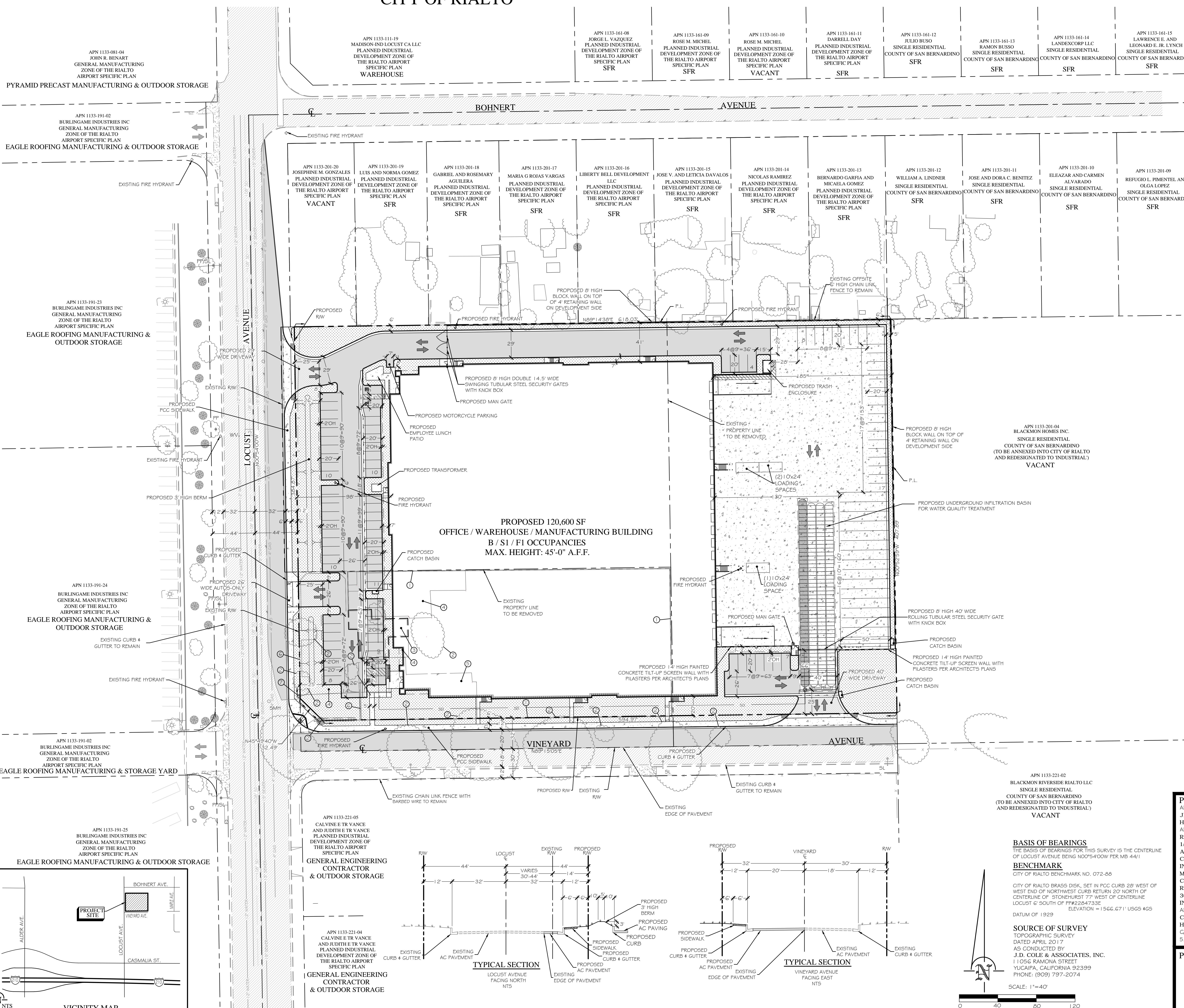


# PRECISE PLAN OF DESIGN SITE PLAN

## 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 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. CURRENT GROSS AREA: 281,162 SF = 6.68 AC
3. EXISTING NET AREA: 275,363 SF = 5.32 AC
4. PROPOSED NET AREA: 251,773 SF = 5.78 AC
5. PROPOSED DEDICATION: 23,590 SF = 0.54 AC
6. PROPOSED EASEMENT: 1,000 SF = 0.02 AC
7. EXISTING/PROPOSED GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL
8. EXISTING LAND USE: SFR/VCANT
9. PROPOSED LAND USE: INDUSTRIAL WAREHOUSE/ DISTRIBUTION MANUFACTURING FACILITY
10. AREA UNDEDUCED: 1,000 SF
11. TOTAL PROPOSED NET AREA: 251,773 SF = 100%
12. ACCESS/PARKING: 96,784 SF = 99.23%
13. LANDSCAPING (INCLUDES SIDEWALK): 37,389 SF = 14.85%
14. BLDG. AREA: 251,773 SF = 100%
15. TOTAL PROPOSED PARKING AREA: 129,517 SF
16. TOTAL PROPOSED PARKING AREA LANDSCAPING: 30,665 SF = 23.65% > 10% REQUIRED
17. 1. PARKING SUMMARY:  
REQUIRED PARKING: 1/1,000 SF FOR FIRST 10,000 SF = 10,000 SF / 1,000 = 10 SPACES  
OFFICE: 1/2,000 SF BEYOND 10,000 SF = 1/2,000 SF / 2,000 = 52 SPACES  
PARKING: 1/2,000 SF = 8,000 SF / 250 = 32 SPACES
18. TOTAL PROVIDED PARKING: 94 SPACES + 16 TRAILER SPACES
19. TOTAL REQUIRED ACCESSIBLE SPACES: 4 SPACES, 1 VAN ACCESSIBLE
20. TOTAL PROVIDED ACCESSIBLE SPACES: 5 SPACES, 2 VAN ACCESSIBLE
21. TOTAL REQUIRED MOTORCYCLE SPACES: 11 SPACES
22. TOTAL PROVIDED MOTORCYCLE SPACES: 11 SPACES
23. TOTAL PROVIDED TRAILER SPACES: 16 SPACES
24. SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER MAP NUMBER 0G071C79201 DATED 2/8/2008.
25. FLOODPLAIN IMPACT: 20,600 SF = 25,173 SF = 1.46 AC
26. DEVELOPMENT IMPACT: 100% OF 100% OF 100% PAID PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
27. ALL ABOVE GROUND UTILITIES AND OVERHEAD UTILITY LINES ARE TO BE UNDERGROUND.
28. A LOT MERGER APPLICATION HAS BEEN FILED CONCURRENTLY TO MERGE THE THREE PARCELS INTO ONE PARCEL.
29. ALL BUILDINGS OVER 5,000 SQUARE FEET IN SIZE WILL HAVE FIRE SPRINKLERS INSTALLED.
30. KNOX BOXES WILL BE INSTALLED FOR ALL ENTRY GATES.

### UTILITIES:

Electric: SOUTHERN CALIFORNIA EDISON COMPANY  
7337 TRADE ST, RM 5685 SAN DIEGO, CA 92121 (858) 866-1286  
Water: NEW VALLEY WATER DISTRICT 655 WEST BASELINE (909) 875-1322  
7337 TRADE ST, RM 5685 SAN DIEGO, CA 92121  
Gas: SOUTHERN CALIFORNIA GAS COMPANY 135 W. RIALTO AVE. REDLANDS, CA 92376 (909) 333-7836  
Cable: OTHER COMMUNICATIONS 1500 AUTO CENTER DR. (909) 634-3224  
Phone: (562) 739-8459

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