

Figure 1. Vicinity Map



The proposed site is located on the 8th subset within the Agua Mansa Specific Plan which is consisted of primarily general industry land-use with minimal residential. The project will involve the construction of a manufacturing plant building with 135,581 square feet, an office building with 10,018 square feet, a storage warehouse with 14,160 square feet, a mechanical shop with 7,200 square feet and a metal canopy with 21,534 square feet. The total area of these site components is 188,493 square feet. A copy of the site plan is provided on Figure 2. A full plan sheet is included in the Appendix C.

Access to the site is provided via a cul-de-sac at the end of Fortuna Way. There are two one-way driveways spaced out within this cul-de-sac: one for entering and one for exiting. A secondary entrance is located at the end of Singleton Drive at the southern portion of the proposed site. This entrance is dedicated to construction vehicles and will not be used for daily operations once construction of the site is complete.

The proposed site is expected to be completed in 2022 in a single phase. The location of the site as well as the study area is located with the City of Rialto and San Bernardino County. The site is also located within the sphere of influence of, or 1-mile from, the City of Colton and the City of Jurupa Valley.

A.5. Proposed Site Operations

The operation of the site includes the manufacturing of concrete blocks. Raw materials arrive in trucks (i.e., cement, sand) and are unloaded into the proposed manufacturing plant building. The raw