

TENTATIVE PARCEL MAP NO. 19815

IN THE CITY OF RIALTO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER, TOGETHER WITH THE NORTH HALF OF THE SOUTHEAST QUARTER, BOTH OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M.

NOTES:
DATE OF PREPARATION: 12-12-2016
GROSS ACREAGE: 51.547
NET ACREAGE: 49.947
NUMBER OF PROPOSED PARCELS: 1

PARCEL 1
PARCEL MAP NO. 11101
P.M. 186/84

POR. OF NE 1/4
SEC 33, TIN, R5W, S.B.M.

N 1/2, SE 1/4,
NE 1/4, SEC. 33

PORTION APN: 0240-251-09
OWNER: CITY OF RIALTO
ADDRESS: LINDEN AVE

PORTION APN: 0240-251-28
OWNER: CITY OF RIALTO
ADDRESS: *NO SITE ADDRESS*

PORTION APN: 0240-251-28
OWNER: CITY OF RIALTO
ADDRESS: *NO SITE ADDRESS*

PORTION APN: 0240-251-09
OWNER: CITY OF RIALTO
ADDRESS: LINDEN AVE

W 1/2, S 1/2, SW 1/4
NE 1/4, SEC. 33

APN: 0240-251-04
OWNER: CITY OF RIALTO
ADDRESS: *NO SITE ADDRESS*

E 1/2, S 1/2, SW 1/4
NE 1/4, SEC. 33

APN: 0240-251-11
OWNER: CITY OF RIALTO
ADDRESS: *NO SITE ADDRESS*

PARCEL 1
2,245,405 (GROSS)
51.547 (GROSS)
2,175,705 (NET)
49.947 (NET)

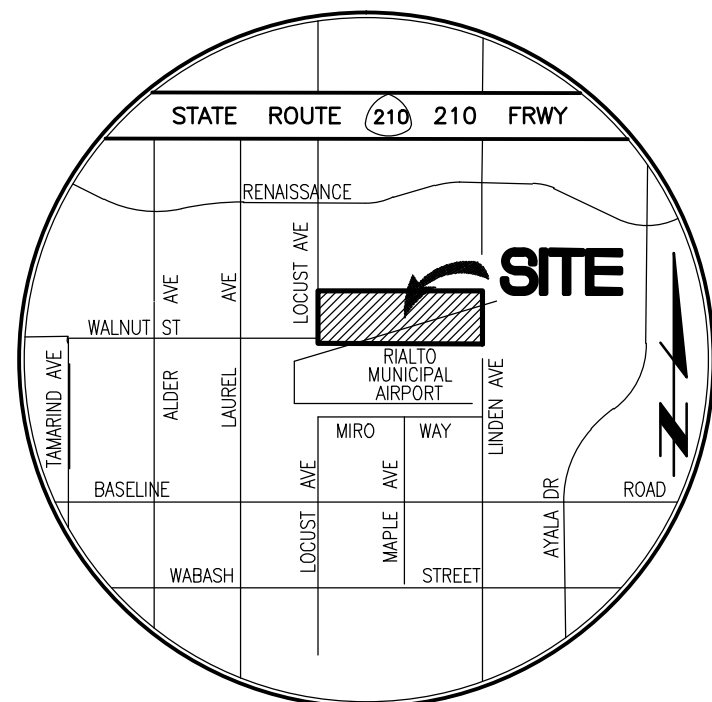
S 1/2, SE 1/4,
NE 1/4, SEC. 33

APN: 0240-251-10
OWNER: CITY OF RIALTO
ADDRESS: *NO SITE ADDRESS*

APN: POR. OF 0240-251-21
OWNER: RIALTO RENAISSANCE LLC
ADDRESS: *NO SITE ADDRESS*

APN: POR. OF 0240-251-38
OWNER: RIALTO RENAISSANCE LLC
ADDRESS: *NO SITE ADDRESS*

POR. OF SE 1/4
SEC 33, TIN, R5W, S.B.M.



VICINITY MAP
N.T.S.

ARCHITECT:

HPA ARCHITECTURE
18831 BARDEEN AVENUE, STE. #100
IRVINE, CA 92612
PHONE: (949) 863-1773

DEVELOPER:

HILLWOOD INVESTMENTS
901 VIA PIEMONTE, SUITE 175
ONTARIO, CA 91764
PHONE: (909) 382-0033
FAX: (909) 382-0073

ENGINEER:

Ti Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4811 FAX: (714) 521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

Brian L. Thienes
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/2017

1 / 20 / 17
DATE



Last Update: 7/21/17
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EXISTING EASEMENTS:

- RIGHTS OF THE PUBLIC AS TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS LOCUST AVENUE, LINDEN AVENUE AND MIRO WAY.
- RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED OCTOBER 05, 1905 IN BOOK G OF PATENTS, PAGE 219. (BLANKET IN NATURE)
- AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 11, 1986 AS INSTRUMENT NO. 86-152953, OF OFFICIAL RECORDS. (EASEMENT PLOTTED HEREON)
20. AN EASEMENT PUBLIC UTILITIES AND ROADS PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 23, 1989 AS INSTRUMENT NO. 89-396659, OF OFFICIAL RECORDS. (EASEMENT PLOTTED HEREON)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 6368" RECORDED JANUARY 31, 2014 AS INSTRUMENT NO. 2014-0043582 OF OFFICIAL RECORDS.
- AN OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIALTO, RECORDED JUNE 15, 2016 AS INSTRUMENT NO. 2016-0234916 OF OFFICIAL RECORDS. (EASEMENT PLOTTED HEREON)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED JUNE 11, 1986 AS INSTRUMENT NO. 86-152954 OF OFFICIAL RECORDS. (EASEMENT PLOTTED HEREON)

PROPOSED EASEMENTS:

- 8' WIDE LANDSCAPE EASEMENT IN FAVOR OF THE CITY OF RIALTO.
- 19' WIDE LANDSCAPE EASEMENT IN FAVOR OF THE CITY OF RIALTO.
- DETENTION BASIN EASEMENT FOR PRIVATE USE TO BE RECORDED BY SEPARATE INSTRUMENT.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

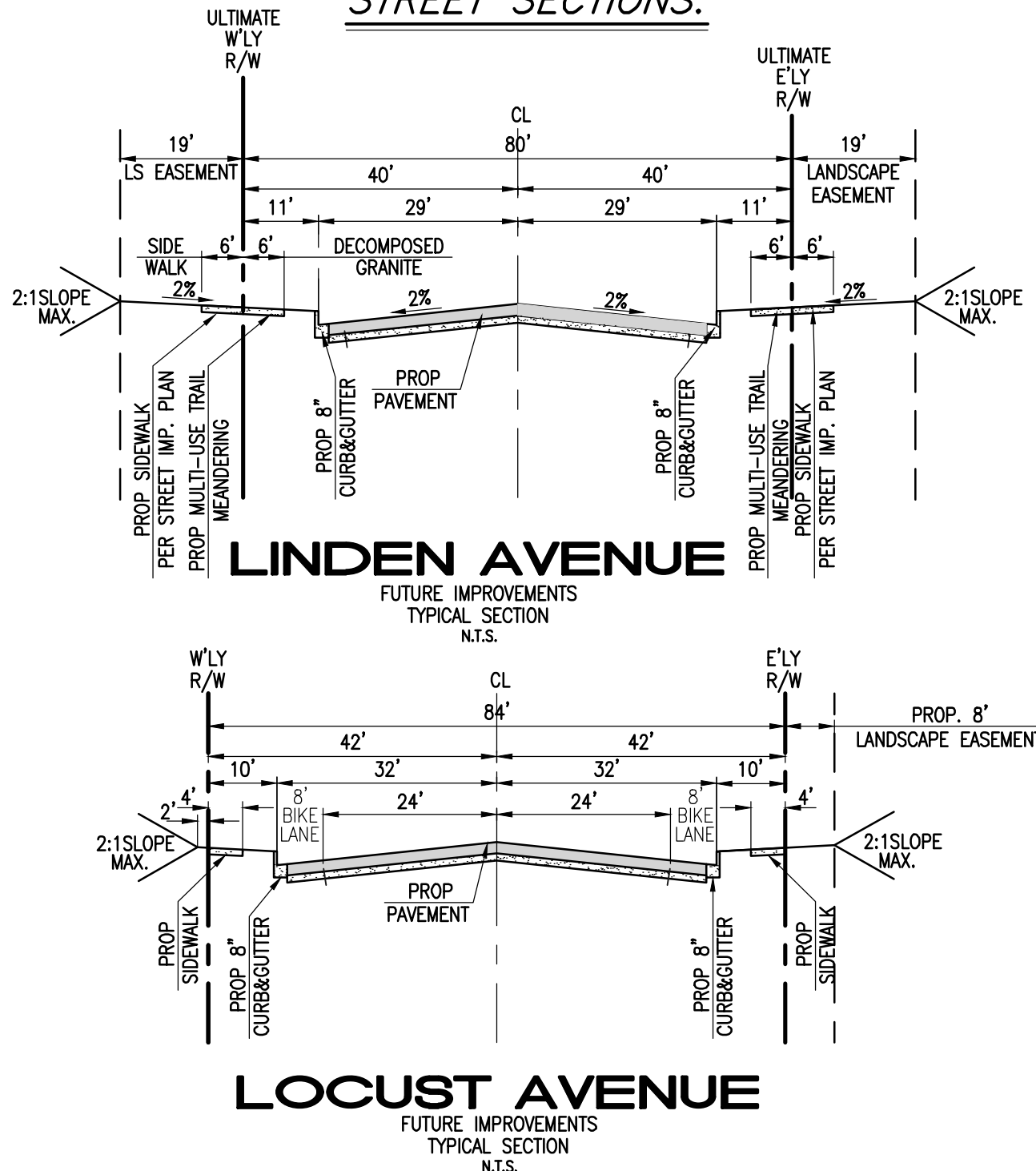
THE NORTHERLY 123.00 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIALTO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT.

TOGETHER WITH THE SOUTHERLY 727.00 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIALTO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT.

SITE PLAN TABULATION:

SITE AREA	BLDG. 5
in s.f.	2,175,517 s.f.
in acres	49.94 ac
BUILDING AREA	
office - 1st floor	60,000 s.f.
warehouse	554,848 s.f.
TOTAL	614,848 s.f.
COVERAGE	
	28.3%
PARKING REQUIRED	
office @ 1/250	240 stalls
warehouse:	
1st 40K @ 1/1,000	40 stalls
above 40K @ 1/4,000	129 stalls
TOTAL	409 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	887 stalls
Disabled (9' x 18')	16 stalls
Disabled (Van) (12' x 18')	4 stalls
Clean air / Vanpool	79 stalls
TOTAL	986 stalls
TRAILER PARKING PROVIDED	
trailer (12' x 55')	353 stalls
TOTAL PARKING PROVIDED	
auto & trailer	2,325 stalls

STREET SECTIONS:



UTILITY PROVIDERS:

TELEPHONE
AT&T
1285 VAN BUREN STREET, STE. 180
ANAHEIM, CA 92807
PHONE: (714) 666-5503

CABLE
CHARTER COMMUNICATIONS
CONTACT: MANUEL DEHESA
17777 CENTER COURT DRIVE, 8TH FLOOR
CERRITOS, CA 90703

SEWER
CITY OF RIALTO
CONTACT: CYRUS NEKOEE
150 S. PALM AVENUE
RIALTO, CA 92376
PHONE: (909) 820-2525

WATER
FONTANA WATER COMPANY
CONTACT: BRENDA FOWLER
15966 ARROW ROUTE
FONTANA, CA 92333
PHONE: (909) 822-2201

GAS
SOUTHERN CALIFORNIA GAS COMPANY
CONTACT: PAUL MULLINS
1981 W. LUCONIA AVENUE
REDLANDS, CA 92374
PHONE: 909-335-7625

ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
P.O. BOX 11982
SANTA ANA, CA 92711
PHONE: (909) 335-7625

ZONING:

ZONING INFORMATION (PROPOSED ZONING INFORMATION SHOWN HEREON):
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF RIALTO DEPARTMENT OF ENGINEERING / MAPPING)
GENERAL PLAN DESIGNATION: SPECIFIC PLAN WITH SPECIFIC PLAN OVERLAY
ZONE DESIGNATION: RENAISSANCE SPECIFIC PLAN
SPECIAL ZONE: BUSINESS CENTER



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG



Last Update: 7/21/17
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