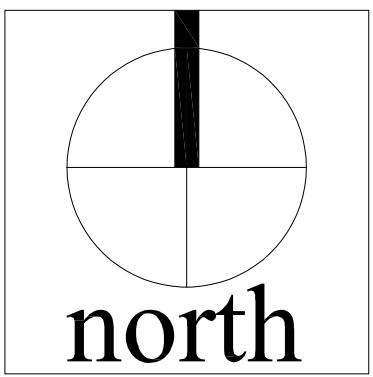


Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Conceptual Site Plan

Santa Regina Dr & Santa Mercedes Dr



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Kern County, CA

Tabulation

BUILDING 1D	
SITE AREA	
Gross	
In s.f.	345,679
In acres	7.94
Net	
In s.f.	345,679 sf
In acres	7.94 ac
BUILDING AREA	
Future Office (Under Separate Submittal)	3,000 sf
Electrical Room	0 sf
Pump Room	0 sf
Warehouse	151,290 sf
TOTAL	154,290 sf
Trash Enclosure	259 sf
FLOOR AREA RATIO	
Maximum Allowed	
Actual	0.446
SITE COVERAGE	
Maximum Allowed	
Actual	44.6%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	12 stalls
Whse: 1/15,000 s.f.	30 stalls
TOTAL	42 stalls
REQUIRED ACCESSIBLE PARKING FOR DISABLED	
Standard Accessible (9' x 20')	4 stalls
Van Accessible (12' x 20')	2 stalls
Total	6 stalls
REQUIRED EV PARKING	
EV Capable Space (9' x 20')	26 stalls
EV/CS Provided (9' x 20')	6 stalls
EV/CS Standard Accessible (9' x 20')	1 stalls
EV/CS Van Accessible (9' x 20')	1 stalls
EV/CS Ambulatory (10' x 20')	1 stalls
Total	35 stalls
PROVIDED PARKING BREAKDOWN	
Standard (9' x 20')	102 stalls
Standard Accessible (9' x 20')	2 stalls
Van Accessible (9' x 20')	2 stalls
EV Capable Space (9' x 20')	0 stalls
EV/CS Provide (9' x 20')	0 stalls
EV/CS Standard Accessible (9' x 20')	0 stalls
EV/CS Van Accessible (12' x 19')	0 stalls
EV/CS Ambulatory (10' x 20')	0 stalls
Total	106 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 53')	53 stalls
BICYCLE RACK REQUIRED	
Short Term (5% of total stalls)	5
Long Term (5% of total stalls)	5
BICYCLE RACK PROVIDED	
Short Term (5% of total stalls)	5
Long Term (5% of total stalls)	5
ZONING ORDINANCE	
Zoning - Tejon Industrial Complex - East SP (General Industrial)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 75 Feet	
LANDSCAPE REQUIREMENT	
Percentage - 5%	
LANDSCAPE PROVIDED	
In s.f.	41,112 sf
Percentage	11.9%
REQUIRED SETBACKS	
Building	
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



MAY 8, 2025 / Job #23009
Scheme 19 - 1D