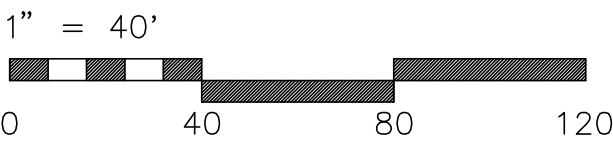
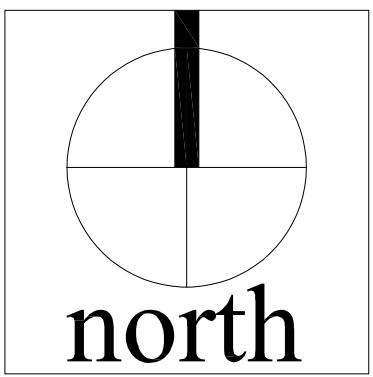


Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Conceptual Site Plan

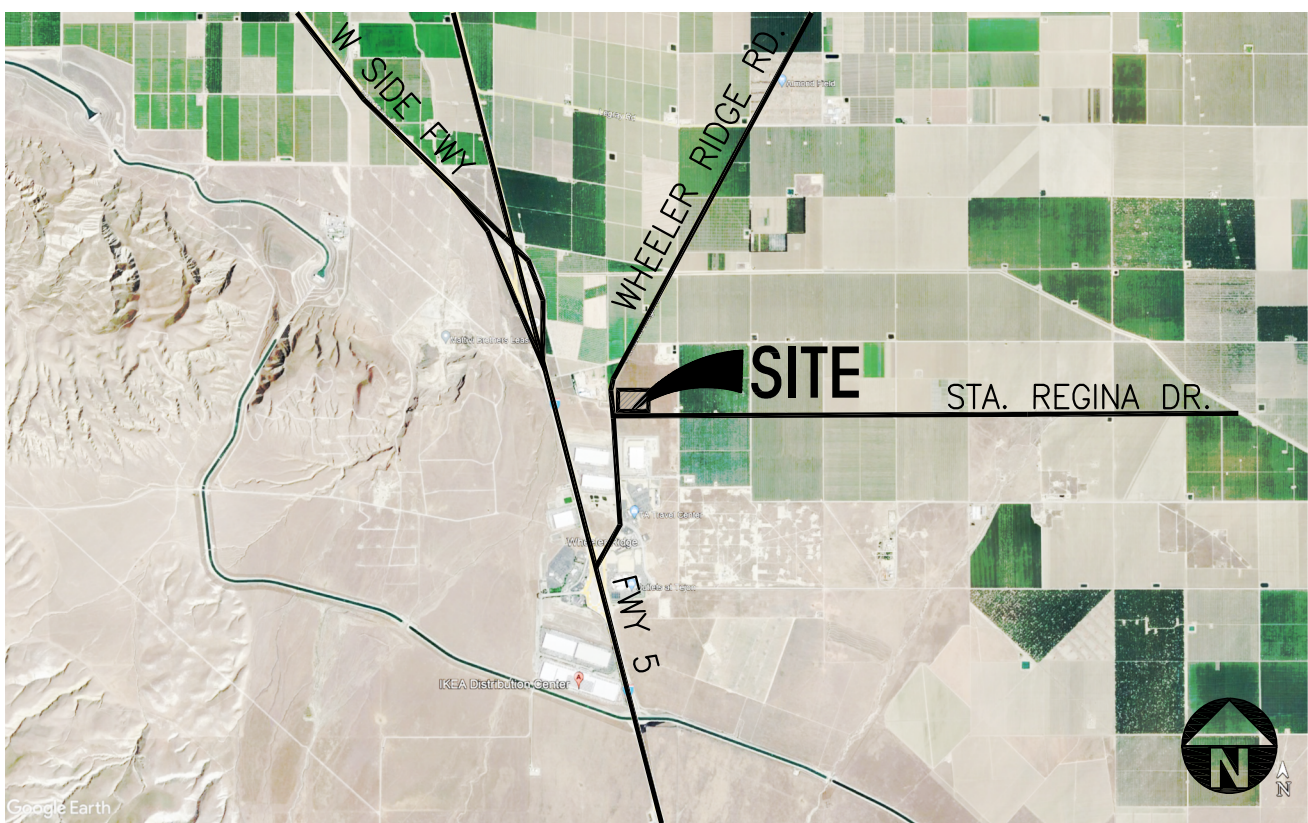
# Santa Regina Dr & Santa Mercedes Dr

Kern County, CA

## Tabulation

BUILDING 1C	
<b>SITE AREA</b>	
Gross	
In s.f.	613,297
In acres	14.08
Net	
In s.f.	512,580 sf
In acres	11.77 ac
<b>BUILDING AREA</b>	
Future Office (Under Separate Submittal)	3,000 sf
Electrical Room	636 sf
Pump Room	523 sf
Warehouse	199,921 sf
<b>TOTAL</b>	<b>204,080 sf</b>
Trash Enclosure	258 sf
<b>FLOOR AREA RATIO</b>	
Maximum Allow ed	
Actual	0.398
<b>SITE COVERAGE</b>	
Maximum Allow ed	
Actual	39.8%
<b>AUTO PARKING REQUIRED</b>	
Office: 1/250 s.f.	12 stalls
Where: 1/5,000 s.f.	40 stalls
<b>TOTAL</b>	<b>52 stalls</b>
<b>REQUIRED ACCESSIBLE PARKING FOR DISABLED</b>	
Standard Accessible ( 9' x 20' )	4 stalls
Van Accessible ( 12' x 20' )	2 stalls
<b>Total</b>	<b>6 stalls</b>
<b>REQUIRED EV PARKING</b>	
EV Capable Space ( 9' x 20' )	26 stalls
EVCS Provided ( 9' x 20' )	6 stalls
EVCS Standard Accessible ( 9' x 20' )	1 stalls
EVCS Van Accessible ( 9' x 20' )	1 stalls
EVCS Ambulatory ( 10' x 20' )	1 stalls
<b>Total</b>	<b>35 stalls</b>
<b>PROVIDED PARKING BREAKDOWN</b>	
Standard ( 9' x 20' )	141 stalls
Standard Accessible ( 9' x 20' )	4 stalls
Van Accessible ( 9' x 20' )	2 stalls
EV Capable Space ( 9' x 20' )	26 stalls
EVCS Provide ( 9' x 20' )	6 stalls
EVCS Standard Accessible ( 9' x 20' )	1 stalls
EVCS Van Accessible ( 12' x 19' )	1 stalls
EVCS Ambulatory ( 10' x 20' )	1 stalls
<b>Total</b>	<b>182 stalls</b>
<b>TRAILER PARKING PROVIDED</b>	
Trailer (10' x 53')	69 stalls
<b>BICYCLE RACK REQUIRED</b>	
Short Term (5% of total stalls)	9
Long Term (5% of total stalls)	9
<b>BICYCLE RACK PROVIDED</b>	
Short Term (5% of total stalls)	9
Long Term (5% of total stalls)	9
<b>ZONING ORDINANCE</b>	
Zoning - Tejon Industrial Complex - East SP (General Industrial)	
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	
Height - 75 Feet	
<b>LANDSCAPE REQUIREMENT</b>	
Percentage - 5%	
<b>LANDSCAPE PROVIDED</b>	
In s.f.	86,634 sf
Percentage	16.9%
<b>REQUIRED SETBACKS</b>	
<i>Building</i>	
Wheeler Ridge Rd. - 30' (Arterial)	
Del Oro Dr. - 25' (Collector)	
Santa Dolores Dr. - 25' (Collector)	
Santa Ramona Dr. - 20' (Local)	
Side / Rear - None required	

## Aerial Map



## Legend

- POTENTIAL OFFICE
- WAREHOUSE
- LANDSCAPE
- DRIVE THRU DOOR



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Scheme 19 - 1C