 6TH FLR.  
 CITY OF INDUSTRY, CA 91746-3497 (562) 699-0453

PALM SPRINGS UNIFIED SCHOOL DISTRICT:

CABLE INTERNET:  
 Spectrum  
 www.spectrum.com/  
 73170 Dinah Shore Dr  
 Palm Desert, CA 92211 (888) 882-2253

TELEPHONE/INTERNET:  
 AT&T  
 (800) 222-0400  
 https://www.att.com

MCI (owned by Verizon)  
 (800) 950-5555  
 http://www.mci.com/mcihome.jsp

Frontier Communications (formerly Verizon)  
 (877) 775-6373  
 http://west.frontier.com

GAS:  
 So. Calif. Gas Company  
 45123 Towne St  
 Indio, CA 92201  
 (800) 427-2200  
 https://www.socalgas.com/

ELECTRIC:  
 Imperial Irrigation District  
 Business Office  
 81600 Avenue 58  
 La Grana, CA 92253  
 (760) 398-5811

WATER DISTRICT:  
 Coachella Valley Water District  
 Corner Avenue 52 & Highway 111  
 P.O. Box 1058  
 Coachella, CA 92236  
 (760) 398-2651  
 www.covwd.org

Coachella Valley Water District  
 Hovley Lane and Water Way  
 Palm Desert, CA 92260  
 (760) 398-2651

WASTE DISPOSAL:  
 Palm Springs Disposal Services  
 https://www.palmspringsdisposal.com/  
 (760) 327-1351 OR (760) 329-5030  
 4600 E. Mesquite Ave  
 Palm Springs, CA 92264

Burttrec Waste & Recycling Services  
 www.burttrec.com/  
 41-575 Eclectic  
 Palm Desert, CA 92260  
 (760) 340-2113

**ZONING & LAND USE INFORMATION:**  
 COUNTY OF RIVERSIDE GENERAL PLAN:  
 "LIGHT INDUSTRIAL"  
 EXISTING ZONING IS "M-SC"  
 EXISTING LAND USE IS LIGHT INDUSTRIAL.

Install Knox Box at All Gates and Office Entries.

**Assessor Parcel Maps:**  
 Parcel: 648-150-035-0, 648-150-034-0

**Legal Description:**  
 PARCEL 1: THE SOUTH HALF OF GOVERNMENT LOT 1 IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. APN: 648-150-034  
 PARCEL 2: THE SOUTH HALF OF GOVERNMENT LOT 1 IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. APN: 648-150-035

**Thomas Brothers:**  
 Page: 758 Grid: C7, D7

**Project / Case Information:**  
 Case Number: PPT 220022

Source(s): Commerce Construction Co. (09-29-2022)

