

SITE PLAN
815 AGUA MANZA RD.
BLOOMINGTON, SAN BERNARDINO COUNTY, CA
APN: 0260-101-09, 13, & 14

PROPERTY OWNER/APPLICANT:

CORTEZ PROPERTY MANAGEMENT, LLC
 14739 PROCTOR AVENUE
 CITY OF INDUSTRY, CA 91746

PROPERTY DESCRIPTION:

DEVELOP A TRUCK PARKING LOT WITH GAIRD SHACK, ADDITIONAL PARKING STALLS, BASIN, FENCING, AND LANDSCAPING. ONLY OUTDOOR STORAGE WILL BE TRUCK, TRACTORS & TRAILER PARKING.

PARKING INFORMATION:

TRUCK PARKING (11'x55')	86 SPACES
STANDARD	1 SPACES
TOTAL	88 SPACES

PROPERTY INFORMATION:

GROSS AREA: 211,088 SF / 4.85 AC
 NET AREA: 196,251 SF / 4.51 AC
 ASSESSOR'S PARCEL NO.: 0260-101-09, 13, & 14
 EXISTING ZONING: SINGLE RESIDENTIAL-1 (RS-1) ADDITIONAL AGRICULTURAL (AA)
 EXISTING LAND USE: RESIDENCE & TRUCKING FACILITY
 PROPOSED LAND USE: COMMUNITY INDUSTRIAL (CI)
 REFUSE ENCLOSURE: STANDARD TRASH ENCLOSURE
 CABLE: CHARTER COMMUNICATIONS (833) 694-9259
 WATER PURVEYOR: WEST VALLEY WATER DISTRICT (909) 875-1804
 GAS PURVEYOR: SOUTHERN CALIFORNIA GAS CO. (909) 335-7793
 ELECTRICITY PURVEYOR: SOUTHERN CALIFORNIA EDISON (909) 793-2061
 TELEPHONE PURVEYOR: GENERAL TELEPHONE (909) 797-8277

FLOOD INFORMATION:

ALL PROPERTY WITHIN FEMA UNSHADED ZONE "X". AREAS OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NO. 080705080A & 080705080B.
 REVISED DATE: MAY 8, 2024.

BENCHMARK:

DESIGNATION: 010-88 (CITY OF RIALTO)
 DESCRIPTION: CITY OF RIALTO BRASS BISK SET IN 3 FT DIAMETER PCC BASE FOR FLAG POLE AT 3351 RIVERSIDE AVENUE 110 FT EAST CENTERLINE RIVERSIDE AVENUE, 52 FT SOUTH OF S. FACE SLUMP STONE OFFICE BUILDING EMPIRE OIL CO.
 ELEVATION: 937.369' (NGVD 29)

BASIS OF BEARINGS:

CALIFORNIA STATE PLANE ZONE 9 SOUTH
 THE CENTERLINE OF AGUA MANZA ROAD, BEARING: N89°35'03"E

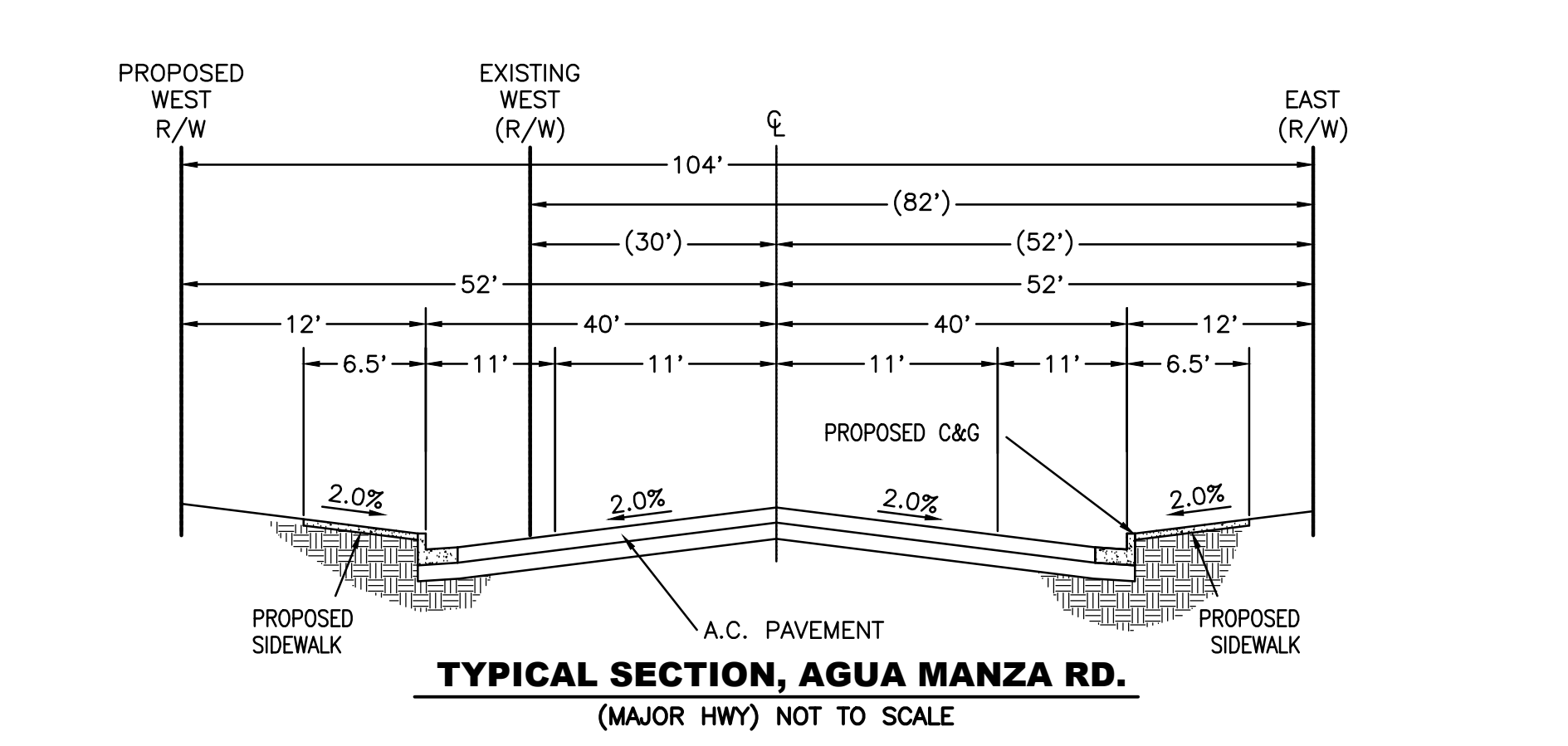
TOTAL PARCEL COVERAGE:

SUBJECT	AREA	%
BUILDING	260 SF	0.13%
HARDSCAPE	132,477 SF	67.49%
LANDSCAPE	63,544 SF	32.38%
TOTALS	196,251 SF	100% (4.51 AC)

LEGAL DESCRIPTION:

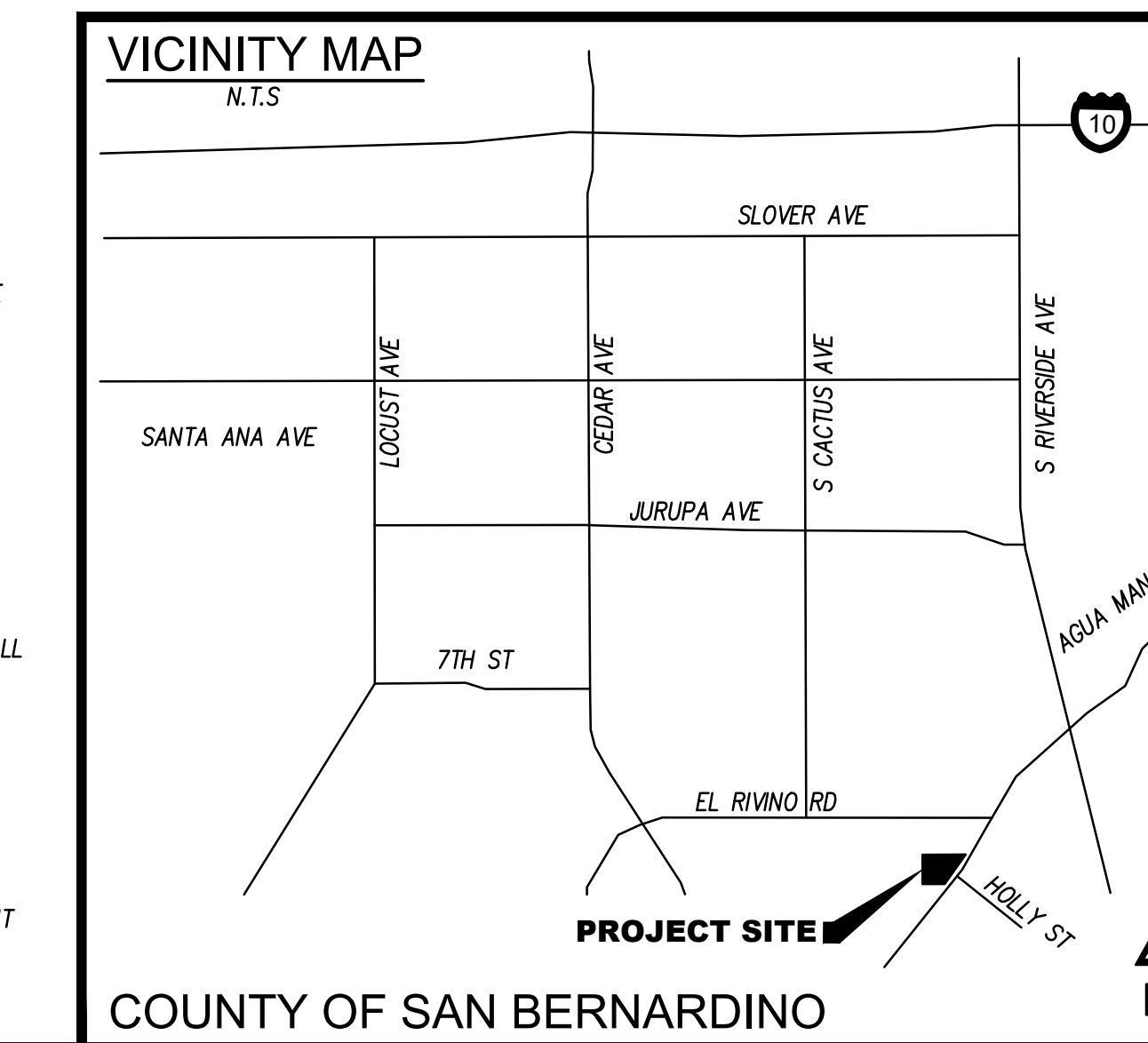
APN: 0260-101-09
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 ALL THAT PORTION OF LOT 6, AMENDED MAP NO. 1, RIVHO HEIGHTS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 OF MAPS, PAGE 92, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CANAL STREET AND BROWN AVENUE, AS SHOWN ON SAID MAP; THENCE NORTH 31° 52' EAST, ALONG THE CENTER LINE OF CANAL STREET, A DISTANCE OF 1087.67 FEET; THENCE SOUTH 63° 46' WEST, A DISTANCE OF 56.80 FEET TO THE WESTERLY LINE OF SAID CANAL STREET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 31° 53' WEST, ALONG THE WESTERLY LINE OF CANAL STREET, A DISTANCE OF 350 FEET; THENCE NORTH 55° 18' 30" WEST, A DISTANCE OF 211.56; THENCE NORTH 63° 46' EAST, A DISTANCE OF 400.02 FEET TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.
 APN: 0260-101-13
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THE EASTERLY 350 FEET OF LOT 6, TRACT NO. 2138, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 OF MAP, PAGE 76, RECORDS OF SAID COUNTY.
 EXCEPT THEREFROM THE NORTHERLY 40 FEET MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 6, SAID EASTERLY 350 FEET BEING MEASURED ALONG THE NORTHERLY LINE OF SAID LOT 6.
 APN: 0260-101-14
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 6 AND THE SOUTHERLY 139.86 FEET OF LOT 2 OF TRACT 2138 AS SHOWN IN MAP BOOK 31, PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THEREFROM THE EASTERLY 350 FEET OF LOT 6 LYING 40 FEET SOUTHERLY OF THE NORTHERLY LINE OF LOT 6, SAID 350 FEET BEING MEASURED ALONG THE NORTHERLY LINE OF LOT 6, AND SAID 40 FEET BEING MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF LOT 6.
 APN: 0260-101-14-0-000

OFFICIAL USE ONLY



- LEGEND:**
- AC ASPHALTIC CONCRETE SURFACE
 - BVC BEGIN VERTICAL CURVE
 - CL CENTER LINE
 - CMB CRUSHED MISC. BASE
 - DWY DRIVEWAY
 - EVC END OF VERTICAL CURVE
 - FF FINISH GRADE
 - FL FINISH FLOOR
 - FS FINISHED SURFACE
 - GS GRADE BREAK
 - GW GUY WIRE
 - HW INVERT OF PIPE
 - MW MANHOLE
 - NTS NOT TO SCALE
 - PP POWER POLE
 - PPP PROTECT IN PLACE
 - TC TOP OF CURB
 - TT TOP OF FOOTING
 - TW TOP OF WALL
 - TYP TYPICAL
 - W WEIGHT IRON
 - (E) EXISTING
 - SMH STORM DRAIN MAN HOLE

- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- PROPOSED AC PAVEMENT
- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- EXISTING BLOCK OR STONE WALL
- FLOWLINE
- FILL SLOPE
- INDICATES DIRECTION OF FLOW
- CONTOUR ELEVATION (FEET)
- PROPOSED 30' TALL SITE LIGHT



BEENADIMAN TEL: (909) 885-3806
 JOSEPH E. BEENADIMAN & ASSOCIATES, INC. SAN BERNARDINO, CA 92410
 ENGINEERS • G.I.T. • SURVEYING • PLANNING FAX: (909) 381-1771
 www.beenadiman.com

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REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: CORTEZ PROPERTY MANAGEMENT
 DRAWN BY: JTS SCALE: 1" = 20'
 CHECKED BY: EJB JOB NO: 245170 SHEET: 1 OF 1
 DISREGARD PRINTS BEARING EARLIER REVISION DATES 12-19-24