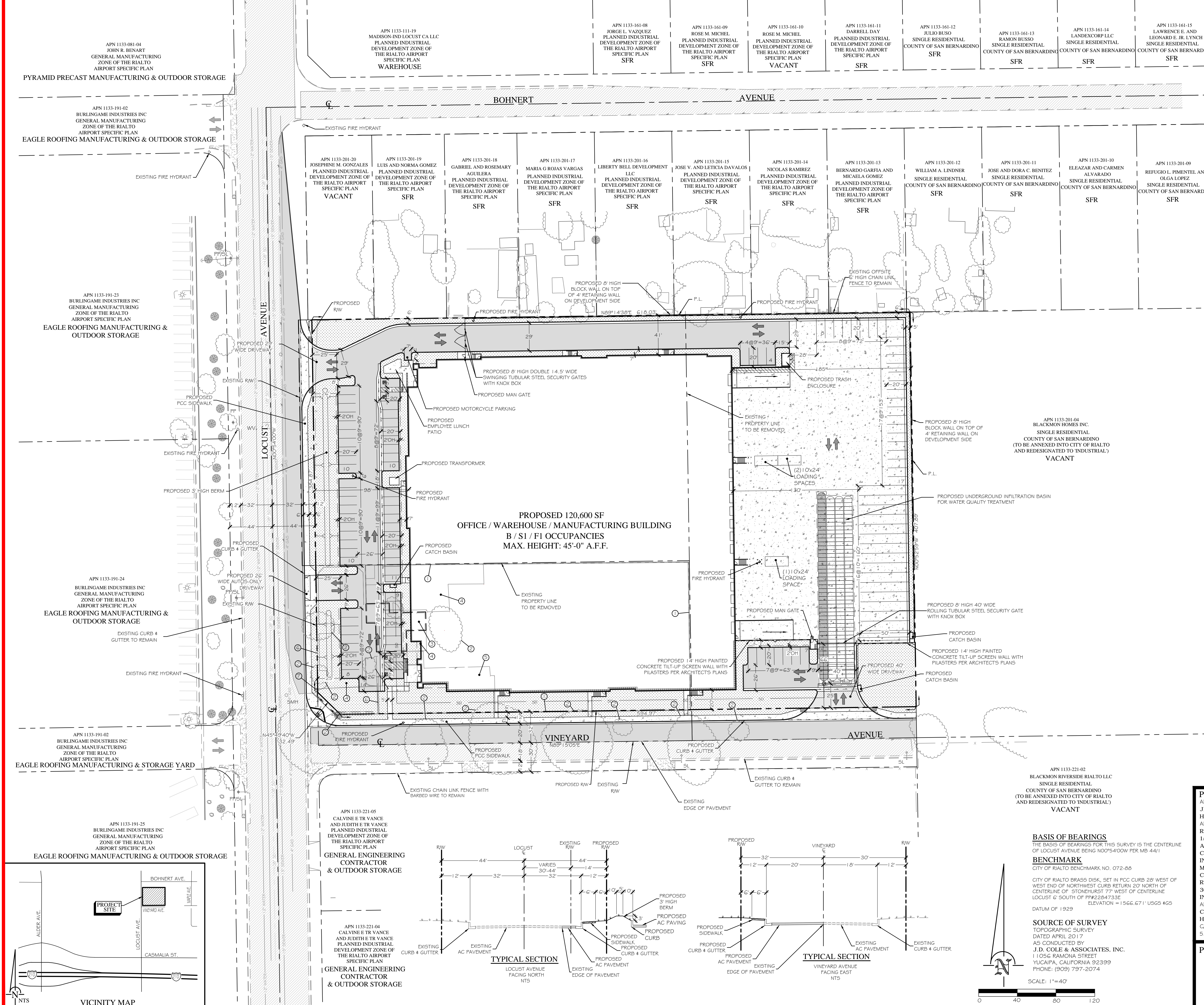


# PRECISE PLAN OF DESIGN SITE PLAN

PROPOSED INDUSTRIAL WAREHOUSE/ DISTRIBUTION/ MANUFACTURING FACILITY  
APN 1133-201-01, 02 & 03, NORTHEAST CORNER OF LOCUST AVE. & VINEYARD AVE.  
CITY OF RIALTO



**Project Description**

The project proposes to develop 6.68 gross acres (5.78 net acres) with the construction of a 120,600 SF warehouse/distribution/manufacturing facility. Related onsite improvements include paved parking, landscaping, drainage, and access improvements. Discretionary actions by the City of Rialto include the following:

- 1.) Approval of a Precise Plan of Design application
- 2.) Approval of a Conditional Development Permit application to allow for proposed warehousing use
- 3.) Approval of a Lot Merger application to merge the three (3) existing parcels
- 4.) Approval of a Variance application to allow for increased building height

Proposed off-site improvements across the project frontages of Locust Avenue and Vineyard Avenue include street widening, construction of curb, gutter, sidewalk, and parkway improvements. One driveway is proposed along Vineyard Avenue and two driveways are proposed along Locust Avenue to provide access to the site.

**NOTES:**

1. ASSESSORS' PARCEL NUMBERS: 1133-201-01, 02 AND 03
2. EXISTING GROSS AREA: 291,162 SF = 6.68 AC
3. EXISTING NET AREA: 275,363 SF = 6.32 AC
4. PROPOSED NET AREA: 251,773 SF = 5.78 AC
5. PROPOSED DEDICATION: 23,590 SF = 0.54 AC
6. EXISTING PROPOSED ZONE DESIGNATION: PLANNED INDUSTRIAL DEVELOPMENT ZONE OF THE RIALTO AIRPORT SPECIFIC PLAN
7. EXISTING PROPOSED GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL
8. EXISTING LAND USE: SFR/VACANT
9. PROPOSED LAND USE: INDUSTRIAL WAREHOUSE/ DISTRIBUTION/ MANUFACTURING FACILITY
10. AREA SUMMARY:  
TOTAL PROPOSED NET AREA: 251,773 SF = 100%  
ACCESS/PARKING: 98,754 SF = 39.23%  
LANDSCAPING (INCLUDED SIDEWALK): 37,399 SF = 14.85%  
BUILDING: 115,600 SF = 45.92%  
TOTAL PROPOSED PARKING AREA: 129,517 SF  
TOTAL PROPOSED PARKING AREA LANDSCAPING: 30,665 SF = 23.68% > 10% REQUIRED
11. PARKING SUMMARY:  
REQUIRED PARKING:  
WAREHOUSE: 1/1,000 SF FOR FIRST 10,000 SF = 10,000 SF / 1,000 = 10 SPACES  
1/2,000 SF BEYOND 10,000 SF = 102,600 SF / 2,000 = 51 SPACES  
1/250 SF = 8,000 SF / 250 = 32 SPACES  
TOTAL REQUIRED PARKING: 94 SPACES + 16 TRAILER SPACES  
TOTAL PROVIDED ACCESSIBLE SPACES: 4 SPACES, 1 VAN ACCESSIBLE  
TOTAL PROVIDED ACCESSIBLE SPACES: 4 SPACES, 2 VAN ACCESSIBLE  
TOTAL REQUIRED MOTORCYCLE SPACE: (1) 56 SF SPACE  
TOTAL PROVIDED MOTORCYCLE SPACES: (1) 56 SF SPACE
12. SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER MAP NUMBER 06071 C7920H DATED 8/28/2008.
13. FLOOR AREA RATIO = 120,600 SF / 251,773 SF = 0.48
14. DEVELOPMENT IMPACT FEES (DETS) SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. ALL ABOVE GROUND UTILITIES AND OVERHEAD UTILITY LINES ARE TO BE UNDERGROUND.
16. A LOT MERGER APPLICATION HAS BEEN FILED CONCURRENTLY TO MERGE THE THREE PARCELS INTO ONE PARCEL.
17. ALL BUILDINGS OVER 5,000 SQUARE FEET IN SIZE WILL HAVE FIRE SPRINKLERS INSTALLED.
18. KNOX BOXES WILL BE INSTALLED FOR ALL ENTRY GATES.

**LEGAL DESCRIPTION**

THE SOUTH 186.00 FEET OF THE WEST 430.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPT THE WEST 30.00 FEET TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED MARCH 10, 1955 IN BOOK 3640, PAGE 494, OFFICIAL RECORDS.  
APN: 1133-201-01

THE WEST 430 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, EXCEPTING THAT PORTION CONTAINED IN TRACT NO. 3279, AS PER MAP THEREOF RECORDED IN BOOK 44, PAGE 1, RECORDS OF SAID COUNTY, EXCEPTING THE SOUTHERLY 186 FEET THEREOF, ALSO EXCEPTING THEREFROM THE WEST 30 FEET CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED MAY 10, 1955, IN BOOK 3640, PAGE 494, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.  
APN: 1133-201-02

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THAT PORTION LYING WITHIN TRACT NO. 3279, AS PER PLAT RECORDED IN BOOK 44 OF MAPS, PAGE 1, RECORDS OF SAID COUNTY, ALSO EXCEPTING THE WEST 430 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28.  
APN: 1133-201-03

**EASEMENTS**

1. AN EASEMENT FOR RIGHT OF WAY FOR DITCHES AND CANALS, AS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED IN BOOK C OF PATENTS, PAGE 564.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
2. AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, AS RECORDED IN BOOK 3328, PAGE 584 OF OFFICIAL RECORDS.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
3. AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, AS RECORDED IN BOOK 3935, PAGE 267 OF OFFICIAL RECORDS.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
4. AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF COUNTY OF SAN BERNARDINO, AS RECORDED IN BOOK 8023, PAGE 862 OF OFFICIAL RECORDS.  
SAID EASEMENT IS CONTAINED WITHIN THE RIGHT OF WAY.
5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RECORDED JUNE 28, 1935, IN BOOK 1067, PAGE 536 OF OFFICIAL RECORDS.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
6. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, AS RECORDED OCTOBER 11, 1944, IN BOOK 1717, PAGE 101 OF OFFICIAL RECORDS.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
7. AN EASEMENT FOR RIGHT OF WAY FOR DITCHES AND CANALS, AS RESERVED BY THE UNITED STATES OF AMERICA, AS PATENT RECORDED OCTOBER 31, 1946 IN BOOK 1971, PAGE 14 OF OFFICIAL RECORDS.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
8. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, AS RECORDED FEBRUARY 16, 1954 IN BOOK 3328, PAGE 584 OF OFFICIAL RECORDS.  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

**EXISTING FEATURES:**

- EXISTING BLOCK WALL TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING CONCRETE PAVING TO BE REMOVED
- EXISTING ASPHALT PAVING TO BE REMOVED
- EXISTING BARBED WIRE / CHAIN LINK GATE / FENCE TO BE REMOVED
- EXISTING POWER POLE TO BE REMOVED

**LEGEND**

EXISTING PCC PAVING TO REMAIN	AC	ASPHALT CONCRETE
PROPOSED AC PAVING	EX	EXISTING
PROPOSED COLORED & SCORED CONCRETE PAVING	FC	FIRE HYDRANT
PROPOSED PCC PAVING	PC	PORTLAND CEMENT CONCRETE
EXISTING AC PAVING TO REMAIN	PL	PROPERTY LINE
PROPOSED LANDSCAPING	PP	POWER POLE
	RW	RIGHT-OF-WAY
	SL	STREET LIGHT
	SD	STORM DRAIN
	SMH	SEWER MANHOLE
	SFR	SINGLE FAMILY RESIDENCE
	WV	WATER VALVE

**SHEET INDEX**

TITLE SHEET / SITE PLAN	.....S-1
CONCEPTUAL GRADING PLAN	.....CG-1
CONCEPTUAL LANDSCAPE PLAN	.....CL-1
ARCHITECTURAL FLOOR PLAN	.....A2-1-P
ARCHITECTURAL ROOF PLAN	.....A3-2-P
ARCHITECTURAL ELEVATIONS	.....A3-1-P

**PROPERTY OWNERS:**

APN 1133-201-01:  
JESUS DIAZ AND CANDELARIA DIAZ  
HUSBAND AND WIFE AS JOINT TENANTS

APN 1133-201-02:  
RACHEL M. VELOZ, AS TO AN UNDIVIDED 1/8 INTEREST; ESTELLA CHAVEZ, AS TO AN UNDIVIDED 2/8 INTEREST; RUDY CHAVEZ, AS TO AN UNDIVIDED 1/8 INTEREST AND ALICE CASTELLANOS AND MARTHA GOBLE, SUCCESSOR CO-TRUSTEES OF THE HENRY PEREZ REVOCABLE TRUST DATED NOVEMBER 30, 1998, AS TO AN UNDIVIDED 4/8 INTEREST

APN 1133-201-03:  
CALIFORNIA CHOW LAND TRUST, MARK HORVATH, TRUSTEE  
C/O CDREP, LLC ATTN: MARK BACHLI  
523 MAIN STREET  
EL SEGUNDO, CA 90245

**PREPARED FOR/APPLICANT:**  
CDREP, LLC.  
ATTN: MARK BACHLI  
523 MAIN STREET  
EL SEGUNDO, CA 90245  
(310) 428-3302

LETTER	DESCRIPTION	DATE	INITIAL	INITIAL
	REVISIONS			

**PRECISE PLAN OF DESIGN**  
APN 1133-201-01, 02 & 03  
NORTHEAST CORNER LOCUST AVE. & VINEYARD AVE.  
CITY OF RIALTO

**thatcher engineering & associates, inc.**  
1461 10th street, suite 105, redlands, ca 92373  
• land planning  
• civil engineering  
• landscape architecture  
phone 909.748.7777  
phone 909.748.7776

Job Number:	Date Prepared:	Drawn By:	Reference Number:	Sheet Number:
162003	10/11/17	PF	1620035P	<b>S-1</b>

