

Pepper 210 Commerce Center Specific Plan

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San Bernardino County Land Use Services
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CHAPTER 1 – INTRODUCTION

1.1 OVERVIEW

The Pepper 210 Commerce Center Specific Plan provides a land use plan, infrastructure system plans, development standards, design guidelines, and implementation methods to guide and regulate development activities within the 101.49-acre Specific Plan Area.

California Government Code Section 65450 establishes the authority for cities and counties to adopt Specific Plans by either resolution or ordinance. San Bernardino County adopts this Specific Plan by ordinance after public hearings before the Planning Commission and Board of Supervisors. Development activities and physical improvements within the Specific Plan’s boundary that are approved subsequently by the County via applications for implementing development projects must be consistent with this Specific Plan’s development standards and substantially conform to the land use plan, infrastructure system plans, and design guidelines contained herein.

1.2 PROJECT DESCRIPTION

1.2.1 Project Setting

The Specific Plan Area is an approximately 101.49-acre property located in unincorporated San Bernardino County within the City of Rialto Sphere of Influence (SOI). Refer to Figure 1-2, Regional Map. As shown in Figure 1-2, Vicinity Map, the Specific Plan Area is specifically situated approximately 600 feet north of State Route 210 (SR 210) and is generally northwest of the E Highland Avenue and N Pepper Avenue intersection, with E Highland Avenue and River Ranch Parkway bordering the Specific Plan Area to the south and west, respectively. A levee abuts the Specific Plan Area to the north, beyond which is the Cajon Wash.

Surrounding land uses are as follows:

North	A flood control levee borders the site immediately to the north, beyond which is the Cajon Wash.
South	E Highland Avenue is located to the immediate south, beyond which is SR 210. Single-family residential land uses and Frisbie Park, in the City of Rialto, are located south of SR 210.
East	A flood control levee and the Cajon Wash are located to the east. A rail corridor and a mix of single-family residential, commercial, and industrial land uses in the City of San Bernardino and the unincorporated community of Muscoy are located to the east of the Cajon Wash.
West	An established single-family residential neighborhood and an under-construction master-planned residential community (River Ranch) are located to the west, across River Ranch Parkway, in the City of Rialto.

The Specific Plan Area was used for the mining of aggregate from the 1940s to late 1990’s, when all economically viable aggregate resources became depleted and the excavation pits were backfilled. The entire site is disturbed except for small parts of the property line edge. At the time this Specific Plan was prepared (2025), the property was being used for the stockpiling, processing, and sale of

aggregate resources excavated from the Vulcan Materials Company's Cajon Creek Quarry, which is located approximately 2.5 miles north of the Specific Plan Area. Physical features in the Specific Plan Area associated with the operation included but were not limited to material stockpiles, settling basins, office buildings, maintenance buildings, storage buildings, rock crushing and production areas, a concrete plant, vehicle and equipment fueling and wash areas, and landscaped slopes along the western and southern property lines. All aspects of the operations produce noise and dust.

Before the development called for by this Specific Plan can begin, the current user of the Specific Plan Area is responsible for closing the mineral resources processing and sale facilities in accordance with approved Reclamation Plan 90M-11. Reclamation will generally entail backfilling of all mining pits, draining and filling of all settling ponds, removal of all on-site structures, removal of all on-site equipment, removal of all on-site waste, and the establishment of erosion control.

Additionally, as shown in Figure 1-3, Fault Zone Map, fault zones associated with the San Jacinto Fault cover portions of the Specific Plan Area due to observed fault splays (on the western portion of the Specific Plan Area) and the location of an inferred fault (on the eastern portion of the Specific Plan Area). The known fault on the western portion of the Specific Plan Area is thought to have been active within the last 11,700 years, but there is no evidence of recent fault rupture at the site. Per State law, structures intended for human occupancy are prohibited over fault traces classified as "active" (rupture within the last 11,000 years). Development standards within this Specific Plan ensure compliance with these guidelines as further addressed in Chapter 3, Development Standards, of this Specific Plan.

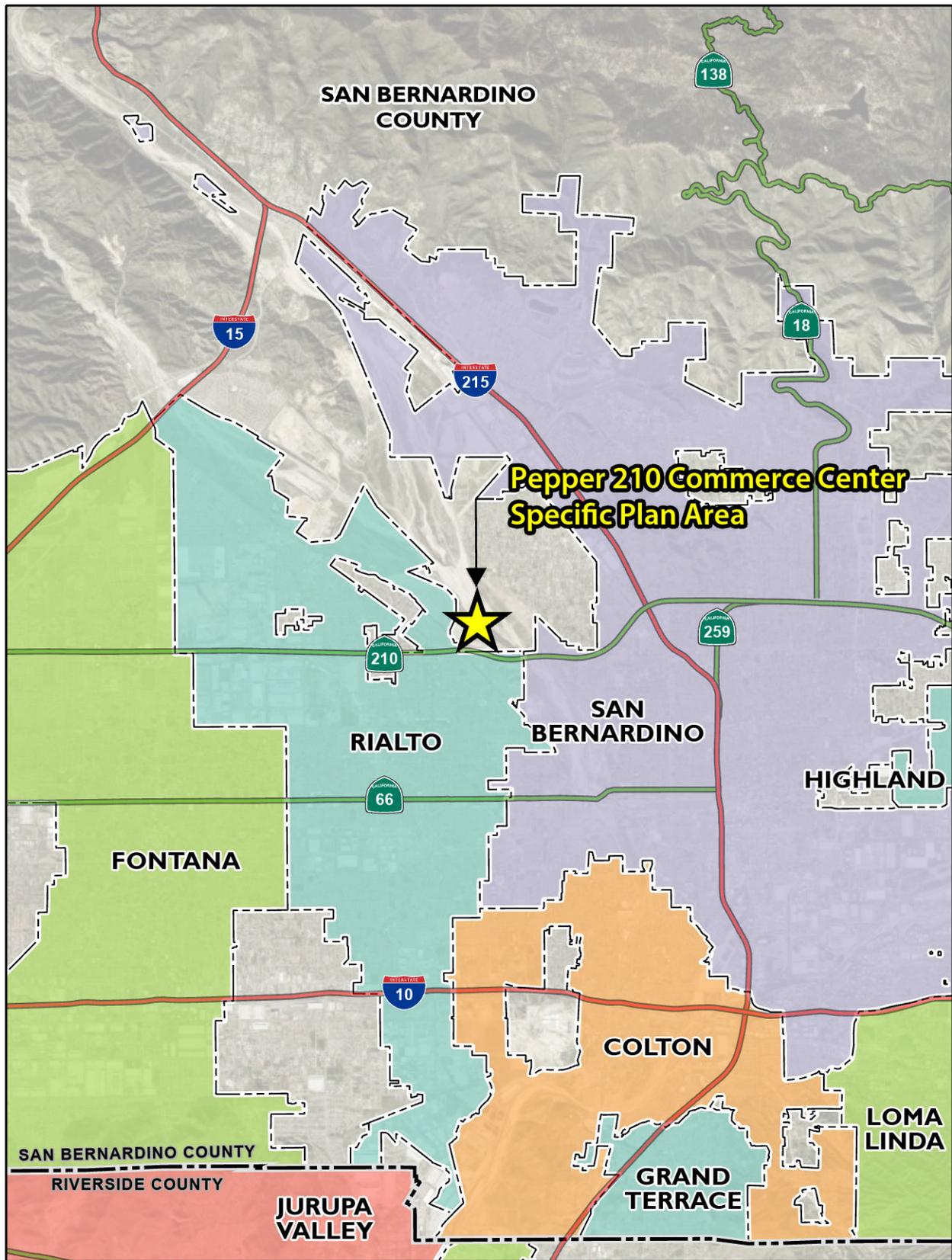
1.2.2 Project Overview

The Pepper 210 Commerce Center is envisioned as an employment-generating commerce center for San Bernardino County, providing up to 1,865,000 square feet (SF) of building space in one or more buildings supported by parking areas and other accessory uses. Given its former use as an aggregate mine and later use as an aggregate stockpiling, production, and sales facility, combined with the property's location only 600 feet from SR 210 with access at N Pepper Avenue, the site is ideally suited to be re-used for modern commerce activities.

Considering the location, size, shape, and former use of the Specific Plan Area, goods movement and logistics uses including but not limited to warehouse distribution, fulfillment, and trailer storage are expected as the primary uses of the site. This Specific Plan provides guidance for redeveloping the Specific Plan Area in this manner by setting forth a land use development plan, a circulation and access plan, supporting infrastructure plans, development standards, and general design guidelines for development.

Entitlement actions necessary to establish the proposed Specific Plan include the following:

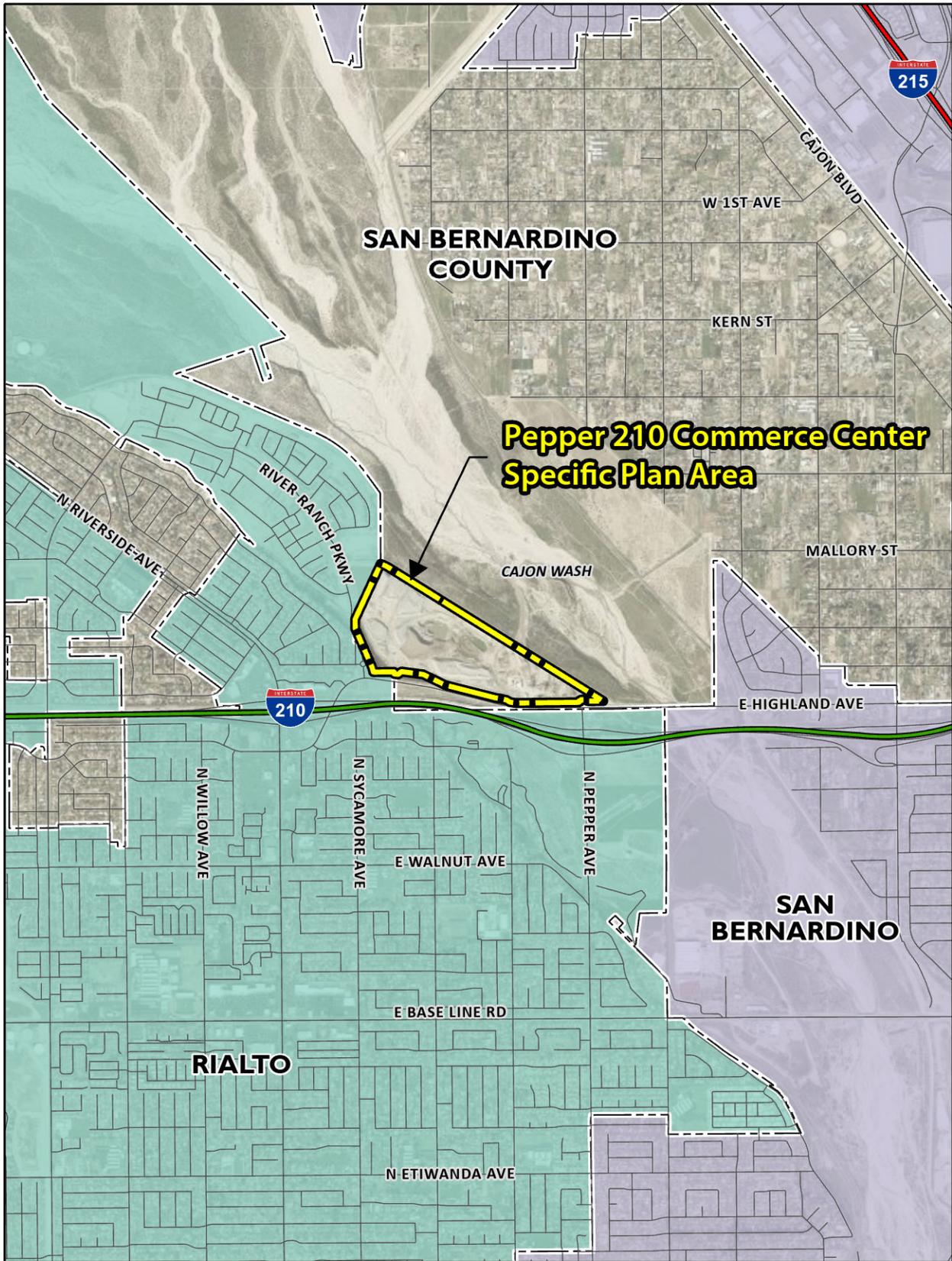
- Amend the current San Bernardino Countywide Plan's land use designation from Resource Land Management (RLM) to Special Development (SD).
- Amend the current zoning designation from Resource Conservation (RC) to Specific Plan (SP).



Source(s): Carson Companies (2023), Esri, SB County (2024), RCIT (2024)

Figure 1-1





Source(s): Carson Companies (2023), Esri, SB County (2024)

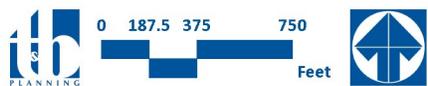
Figure 1-2





Source(s): Carson Companies (2023), Esri, Nearmap Imagery (September 2023), SB County (2024), Tetra Tech (February 2022, September 2023)

Figure 1-3



Fault Zone Map

The Specific Plan is a management tool to guide land use and development within the Specific Plan Area and support the property's transition from its existing heavy industrial use to a modern, lighter industrial use.

1.3 PLANNING FRAMEWORK

In October 2020, San Bernardino County adopted the Countywide Plan. The Countywide Plan serves as a guide for County decision-making, financial planning, and communications and includes the County Policy Plan and the County Business Plan. The County Policy Plan serves as the County's General Plan for unincorporated areas and provides guidance for regional County services. The County Policy Plan establishes goals and policies for the entire County, as well as subregions and communities.

The County Business Plan contains governance policies and operational metrics that outline the County's approach to providing municipal and regional services. The County Business Plan includes a governance element and an implementation plan along with two implementation tools: a tracking and feedback system and fiscal analysis model.

1.4 PURPOSE OF SPECIFIC PLAN

The purpose of the Specific Plan is to guide future development and land use change within the Specific Plan Area to transition the site's land use from the existing mineral resources stockpiling, processing, and sales land use to a more contemporary industrial land use. The Specific Plan provides a land use plan, regulatory development standards, design guidelines, and administration and implementation programs to carry out the vision of the Specific Plan, consistent with applicable Countywide land use policies.

The Specific Plan provides the County's staff and decision makers, as well as developers, investors, the community at-large, and utility providers with information to guide the establishment of new development within the Specific Plan Area. All future development plans and implementing actions within the Specific Plan Area are required to be consistent with the regulations and guidelines set forth in the Specific Plan as adopted, and as may be subsequently amended.

Upon adoption by ordinance, it is intended that the Specific Plan will serve as zoning for the Specific Plan Area. Any development standard not specifically addressed in the Specific Plan shall be governed by the San Bernardino County (SBC) Development Code. Where a standard in the Specific Plan conflicts with a provision of the SBC Development Code, the Specific Plan standard shall supersede the SBC Development Code provisions.

1.5 SPECIFIC PLAN DEVELOPMENT OBJECTIVES

The following development objectives are established pertaining to the physical and economic viability and expected positive outcomes resulting from transitioning the Specific Plan Area from a mineral resource land use to an industrial land use. The objectives consider the functional integrity, economic viability, positive aesthetic appearance, and community benefits of the Specific Plan.

1. Create a comprehensive development plan for the Specific Plan Area to provide industrial uses with supporting infrastructure facilities.

2. Facilitate re-use of a property that has been used for heavy industrial land uses for 75+ years by transitioning the land use to a modern, less-intensive industrial use.
3. Provide economic opportunities and job growth within the County of San Bernardino by enhancing the community's available range of industrial employment-generating uses.
4. Provide a master-planned, job-producing development in the SR 210 corridor to accommodate uses that benefit from access to the regional transportation network.
5. Allow for the accommodation of industrial, warehouse distribution, and logistics buildings that are designed to attract a range of users and are economically competitive with other buildings of these types in the region.
6. Identify and provide for the installation and ongoing maintenance of water, sewer, and drainage infrastructure to adequately serve the Specific Plan Area.
7. Provide guidelines and standards for building and site development aesthetics that provide a well-defined identity for the Specific Plan Area.
8. Provide guidelines for sustainable development design that reduces potable water use, energy use, and fossil fuel consumption.

1.6 SPECIFIC PLAN AUTHORITY

This Specific Plan is a regulatory document prepared pursuant to the provisions of California Government Code §§ 65450 through 65457, which grants local government agencies the authority to prepare Specific Plans for the systematic implementation of their general plan for all or part of the area covered by the general plan. While the County Policy Plan (General Plan) covers the entire County, this Specific Plan addresses the 100.97 acres that comprise the Pepper 210 Specific Plan Area.

California Government Code §§ 65450 through 65457 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to California Government Code § 65451:

- (a) A Specific Plan shall include text and diagrams which specify all the following in detail:
 - 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - 2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - 3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - 4) A program of implementation measures, including regulations, programs, public works project, and financing measures, is necessary to carry out items 1, 2, and 3.

- (b) The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

This Specific Plan includes each of the required items listed above and establishes the essential link between the applicable policies of the County Policy Plan (General Plan) and the Pepper 210 Specific Plan. All future development plans and implementing construction activities within the Specific Plan Area are required to be consistent with the requirements set forth in this Specific Plan and with all other applicable County regulations.

CHAPTER 2 – DEVELOPMENT PLAN

2.1 OVERVIEW

The Pepper 210 Commerce Center’s Development Plan is intended to phase out heavy industrial uses and bring a contemporary, job-producing commerce center to the 101.49-acre Specific Plan Area; thereby, continuing economic growth of San Bernardino County. This Chapter establishes the intent of the Pepper 210 Commerce Center Specific Plan, establishes a land use designation for the site, and lays the foundation for the development regulations and design criteria provided in Chapter 3, Development Standards, and Chapter 4, Design Guidelines.

The major components of the Development Plan include: the establishment of land use; circulation and access; and water, sewer, and storm drain infrastructure for the Specific Plan Area. Some material in this Chapter is intended to be directive and shall be implemented according to language contain herein. Other material and/or design guidelines are conceptual and are intended to guide and not restrict creative solutions that may arise out of more detailed design information.

2.2 LAND USE PLAN

As shown in Figure 2-1, Land Use Plan, the Pepper 210 Commerce Center Specific Plan provides a uniform land use designation of General Industrial (GI) over the entire Specific Plan area.

The General Industrial (GI) land use designation permits logistics warehouse uses, e-commerce centers, warehousing and distribution, and cross-dock facilities (see the full list of permitted uses in Chapter 3, Development Standards, Table 3-1, Permitted Uses). In addition, facilities related to manufacturing goods and materials prior to distribution to other facilities are allowed. Facilities for outdoor storage of trucks and trailers are allowed as well as ancillary offices and employee areas in conjunction with primary uses.

Table 2-1, Land Use Plan Statistical Summary, lists the land use designation and acreage for the Specific Plan Area.

Table 2-1 Land Use Plan Statistical Summary

Land Use Designation	Acreage ¹	Maximum Building Space ²
General Industrial (GI)	101.49 AC	1,865,000 SQ. FT.
TOTAL	101.49 AC	1,865,000 SQ. SF.

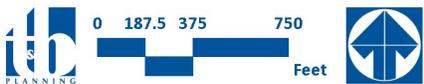
¹ Acreage is approximate and subject to survey verification.

² Building space comprises ground floor building space and mezzanine building space excluding security guard shacks, exterior covered employee break areas, trash enclosures, exterior fire pump rooms, water/break tanks, elevators, stairwells, catwalks, and equipment platforms.



Source(s): Carson Companies (2023), Esri, Nearmap Imagery (September 2023), SB County (2024)

Figure 2-1



2.3 CIRCULATION PLAN

The Pepper 210 Commerce Center Specific Plan Circulation Plan is designed to provide direct, safe, and convenient access for visitors, residents, employees, and goods movement to and from the Specific Plan Area.

2.3.1 Vehicular Circulation

As shown in Figure 2-2, Conceptual Vehicle Circulation and Access Plan, E Highland Avenue and N Pepper Avenue provide access to the southern portion of the Specific Plan Area. Site access is expected from these existing roads. Access into the Specific Plan Area shall be prohibited from River Ranch Road, with the exception of emergency-only access.

E Highland Avenue

E Highland Avenue is built along the Specific Plan Area's southern boundary to its ultimate half-section as a Major Highway (104-foot right-of-way). As such, no travel lane improvements are needed to the E Highland Avenue segment that adjoins the Specific Plan Area. As part of new development within the Specific Plan Area, the following improvements shall be installed:

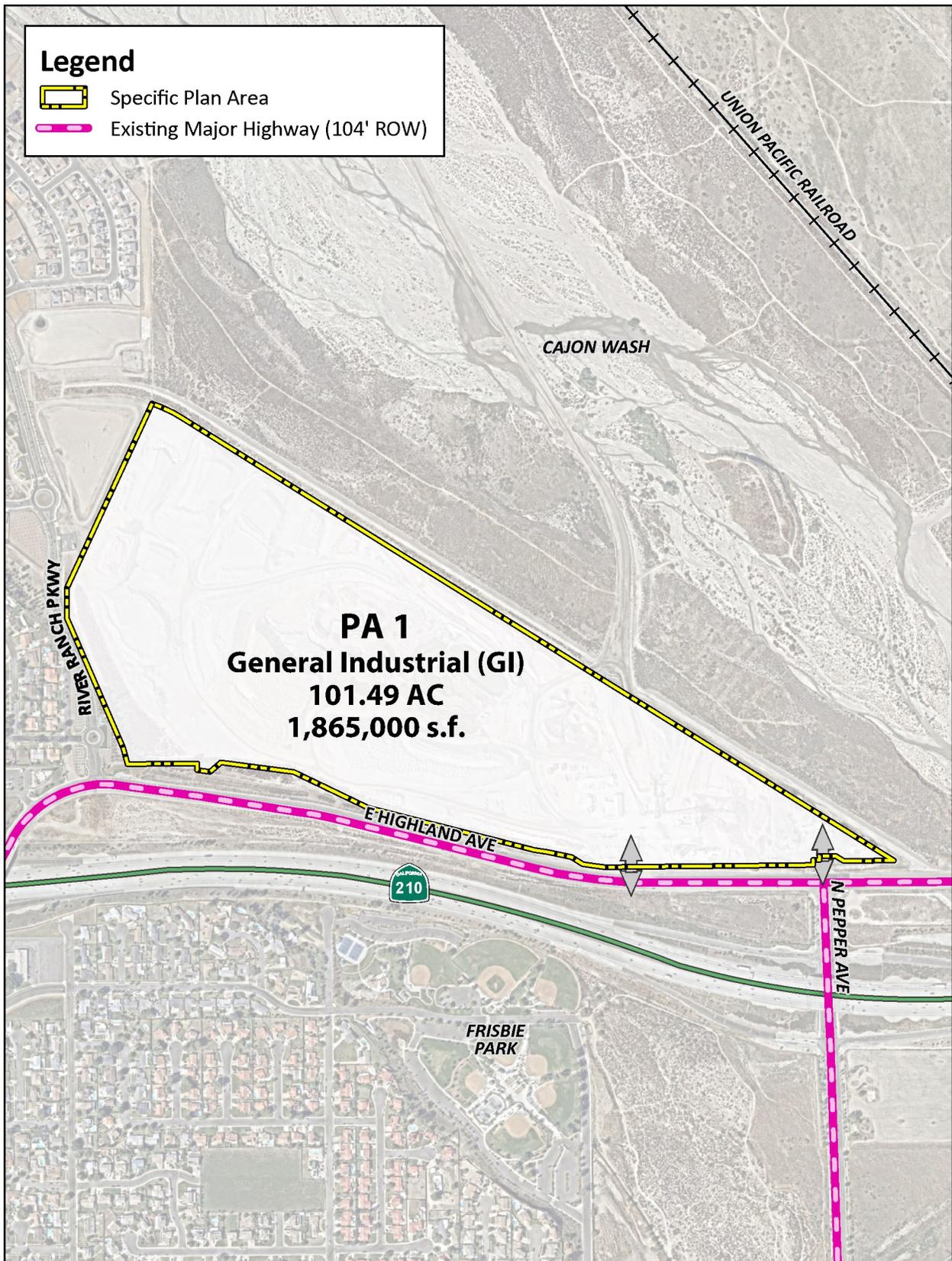
- Curb, gutter, and sidewalk improvements, where needed to accommodate curb cuts for driveways that will be needed to access the interior of the Specific Plan Area. All improvements shall be installed consistent with the requirements of San Bernardino County.

N Pepper Avenue

No improvements are proposed to existing N Pepper Avenue, but it is expected that the primary access point to the interior of the Specific Plan Area will be provided as a private driveway that aligns with N Pepper Avenue, creating a 4-way intersection with N Pepper Avenue and E Highland Avenue.

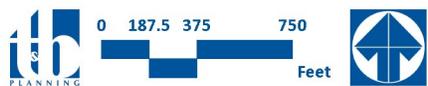
Interior Private Driveways

Private drive aisles will connect the Specific Plan Area with E Highland Avenue and N Pepper Avenue. Within the Specific Plan Area, private drive aisles are to provide vehicular access for passenger vehicles and trucks to parking lots, truck courts, and loading dock areas. Private drive aisles are not depicted on Figure 2-2, Conceptual Vehicular and Access Plan, as their locations, alignments, and widths will be determined in conjunction with the design of implementing development plans. However, the two expected connection points with E Highland Avenue and N Pepper Avenue are shown on Figure 2-2.



Source(s): Carson Companies (2023), Esri, Nemap Imagery (September 2023), SB County (2024)

Figure 2-2



Conceptual Vehicle Circulation and Access Plan

2.4 INFRASTRUCTURE PLANS

New development within the Pepper 210 Commerce Center Specific Plan Area requires the provision of water, sewer, drainage, and dry utility infrastructure. The installation of utility infrastructure is required to be constructed in accordance with applicable requirements of the West Valley Water District (for water service), Rialto Water Services (for sanitary sewer service, unless an independent, onsite wastewater treatment system is established on the site), San Bernardino County (for storm water drainage), and servicing dry utility providers (for electric, natural gas, and communications).

2.4.1 Potable Water Infrastructure Plan

West Valley Water District provides water to the existing uses in the Specific Plan Area and would continue to provide water service to the Specific Plan upon its redevelopment with commerce center uses as called for by this Specific Plan. As shown in Figure 2-3, Potable Water Infrastructure Plan, two existing water laterals will be abandoned that connect the Specific Plan Area to the existing 16-inch diameter water main within E Highland Avenue. A new lateral connection will be made to the same water main located to the west of the E Highland Avenue/N Pepper Avenue intersection. The abandonment and construction of water laterals will occur within the Specific Plan Area or within dedicated public easements/right-of-way. All water facilities are to be constructed in accordance with applicable West Valley Water District and San Bernardino County standards.

2.4.2 Sanitary Sewer Infrastructure Plan

Wastewater treatment for the Specific Plan Area can be accomplished by either connecting to the Rialto Water Services system or by establishing a septic system within the Specific Plan Area.

If the Specific Plan Area is connected to the Rialto Water Services' public sanitary sewer conveyance system, as shown in Figure 2-4, Sanitary Sewer Infrastructure Plan – Sewer Lines, a new 12-inch diameter sewer main will be constructed within N Pepper Avenue. The new sewer line will extend from the Specific Plan Area to approximately 880 feet south of E Highland Avenue where it will connect to an existing 12-inch diameter sewer main. The construction of the new sewer main will occur within the Specific Plan Area or within dedicated public easements/right-of-way and in accordance with applicable Rialto Water Services and San Bernardino County standards.

Alternatively, an onsite wastewater treatment system (OWTS) may be installed within the Specific Plan Area in lieu of connecting to Rialto's public sanitary sewer conveyance system. Wastewater treatment systems suitable for the Specific Plan Area include, but are not limited to, traditional septic systems, an aerobic treatment unit with drip dispersal, a tertiary treatment septic system with ultraviolet (UV) disinfection, and a wastewater incinerator. Any OWTS shall be designed to the standards of San Bernardino County and the Regional Water Quality Control Board.

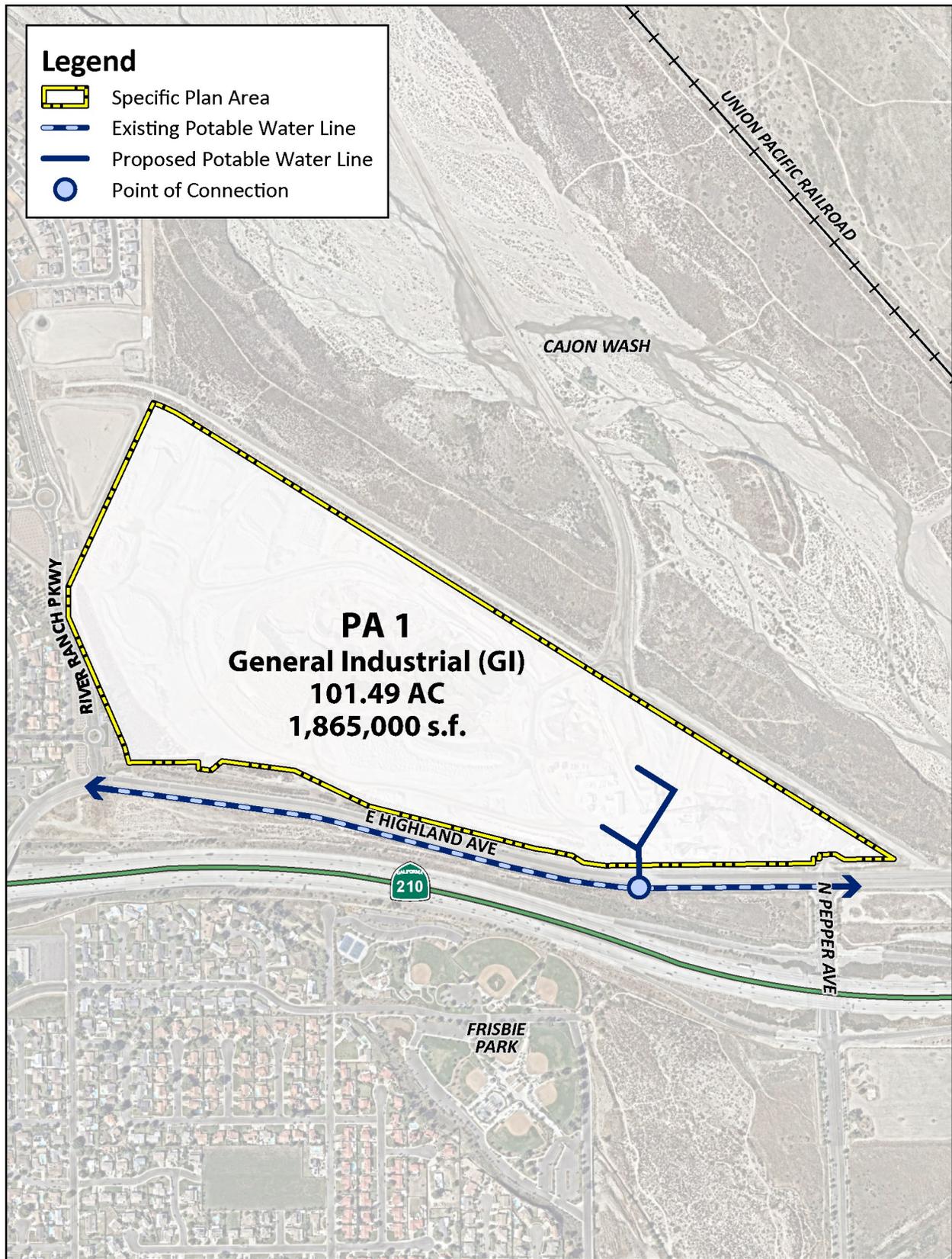
2.4.3 Storm Drain Infrastructure Plan

As shown in Figure 2-5, Storm Drain Infrastructure Plan, stormwater drainage improvements proposed in the Specific Plan Area include grate inlets, cleanouts, varying sizes of underground storm drainage pipe (12-inch diameter, 30-inch diameter, 36-inch diameter, and 48-inch diameter), and vegetated infiltration basins. Stormwater generated within the Specific Plan Area will be captured and conveyed to the infiltration basins by underground storm drain pipes or over land as

sheet flow. During peak storm events, stormwater runoff that exceeds the capacity of the infiltration basins will be discharged to an existing, off-site public storm drain pipe located adjacent to the E Highland Avenue/N Pepper Avenue intersection. No modification to the existing levee that abuts the Specific Plan Area on the north is permitted as part of development of this Specific Plan.

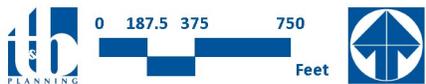
2.4.4 Dry Utilities Infrastructure Plan

Southern California Edison provides electricity, and several companies provide telecommunications services, including fiber optic and broadband internet, to the Specific Plan Area. No new backbone dry utility infrastructure is proposed or anticipated within the Specific Plan Area as existing infrastructure along East Highland Avenue can sufficiently serve development anticipated within the Specific Plan Area. No natural gas service is planned for the Specific Plan Area.

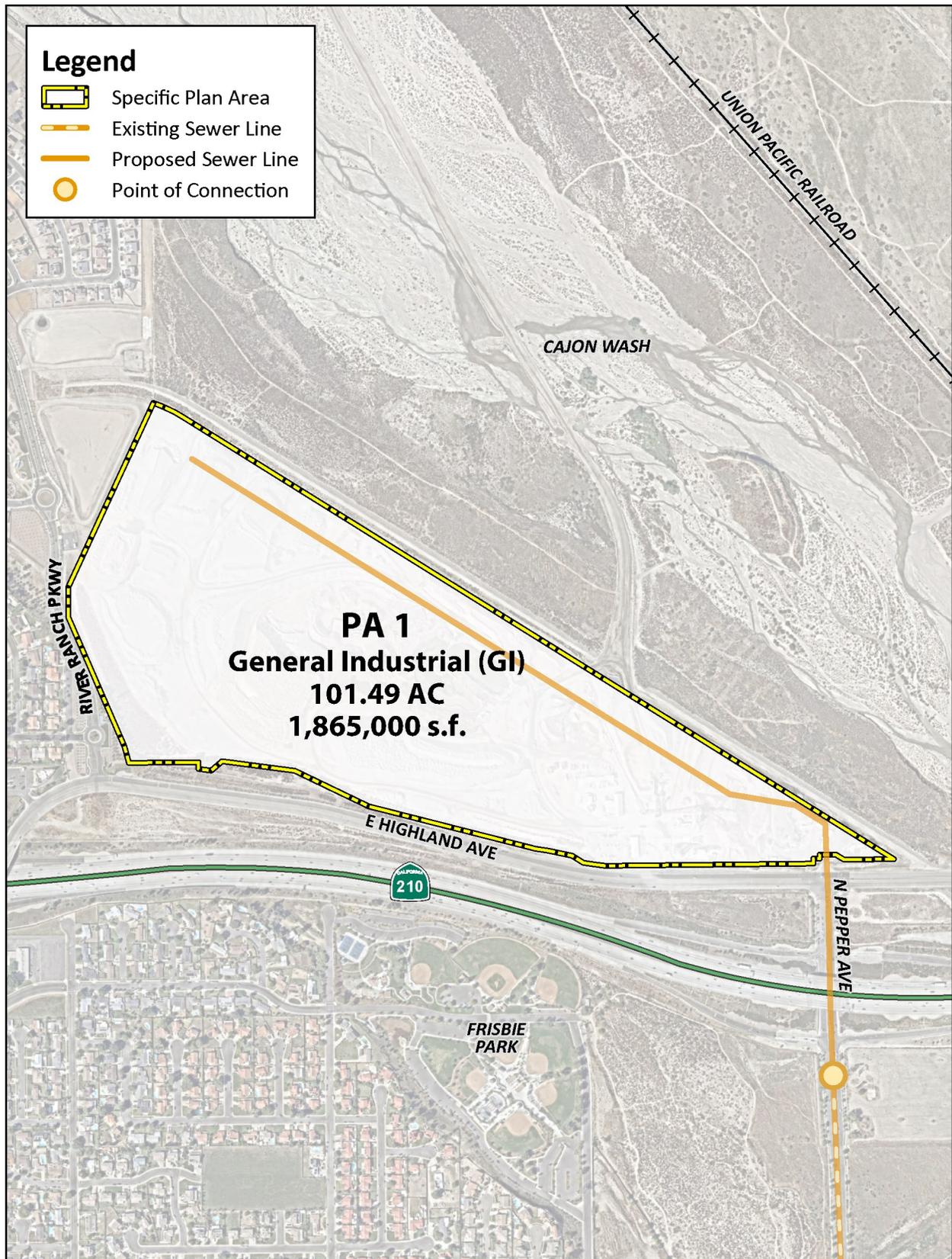


Source(s): Carson Companies (2023), Esri, Klmley-Horn (11-21-2023), Nearmap Imagery (September 2023), SB County (2024)

Figure 2-3

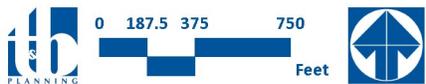


Potable Water Infrastructure Plan

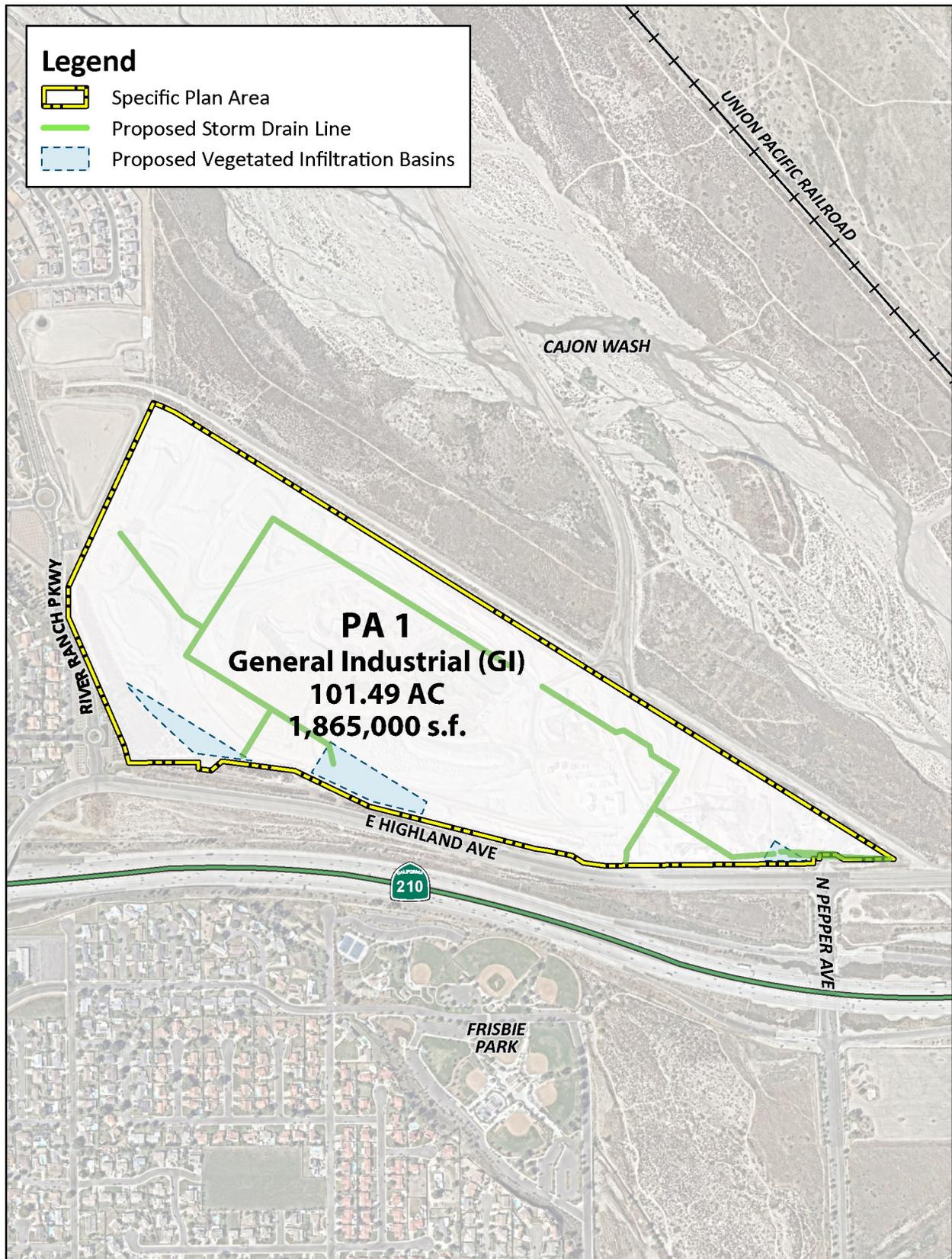


Source(s): Carson Companies (2023), Esri, Klmley-Horn (11-21-2023), Nearmap Imagery (September 2023), SB County (2024)

Figure 2-4

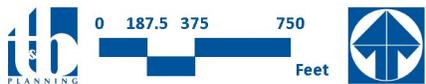


Sanitary Sewer Infrastructure Plan - Sewer Lines



Source(s): Carson Companies (2023), Esri, Klmley-Horn (11-21-2023), Nearmap Imagery (September 2023), SB County (2024)

Figure 2-6



Storm Drain Infrastructure Plan

CHAPTER 3 – DEVELOPMENT STANDARDS

3.1 PURPOSE AND INTENT

This Chapter establishes the allowable land uses and development standards for all development activities within the 101.49-acre Specific Plan Area. The standards provided herein work in concert with the guidelines found in Chapter 4, Design Guidelines, to achieve the development objectives of this Specific Plan.

The meaning of words, phrases and terms within the Specific Plan shall be the same as provided in the San Bernardino County (SBC) Development Code version in effect on January 1, 2025 (hereinafter “2025 SBC Development Code”), unless a different definition is inferred or expressly provided within this Specific Plan. Definitions provided in this Specific Plan shall take precedence over definitions provided in the County Development Code.

The development standards provided in this Chapter apply to all implementing development projects within the Specific Plan Area. If any development standard contained herein differs from standards contained in the 2025 SBC Development Code, the provisions of this Specific Plan shall take precedence. Any development standard, condition, or situation not explicitly addressed herein shall be subject to the applicable 2025 SBC Development Code requirement(s).

3.2 ALLOWABLE LAND USES

The Specific Plan Area is envisioned as an employment-generating commerce center providing up to 1,865,00 square feet (SF) of building space in one or more buildings, supported by parking areas and other accessory uses. Permitted uses (see Table 3-1) are subject to conformance to the design guidelines presented in Chapter 4, Design Guidelines, and the implementation procedures presented in Chapter 5, Implementation.

3.2.1 Land Uses Not Listed

A land use not specifically listed in Table 3-1 shall be considered a prohibited land use in the Specific Plan Area unless the use is determined to be allowed through the “Determination of Similar Use” process specified in Chapter 5, Implementation and the County makes the following findings:

- The characteristics of, and activities associated with the use are similar in nature to those of one or more of the uses listed in Table 3-1 as allowable, and will not involve a greater level of activity, population density, intensity, traffic generation, dust, odor, noise, air pollutant emissions, or similar impacts than the uses listed as permitted or accessory in the table; and
- The use will meet most of the Specific Plan’s development objectives provided in Chapter 1, Section 1.5.
- The use will be consistent with applicable goals, objectives, and policies of the County Policy Plan, which serves as the County’s General Plan, that was in effect at the time this Specific Plan was adopted.

3.2.2 Continuation of Existing Non-Conforming Land Uses

The Specific Plan Area contains a number of existing uses that would not be allowed within the Specific Plan Area pursuant to Table 3-1. At the time this Specific Plan was approved (2025), the property was being used for the stockpiling, processing, and sale of aggregate resources excavated from the Vulcan Materials Company’s Cajon Creek Quarry (approximately 2.5 miles to the north of the Specific Plan Area). Physical features in the Specific Plan Area associated with the aggregate resource processing operation included but were not limited to material stockpiles, aggregate and recycle sales, settling basins, office buildings, maintenance buildings, storage buildings, rock crushing and production areas, an asphalt plant, a ready-mix concrete and recycle plant, truck scale, and vehicle and equipment fueling and wash areas. With the adoption of this Specific Plan and its provisions for commerce center development, the existing uses not listed in Table 3-1 shall become “legal non-conforming uses.” The legal non-conforming uses may remain in the Specific Plan Area for an indefinite period of time but, after they are removed, these uses may not be re-established within the Specific Plan Area unless they are in conformance with the development standards (Chapter 3) and design guidelines (Chapter 4) of this Specific Plan.

3.2.3 Permitted Uses

Table 3-1, Permitted Uses, lists the allowable principal and accessory land uses within the Specific Plan Area. Definitions of the land uses listed below shall be consistent with the respective definition listed in the San Bernardino County Development Code unless otherwise stated in this Specific Plan.

Table 3-1 Permitted Uses		
Legend		
P Permitted Use		A Accessory Use
Use Type	Permission Type	Additional Notes
Data center	P	
Fitness/health facility	A	Refer to footnote 1.
Manufacturing operations	P	
Office	A	
Parcel hub/parcel delivery	P	Includes last-mile delivery facilities.
Personal services	A	Refer to footnote 1.
Recycling facility	P	
Research and development	A	Refer to footnotes 2 and 3.
Restaurant, café, coffee shop	A	Refer to footnote 1.
Renewable energy generation or storage facilities	A	
Sewage treatment and disposal facility	A	Only treatment of wastewater generated by permitted uses within the Specific Plan Area shall be allowed.
Storage - Recreational vehicles	P	
Storage - Warehouse, indoor storage	P	
Truck terminal	P	
Truck trailer storage lot	P	
Warehouse retail	A	Refer to footnotes 2 and 3.

Table 3-1 Permitted Uses		
Legend		
P	Permitted Use	A Accessory Use
Use Type	Permission Type	Additional Notes
Warehousing and distribution	P	
Warehousing and distribution – cold storage	P	Refer to footnote 4.
Water treatment plants and storage tanks	A	Only treatment and/or storage of water for use within the Specific Plan Area shall be allowed.
Wholesaling and distribution	P	

Footnotes:

- (1) Accessory use only inside the structure of a permitted primary use or on the same parcel as a permitted primary use, and shall not exceed a floor area of 10,000 square feet. Accessory uses shall only serve employees or visitors of a permitted primary use and shall not be open to the general public.
- (2) Accessory use only inside the structure of a permitted primary use or on the same parcel as a permitted primary use. A maximum of 25,000 square feet is permitted by right within the Specific Plan Area.
- (3) Accessory use only inside the structure of a permitted primary use or on the same parcel as a permitted primary use. Can exceed 25,000 square feet of floor area if documentation is provided to the County demonstrating that combined traffic for all primary and ancillary land uses within the Specific Plan Area generates an average of no more than 5,122 daily trips (passenger car equivalent, PCE) and no more than 287 PCE trips during the AM peak hour or 371 PCE trips during the PM peak hour.
- (4) Cold storage shall only be permitted if an electrical hookup is provided at all dock doors that are designated for the loading/unloading of trailers holding refrigerated/frozen goods, for the purpose of plugging the refrigeration units installed on such trailers into the building’s electrical system, and documentation is provided to the County demonstrating that the provision of cold storage would neither substantially increase the severity of environmental impacts nor result in new, substantial environmental impacts as compared to the levels disclosed in the Project Environmental Impact Report for the Pepper 210 Commerce Center (SCH Number 2023010089). Required documentation may include, but is not limited to, air quality, health risk, and noise analyses.

3.3 LOT DIMENSION AND BUILDING INTENSITY STANDARDS

1. The maximum amount of building space that shall be permitted in the Specific Plan Area is 1,865,000 sq. ft. Building space is defined as ground floor building space and mezzanine building space excluding security guard shacks, exterior covered employee break areas, trash enclosures, exterior fire pump rooms, water/break tanks, elevators, stairwells, catwalks, and equipment platforms.
2. No structures intended for human occupancy shall be constructed over presumed and/or inferred active faults that exist within the Specific Plan Area. Uses permitted in these areas may include surface parking areas and other uses that do not involve the construction of structures for occupancy. Faults and building setback zones illustrated on Figure 1-3 of this Specific Plan may be adjusted if supported by documentation prepared by a licensed geotechnical engineer and with the concurrence of the San Bernardino County Chief Engineering Geologist.

- The following standards shall apply to the configuration of all lots in the Specific Plan Area.

Minimum Lot Size	10 acres
Maximum FAR	0.45
Minimum Lot Width	150 feet

- The minimum landscape coverage shall be 18% of the entire Specific Plan Area.

3.4 BUILDING HEIGHT STANDARDS

- No primary structure shall exceed 75 feet in height, measured from the finished floor of the structure to the top of the parapet.
- No accessory structure shall exceed 55 feet in height, measured from the finished floor of the structure to the top of the parapet.

3.5 BUILDING SETBACK STANDARDS

- The following minimum setbacks shall apply for all building structures. The Specific Plan Area’s front yard shall be considered the yard facing E Highland Avenue.

Minimum Setback from Building Face to E Highland Avenue Right-of-Way (Front Yard) ⁽¹⁾	25 feet
Minimum Setback from Building Face to Side and Rear Property Lines	10 feet
Minimum Setback from Building Face to Internal Drive Aisle	10 feet
Minimum Setback from Building Face to Passenger Vehicle Parking Space	5 feet
Minimum Setback from Building Face to Truck or Tractor Trailer Vehicle Parking Space ⁽²⁾	10 feet

(1) A minimum of 25 feet of the setback shall be landscaped.

(2) Setback shall not apply at loading docks.

3.6 PARKING SETBACK STANDARDS

1. The following minimum setbacks shall apply to all parking stalls. Parking stalls include both passenger vehicle parking stalls and truck and trailer parking stalls. The Specific Plan Area’s front yard shall be considered the yard facing E Highland Avenue.

Minimum Setback from Parking Stalls to E Highland Avenue Right-of-Way (Front Yard) ⁽¹⁾	25 feet
Minimum Setback from Parking Stalls to Side and Rear Property Lines ⁽¹⁾	5 feet
Minimum Setback from Internal Drive Aisle to Any Property Line ⁽¹⁾	5 feet
Minimum Setback from Tractor Trailer Loading Dock Door to Any Property Line	100 feet
Minimum Setback from Tractor Trailer Loading Dock Door to Property Line of a Sensitive Receptor (home, K-12 school, public park, day care, or hospital). ⁽²⁾	900 feet

(1) A minimum of 25 feet of the setback area shall be landscaped.

(2) The sensitive receptor must have existed at the time this Specific Plan was approved (2025).

3.7 PARKING AND DRIVE AISLE STANDARDS

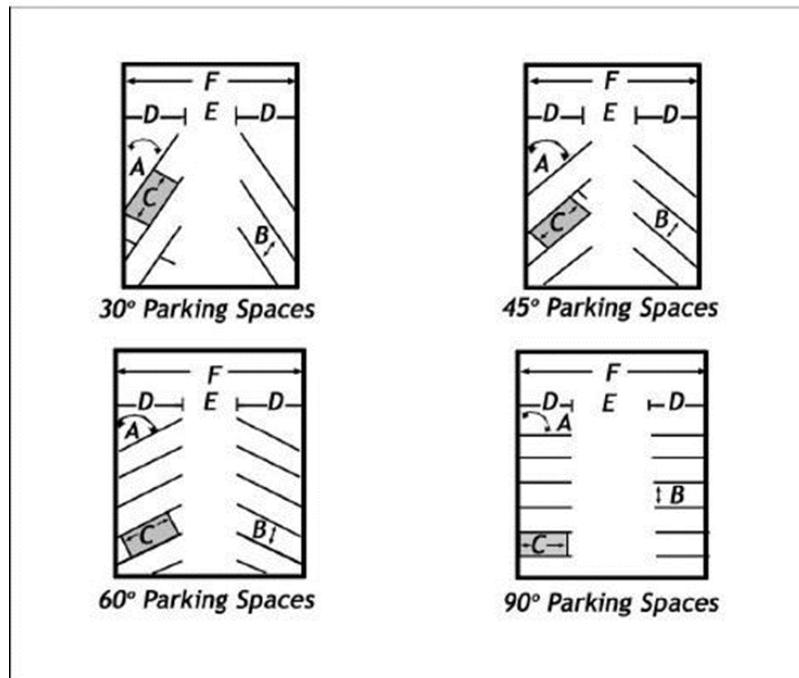
1. Minimum required passenger vehicle parking requirements are specified below for all permitted uses falling in the “Industry, Manufacturing & Processing, Wholesaling” land use category of Table 3-1. Minimum parking requirements for other uses shall be as provided in the San Bernardino County Development Code, Chapter 83.11 Parking and Loading Standards (2025).

<i>Industry, Manufacturing & Processing, and Wholesaling Uses</i>	
- Office Space, gross floor area	1 space for every 250 sq. ft.
- Other Uses, first 40,000 sq. ft. of gross floor area	1 space for every 1,000 sq. ft.
- Other uses, portion of gross floor area over 40,000 sq. ft.	1 space for every 4,000 sq. ft.

2. The number of parking spaces required above may be reduced if it can be demonstrated through a parking study that the proposed use would have a parking demand below the requirements above.
3. The required number of passenger vehicle parking spaces shall be met within the Specific Plan Area. Parking on public streets outside of the Specific Plan Area shall not count towards meeting minimum parking requirements.

4. Each required passenger vehicle parking space shall be at least 9.0 feet wide by 19.0 feet long, with adequate provisions for ingress and egress by a standard full-size passenger vehicle.
5. There shall be no required minimum or maximum number of truck, tractor trailer, and trailer storage parking spaces. Trailer storage parking spaces should be a minimum of 12.0 feet wide by 53.0 feet long, unless alternative dimensions are needed to accommodate specialty vehicles that may be used by tenants/occupants of permitted primary uses.
6. Passenger vehicle parking spaces and one-way drive aisles in parking lots shall comply with the following minimum dimension requirements. All two-way passenger vehicle drive aisles shall be a minimum of 24 feet wide.

Angle of Parking (A)	Space Width (B)	Space Length (C)	Space Depth (from curb) (D)	One-Way Drive Aisle Width (E)
Parallel (0 degrees)	9 ft.	19 ft.	9 ft.	12 ft.
45 degrees	9 ft.	19 in.	20 ft.	14 ft.
60 degrees	9 ft.	19 in.	21 ft.	19 ft.
90 degrees	9 ft.	19 ft.	19 ft.	24 ft.



7. If wheel stops or curb with overhang area are installed in parking spaces, the distance from the end of the space to the rear of the wheel stop/curb shall not exceed 2.0 feet. For parallel

parking spaces (i.e., spaces where vehicles park in a line, front to rear, next to a curb or side of a road), each space shall be separated from the next space by 4.0 feet.

8. All parking areas shall be designed so that a vehicle entering the parking area shall not be required to exit onto E Highland Avenue to move from one location to any other location within the parking area or premises. If adjacent lots share internal drive aisles, a reciprocal access easement shall be required.
9. There shall be adequate truck and trailer maneuvering area for the largest truck size anticipated for each development. Trucks using loading areas shall not encroach into passenger vehicle parking spaces. Truck movement templates (i.e., turning radii elements including wheel paths, which define the needed width of pavement, and the front overhang, which is the zone beyond the pavement edge that must be clear of obstructions above curb height) shall be included on the site plan design to indicate turning conditions.
10. There shall be adequate queuing length in private drive aisles leading to entry security gates. A queuing lane with a minimum of 50 feet of total available stacking depth shall be provided within the Specific Plan Area between the entry gates for the loading truck court and E Highland Avenue. Required stacking depth for the primary truck court entrance shall be increased by 70 feet for every 20 loading bays beyond 50 loading bays.
11. Parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the parking facility, with the two lines being located an equal 9.0 inches on either side of the stall sidelines.
12. Arrows shall be painted on paving to indicate direction of traffic flows.
13. All Fire Access Aisles shall be a minimum of 24 feet wide to accommodate fire emergency vehicles and shall be located so that the vehicles can park within 150 feet of all sides of non-residential structures. Aisles adjacent to structures that are greater than two stories in height shall be a minimum width of 30 feet.
14. Drive aisles accommodating one-way truck traffic shall be a minimum of 26 feet wide. Drive aisles accommodating two-way truck traffic shall be a minimum of 40 feet wide.

3.8 LANDSCAPE STANDARDS FOR PARKING AREAS

1. Landscaping materials shall be provided throughout passenger vehicle parking lot areas using a combination of trees, shrubs, and vegetative ground cover. Water conserving landscape plant materials shall be emphasized.
2. Landscaping is not required inside truck courts and in truck and trailer parking areas where large vehicle movements can damage landscaping materials.

3. Parking lot landscaping shall be located so that pedestrians are not required to cross through landscaped areas to reach building entrances from parked cars.
4. Trees and shrubs shall be planted so that at maturity they shall not interfere with a driver's or pedestrian's view of approaching, merging, or intersecting traffic, or otherwise impair public safety, or interfere with the safe operation of a motor vehicle on public streets.
5. Curbing. Parking areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide, or a comparable barrier design.
6. Bumper Overhang Areas. A maximum of two feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a two-foot bumper overhang while maintaining the required parking dimensions. Bumper overhang areas shall not encroach into required walkways or rights-of-way.
7. Landscaping along E. Highland Avenue shall include a combination of shrubs and trees. Provided landscaping must be at least 3.0 feet in height at maturity for screening purposes. Screening materials may include a combination of plant materials, earth berms, raised planters, or other screening devices that meet the intent of this requirement.
8. Landscape entry features shall not be required for parking lots accessed from the interior of the Specific Plan Area.
9. Plant materials, walls, or structures within a clear sight triangle of a driveway shall not exceed 30 inches in height in compliance with County Development Code § 83.02.030 (Clear Sight Triangles).
10. Trees shall be evenly spaced throughout the interior parking area at a rate of one tree for every ten parking spaces. The required number of trees shall not include trees required around the perimeter of the parking area. Parking lot planters, if used, shall provide a minimum of one 15-gallon, multi-branched tree, unless healthy existing trees are used in the planters.
11. Size. Trees within the parking area shall be a minimum 15-gallon container stock with a caliper size, at time of planting, that is appropriate for a normal, healthy example of the specified tree variety and no less than three-fourths inch in diameter.
12. Planting areas. Trees shall be located in planting areas that are designed and constructed throughout the parking area. In order to be considered within the parking area, trees shall be located in planters that are bounded on at least three sides by parking area paving. Planters shall have a minimum interior dimension of six feet. Ends of parking lanes shall have landscaped islands.

- Irrigation. Except where xeriscaping is specifically designed and intended not be irrigated, an automatic irrigation system, including drip systems, bubblers, and soakers, shall be provided for landscaped areas, including tree wells, planters, and planting islands.

3.9 BREAK AREA STANDARD

- For permitted uses falling in the “Industry, Manufacturing & Processing, Wholesaling” land use category of Table 3-1, each building over 200,000 s.f. shall have exterior employee break area located near one more entries of the building. Employee break areas, at minimum, shall include landscaped shading, sun canopies, and seating. Employee break areas for other land uses shall be as provided in the San Bernardino County Code, Chapter 83.11 Parking and Loading Standards (2024).

3.10 TRASH RECEPTACLE STANDARDS

The following standards shall apply to all land uses in the Specific Plan Area.

- All trash receptacles shall be screened so that they are not visible from any public right-of-way.
- All trash receptacle areas shall contain three bins (landfill, recyclables, green waste) unless other bin requirements are specified by the solid waste hauler at the time of building permit issuance.
- A five-foot-wide concrete apron with a 2% maximum pitch shall be placed in front of all refuse enclosures.
- Trash enclosures must be designed with a roof or overhang at least 8 vertical feet from the ground and located so that refuse vehicles can pull to within 5 feet of gates.
- Permitted primary uses shall provide 4 cubic feet of trash receptacle container space per 30,000 s.f. of building area. Separate refuse and recycling bins are required for businesses producing more than 4 cubic yards of waste per week. Separate organic waste bins are required for businesses producing more than 2 cubic yards of waste per week.
- Vehicle Access Standards:

Refuse vehicle turning radii	28 feet inside radius, 42 feet outside radius
Height Clearance	15 feet
Width Clearance	15 feet
Minimum distance between refuse vehicle and bin enclosure	25 feet

- A construction waste recycling plan is required for construction of any building within the Specific Plan Area.
- Roll-off compactors shall conform with the following standards:

- a. Compatible with Burrtec (or applicable contract waste hauler) refuse and recycling collection equipment;
 - b. Include a concrete pad that extends 1 foot along sides and 3 feet longer than the container;
 - c. Provide an area 15 feet by 85 feet for compactor, container, and collection vehicle; and
 - d. Bins are to be located outside of the building footprint unless otherwise noted.
9. Front load compactors shall conform to the following standards:
- a. Compatible with current Burrtec (or applicable contract waste hauler) refuse and recycling collection equipment.
 - b. Comply with container storage and vehicle access discussed in this section.

3.11 SCREENING AND OUTDOOR STORAGE STANDARDS

The following screening and outdoor storage requirements shall apply for permitted primary uses. Screening and outdoor storage requirements for ancillary and other land uses shall be as provided in the 2025 SBC Development Code.

1. Solid screen walls are not required along E. Highland Avenue, as the grade difference between E Highland Avenue and I-210 and the Project Site renders solid screen walls largely ineffective. A tubular steel security fence having a minimum height of 8.0 feet shall enclose truck courts and truck and trailer parking areas facing E. Highland Avenue. Any pre-existing Caltrans fencing damaged during construction shall be replaced prior to building occupancy. Fencing is not required to enclose passenger vehicle parking areas.
2. Solid screen walls are not required along the Specific Plan Area's north property line, as there are no nearby public viewing areas to the north in the Cajon Wash. A tubular steel security fence having a minimum height of 8.0 feet shall occur along the entire length of the northern property boundary adjacent to the existing flood control levee.
3. Landscaping shall be used as a visual screen along the western portion of the Specific Plan Area. Solid screen walls are not required in this area as the grade difference between the land uses to the west and the Specific Plan Area renders screen walls largely ineffective. A tubular steel security fence having a minimum height of 8.0 feet shall enclose truck courts and truck and trailer parking areas facing the western boundary. Fencing is not required to enclose passenger vehicle parking areas.
4. Where automobile parking areas abut public right-of-way, a 4.0-foot-high or taller decorative screen wall, wrought-iron fence, tubular aluminum fencing or welded-wire fence may be installed, provided that if it is built, the wall shall be located behind the landscaped setback area.
5. All areas devoted to truck and trailer parking and all areas devoted to outside storage shall be paved, or if not paved shall be treated with a dust binder or other dust control measure as approved by the Planning Director.
6. Any lighting of truck or trailer storage areas shall be shielded to direct light down onto the storage area and directed away from adjacent properties and public rights-of-way.

7. Wood, barbed wire, or electrical fencing is not permitted for use within the Specific Plan Area. Chain link fencing is allowed only in areas where it is not visible from public roadway rights-of-way.

3.12 LIGHTING STANDARDS

The following lighting standards shall apply to permitted uses falling in the “Industry, Manufacturing & Processing, Wholesaling” land use category of Table 3-1. Lighting requirements for other land uses shall be as provided in the San Bernardino County Code.

1. A photometric lighting plan shall be submitted with each development plan submittal for County approval.
2. Exterior lighting shall use energy-efficient (high pressure sodium, low pressure sodium, compact fluorescent, LED, or other lighting technology of equal or greater energy efficiency) fixtures/lamps.
3. Lighting shall be shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site and shall be directed downward and away from adjoining properties and public rights-of-way.
4. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness.
5. High intensity security lighting fixtures shall not be substituted for site, landscaping, or general building exterior illumination. If used it shall be limited to loading and storage locations or other similar service areas and designed so that the illumination is contained to the area requiring security.
6. Fixtures shall be energy efficient meeting current Title 24 requirements.
7. Neon lighting is prohibited in all areas within the Specific Plan Area.
8. The height of lighting fixtures in loading and service areas shall not exceed 35 feet.

CHAPTER 4 - DESIGN GUIDELINES AND STANDARDS

4.1 INTRODUCTION

The information presented in this Chapter provides a framework for establishing a high-quality design character for the Pepper 210 Commerce Center Specific Plan Area. While the guidelines and standards presented herein provide general direction to the developer and its architects, landscape architects, civil engineers, and other design professionals, they also are meant to provide a certain level of flexibility to allow creative expression in the design of future, implementing development and in keeping with continuously evolving design trends. The criteria listed herein contain both guidelines and standards. Guidelines describe provisions that this Specific Plan encourages the developer and its design professionals to satisfy and are indicated by the word “should.” Standards describe the provisions that this Specific Plan requires and are indicated by the words “shall” or “must.”

Design guidelines and standards allow for practical approaches to design while inspiring a degree of creativity to achieve a high-quality site design and combination of high quality architectural and landscape characteristics. The County’s Planning Director, or a designated appointee of the Planning Director (hereby described as “Director”), shall make a ministerial determination whether proposed implementing development is consistent with the Design Guidelines and Standards, and such an administrative determination does not require the Director or other approving body to hold a public hearing regarding these determinations. More specific details concerning the approval processes for development permits are discussed in Chapter 5, Implementation.

The objectives of these the guidelines and standards are to:

1. Create an aesthetic vision to transform a property that has been used for heavy industrial land uses for 75+ years to a less-intensive industrial use.
2. Describe the aesthetic expectations and quality of construction expected in the Specific Plan Area.
3. Provide San Bernardino County with assurance that the Specific Plan Area redevelops from a heavy industrial use to a less-intensive industrial use in accordance with the quality and character described within this Specific Plan.
4. Guide developers and design professionals involved in implementing development to achieve and maintain a consistent design theme while also adhering to County regulatory requirements.
5. Recognize existing and planned surrounding land uses and identify interface treatments that ensure compatible co-location of these uses with the industrial uses planned in the Specific Plan Area.
6. Encourage sustainable, energy-efficient, and environmentally-friendly design practices that conserve water and energy and reduce fossil fuel consumption.

4.2 SITE DESIGN

The following guidelines are intended to ensure that development within the Pepper 210 Commerce Center Specific Plan Area is thoughtfully scaled and appropriately oriented on the property.

1. Establish a finished grade for the site that is flat or gently sloping, except along the western and southwestern property boundary where a landscaped slope shall occur to assist with reducing visibility of parking, loading, and operational activities from the nearby residential uses.
2. Generally orient the grade of the site towards E Highland Avenue and position water quality basin(s) along E Highland Avenue, with the site draining in that direction.
3. Orient the building's primary office area(s) to be visible and/or immediate access from the driveways on E Highland Avenue.
4. Establish the development's primary heavy-duty vehicle access point at the intersection of E Highland Avenue and N Pepper Avenue.
5. Provide at least one separate entry/exit driveway for heavy-duty vehicles and for passenger vehicles along E Highland Avenue, to limit heavy-duty vehicles and passenger vehicles using the same driveway.
6. Locate the heavy-duty vehicle entry gate(s) deep into the entry drive, providing for a long queuing/stacking lane to prevent vehicles from stacking on E Highland Avenue.
7. When feasible, orient the site design such that heavy-duty vehicles circulate around the building(s) in a counter-clockwise manner. Doing so allows for driver-side reversing of vehicles into loading bays, which is the preferred movement pattern for visibility and safety.
8. Structures are prohibited in the northwestern portion of the site that is constrained by a fault zone. The use of this area for parking and storage is encouraged to maximize the development potential of the property.
9. An outdoor employee break area shall be provided for each primary building greater than 200,000 s.f. Outdoor employee break areas should include, at minimum, shaded areas, seating, trash receptacles, and bike racks unless bicycle racks are located elsewhere in close proximity.

4.3 PARKING AND LOADING AREAS

The following guidelines shall apply to passenger vehicle and heavy-duty vehicle parking areas.

1. Parking areas for visitors and guests shall be located near primary building entrances.
2. Passenger vehicle parking areas shall be pedestrian-friendly, visually pleasing, and incorporate landscaped islands to break up the monotony of large expanses of parking.
3. Passenger vehicle parking areas shall be at least 50% shaded with landscaping at maturity or by other shading methods such as covered parking.

4. Drive aisles for heavy-duty vehicles (other than emergency vehicles) should not be positioned between passenger car parking areas and primary building entrances. In other words, a pedestrian should not have to cross a heavy-duty vehicle drive aisle to walk between their parked car and the building entrance. If a crossing must occur, any pedestrian crossings of truck drive aisles shall be clearly delineated with high visibility to both the pedestrian and to heavy-duty vehicle drivers.
5. Parking areas for heavy-duty vehicles and loading dock areas shall be composed of light-colored concrete or a comparable material with a high solar reflectance and/or low solar emittance that has a lower heat island effect than asphalt.
6. As part of implementing development design, an area of the development site shall be designated where electric truck charging can occur. Conduit shall be installed between the building's electrical room and the designated area to facilitate the future installation of charging stations as demanded by building users, the trucking industry, or by future federal, State, or local regulatory requirements.

4.4 BUILDING FORM, MATERIALS, COLORS, AND TEXTURES

The architectural style of the Pepper 210 Commerce Center Specific Plan Area emphasizes building massing over structural articulation. The building(s) are expected to be characterized by simple and distinct cubic masses with interlocking volumes of wall planes, colors, and materials to create visual appeal.

Appropriate building massing and articulation includes the following design elements:

1. Primary exterior building colors shall be shades of gray and white and may include shades of blue and/or brown/copper. Prominent use of darker or more vibrant accent colors may be provided at building entrances and other focal points.
2. Primary exterior building materials shall include concrete tilt-up panels and similar materials. Accent materials include but are not limited to metal, natural or fabricated stone, and/or fire-resistant wood siding (horizontal or vertical). Developers are encouraged to assess the feasibility of using building materials that contain embodied carbon and use these materials as determined feasible.
3. Trim details may include metal, plaster, or concrete elements finished consistently with the building treatment. Extraneous “themed” detailing, such as oversized or excessive foam cornice caps or foam molding, are prohibited.
4. Architectural design shall mix colors, materials, and textures to articulate building façades and create visual appeal. Long expanses of blank monochrome walls are prohibited.
5. On building façades containing loading dock doors, the building wall façade positioned above the loading dock doors, if visible from a public street or other public viewing area, shall be articulated with periodic changes in exterior building materials, colors, decorative accents, and/or articulated features.

6. Wrap materials applied to any elevation around the corner of a building should be extended to logical termination points in relation to architectural features or massing.
7. Pedestrian entrances to buildings (except for service doors and emergency exit doors) shall be emphasized through changes in massing, color, and/or building materials. Utilize overhangs or embellish entries with decorative framing treatments. Shading over pedestrian building entrances is encouraged.
8. Exposed downspouts, service doors, and mechanical screen colors shall be the same color as the adjacent wall.
9. Wall-mounted items, such as roof ladders and electrical panels, shall not be located on exterior building façades facing a public right-of-way unless there are no other feasible options. When placed on a building façade facing a public right-of-way, all-mounted items shall be screened or incorporated into the color palette and architectural elements of the building so as not to be visually prominent from the street or other public areas.

4.5 BUILDING ROOFS

1. Roofs shall have a light color and should apply other cool roof principals so long as they do not conflict with the building's equipment requirements or prevent the installation of solar panels. A cool roof is designed to reflect more sunlight than a conventional roof, absorbing less solar energy.
2. Roof access shall be located from the interior of the building(s) and not on the exterior.
3. Rooftop equipment, including but not limited to mechanical equipment, electrical equipment, emergency generators, storage tanks, wireless communication facilities, satellite dishes, vents, exhaust fans, smoke hatches, and mechanical ducts, shall be screened by parapet walls or architecturally compatible rooftop screens so that the equipment is not visible from E Highland Avenue.
4. As part of building shell construction, building roofs shall be designed to support the installation of solar panels.
5. Unless there are conflicts with rooftop equipment and solar panels, skylights shall be installed in a minimum of 1% of the building roof area. If skylights are not installed, equivalent LED lighting shall be installed in the building interior.

4.6 UTILITIES AND SUPPORT EQUIPMENT

The following guidelines and standards shall apply to equipment accommodation.

1. Ground-mounted equipment, including but not limited to mechanical or electrical equipment, emergency generators, boilers, storage tanks, risers, and electrical conduits, shall be screened from public view. Screening may be accomplished with solid walls, fences, or landscaping.
2. Electrical equipment rooms shall be located within the building envelope. Pop-outs or shed-like additions are prohibited. Electrical equipment rooms shall be adequately sized to hold

electrical panels that can accommodate the hardware listed below at a minimum. Although the electrical rooms shall be sufficiently sized to accommodate future electrical hardware needs, hardware such as EV charging stations and electrical panels are not required to be installed until they are needed.

- 5% of all passenger vehicle parking stalls with EV charging stations
- 4 charging stations for heavy duty trucks
- 15 forklift battery charging stations
- LED lighting (including interior offices, warehouse and exterior)
- Energy efficient building systems (HVAC, air change systems, water heaters, etc.)
- Quad outlets at every other dock position
- Exterior outlets for electric landscape maintenance equipment
- Interconnection with battery storage systems

Additionally, at least one electrical room at the time of occupancy will include electrical equipment to connect to on-site solar arrays (including the “tap before the meter”).

3. Outdoor electric outlets shall be installed in appropriate locations to facilitate use and charging of electric-powered landscape maintenance equipment.
4. Outdoor electric outlets shall be installed in loading dock truck courts to facilitate the use and charging of electric-powered yard equipment.
5. HVAC equipment shall be high-efficiency.
6. Trash enclosures shall have solid roofs to prevent exposure of dumpster contents to rainfall and prevent polluted stormwater runoff. Trash enclosures shall be of the same or a complementary design in terms of materials and color to the building it serves.

4.7 WALLS AND FENCING

The following guidelines and standards shall apply to freestanding walls and fencing.

1. Screen walls and fencing should be designed as an integral part of the overall development and should include high-quality and durable materials that complement the principal building design.
2. Freestanding walls and fences are intended to be used for the enclosure of secured areas, for sound attenuation, and for visual screening. Landscaping may be used for visual screening instead of walls and fences where a solid physical barrier is not needed for safety or security or for sound attenuation.
3. Walls and fences established in public view shall utilize durable materials such as concrete, masonry block, metal, wrought iron, and coated chain link.

4.8 OUTDOOR LIGHTING

The following guidelines and standards shall apply to outdoor lighting.

1. Lights shall be LED or comparable forms of energy-conserving lighting.

2. To conserve energy, use of dimmers and motion sensors is encouraged except in areas where doing so would be impractical or compromise safety.
3. Exterior lights, whether freestanding or affixed to a building, shall have downward-directed light sources and/or be equipped with cutoff devices to minimize illumination of the night sky and prevent “spill over” effects on adjacent properties.
4. Low mounted fixtures (ground or bollard height) are encouraged along sidewalks and walkways.

4.9 LANDSCAPE DESIGN

The intent of the landscape design guidelines and standards is to ensure that plant materials, entries and monuments, streetscapes, and other amenities are appropriate for the site and compatible with the architectural style of development to collectively establish a design theme, and are united under an common theme. The Landscape Design Guidelines, along with the Architecture Design Guidelines provided herein, establish an identity for the Pepper 210 Commerce Center Specific Plan Area that is contemporary, visually appealing, and contextually sensitive to the surrounding area.

These landscape design guidelines and standards are not intended to establish a set of rigid landscaping requirements for the Specific Plan Area. It is recognized that there is a need to adapt the landscaping to the details of the implementing development project design to meet functional requirements. As such, the guidelines are intended to set expectations and parameters, but also provide flexibility for practical application.

4.9.1 Site Landscaping

Landscaping will be established and maintained throughout the Specific Plan Area other than in parking areas for heavy-duty vehicles. Landscaping is intended to be prominently massed at street corners, along E Highland Avenue, along the northwestern boundary of the site, at building entrances, and in passenger car parking lots. Additionally, landscaping is provided in truck court areas only where the landscaping materials will not be damaged by truck movements and/or the loading and unloading of cargo and will not hinder the safe maneuverability of trucks or access to loading bays.

The following guidelines and standards shall apply to landscaping.

1. An entry monument/sign with enhanced landscaping should be provided at the primary entry driveway, which is expected at the corner of E Highland Avenue and N Pepper Avenue.
2. All landscape areas should incorporate a combination of ground cover, shrubs, and trees to create a tiered planting system.
3. Landscaping should consist of drought-tolerant plants that meet the requirements of California’s Water Efficient Landscape Ordinance (WELO) design criteria.
4. Plant materials shall be selected to be compatible with the soil and micro-climate conditions of the Specific Plan Area.

5. Afghan pine trees should be incorporated into the plant palette, as this species is known to assist with carbon sequestration and air pollutant reduction.
6. Double rows of trees should be planted along the perimeter of the Specific Plan Area in locations where the trees will not interfere with vehicular access in/out of the Specific Plan Area, movements of heavy trucks, or with the design or function of on-site water quality features (e.g., infiltration basins) and will not prevent adequate site distance at driveways connecting to E Highland Avenue. At a minimum, a single row of trees shall be planted along the perimeter of the Specific Plan Area, including at the interface between the Specific Plan Area and the Cajon Wash, unless otherwise prohibited by the United States Army Corps of Engineers or San Bernardino County Flood Control.
7. Landscaped areas should be watered with a permanent, automatic irrigation system. In landscaped areas with minimal slope, drip systems shall be utilized. In landscaped areas where slopes are not conducive to drip irrigation, efficient overhead spraying devices, such as rotors and rotators, can be utilized. All irrigation devices must conform to all San Bernardino County requirements.
8. Irrigation systems shall be designed to apply water slowly, allowing plants to be deep soaked and to reduce runoff.

4.9.2 Interface Landscaping

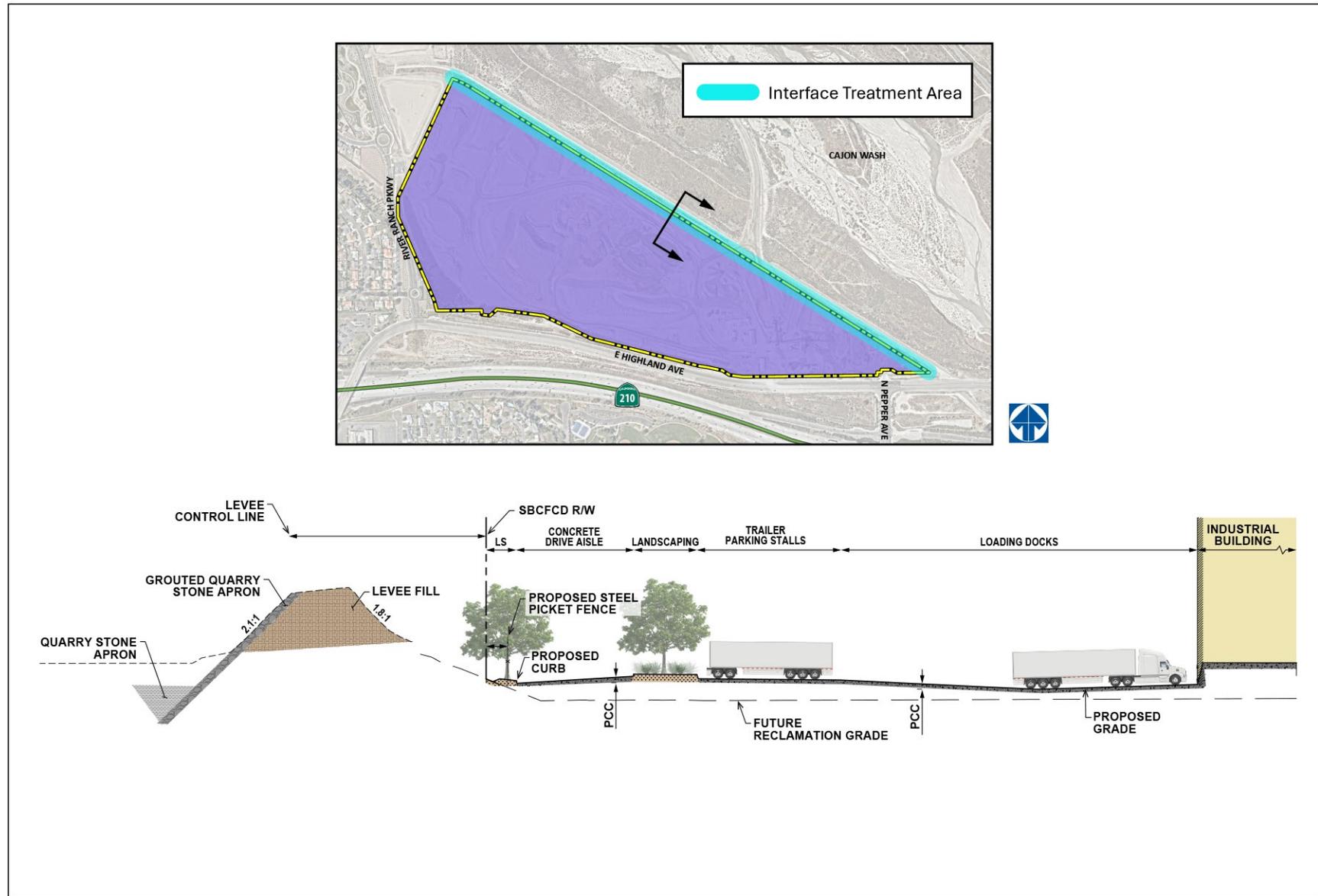
Within the Specific Plan Area, landscape treatments shall address the interface with the Cajon Wash levee to the north and east and the River Ranch residential neighborhood to the west. The landscape interfaces provided in this section represent the physical relationship between the Specific Plan Area and abutting levee and nearby residential neighborhood. The interface exhibits presented in this section are not intended to represent a literal design, but rather serve as guidelines, which may be subject to modification over time.

General Industrial to Levee Interface

The General Industrial to Levee Interface is intended to represent the relationship between the Specific Plan Area and the Cajon Wash levee. As shown in Figure 4-1, *General Industrial to Levee Interface*, the levee parallels the Specific Plan Area's northern and eastern boundaries. At the adjoining property line, a row of trees should be planted and a steel fence should be placed in this area to separate the Specific Plan Area from the levee. Conceptually, a heavy-duty vehicle drive aisle could parallel this area, flanked by trees on both sides, beyond which would be the development's parking areas and building. The interface illustration depicts a separation between the levee and any proposed building and shows the grade difference between the levee and the expected development site in the Specific Plan Area.

General Industrial to Residential Interface

The General Industrial to Residential Interface is intended to represent the relationship between the Specific Plan Area and the River Ranch residential neighborhood west of the Specific Plan Area. As shown in Figure 4-2, *General Industrial to Residential Interface*, a heavily landscaped slope containing at least two rows of trees is planned to occur along this interface, with the slope facing downward towards the development area such that the development area is below the grade of the residential community. As this portion of the Specific Plan area contains a fault zone where no structures can be built, the development area at the base of the slope is envisioned to contain a trailer parking/storage area and drive aisles. Although landscaping is not expected in trailer parking areas to ensure the safe maneuverability of trucks and to avoid damage to landscaping by trucking activity, one row of trees is envisioned to give some visual relief to the parking area.



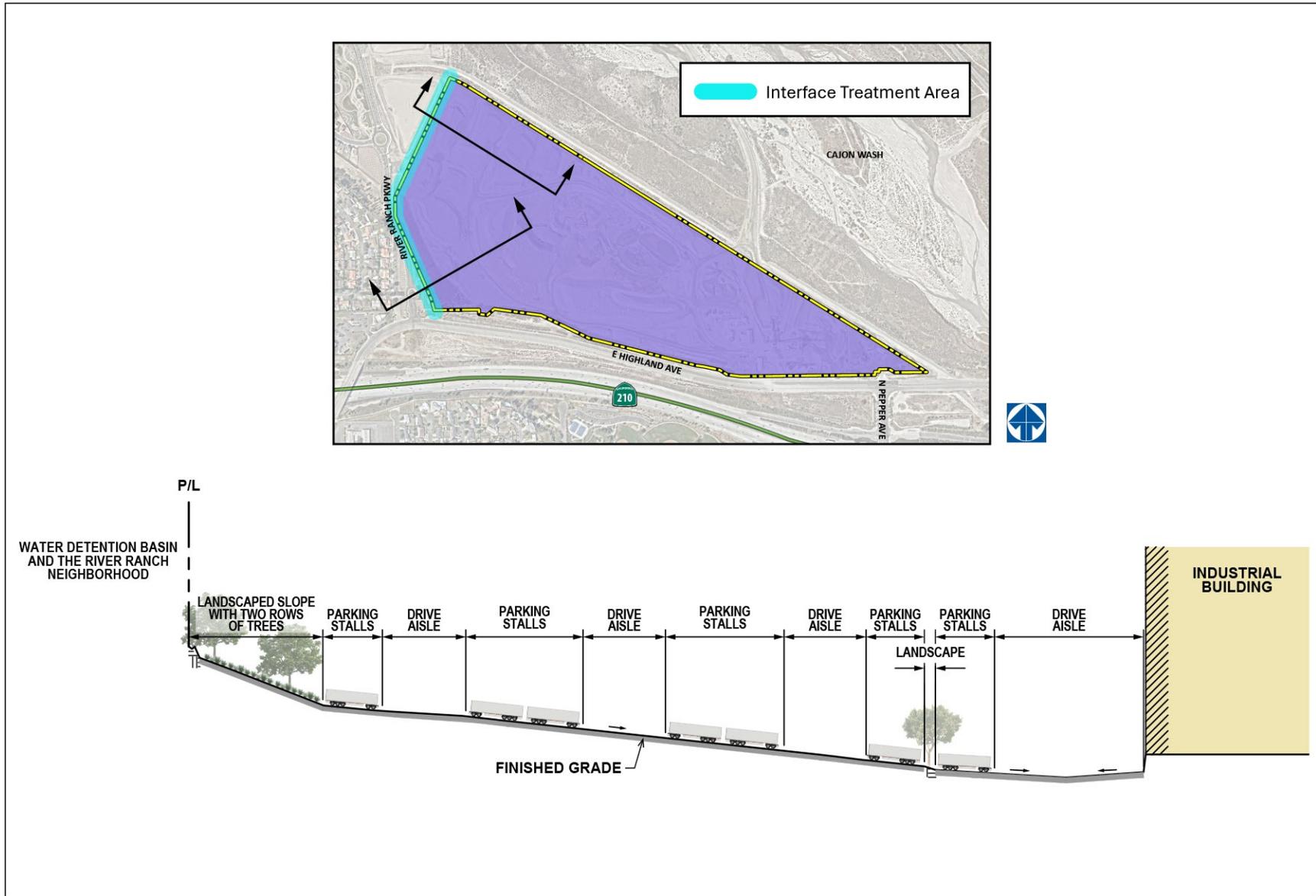
Source(s): Kimley-Horn (11-21-2023)

Figure 4-1



General Industrial to Levee Interface

DESIGN GUIDELINES AND STANDARDS | X



Source(s): Kimley-Horn (11-21-2023)

Figure 4-2

CHAPTER 5 - IMPLEMENTATION

5.1 PROCEDURE FOR IMPLEMENTING DEVELOPMENT

The County's Planning Director, or a designated appointee of the Planning Director (hereby described as "Director") shall be responsible for administering the provisions of the Pepper 210 Commerce Center Specific Plan and shall have authority to review and approve development proposals that have been determined to be consistent with the objectives and provisions of the Specific Plan. For all procedures not modified or otherwise specified in the Specific Plan, permitting processes and/or appeals for projects within the Specific Plan Area shall be carried out in accordance with the procedures in Division 6 (Development Code Administration) of the San Bernardino County (SBC) Development Code.

5.2 IMPLEMENTING PROJECTS

Before an entitlement application is submitted for an implementing project within the Specific Plan Area, the project applicant shall contact the County's Land Use Services Department – Planning Division to confirm that the proposed use is permitted under this Specific Plan pursuant to Table 3-1, Permitted Uses. If the use is expressly permitted by Table 3-1 the Director shall make an affirmative written determination of conformance with the Specific Plan, the County General Plan, and SBC Development Code, shall follow the process outlined in Section 5.3 below. If the proposed use is not expressly listed as a permitted use in Table 3-1, the applicant may request a Determination of Similar Use as set forth in Section 5.6. This section does not apply to implementing projects associated with PROJ-2022-00182.

5.3 CONFORMITY DETERMINATIONS AND PRECISE DEVELOPMENT PLAN REVIEW PROCESS

Process and Submittal Requirements

This Specific Plan provides the framework for approvals of implementing projects using a Precise Development Plan process as established by this Specific Plan. The Precise Development Plan process allows for the review of design, location, and manner of development prior to application for building permits. The Director is the review authority of a Precise Development Plan.

Because Precise Development Plan review is within the scope of the approved Specific Plan and certified EIR, the approval process is administrative (ministerial) and limited to a determination of whether the implementing project is in substantial conformance with this Specific Plan. The submittal for a Precise Plan shall include the following materials and a review fee as specified by the County.

- Legal Description of the property
- Preliminary Title Report
- Site Development Plan drawn to scale showing building footprints, gross floor area, dimensioned setbacks, drive aisles, parking areas, and parking count for passenger vehicles, heavy-duty vehicles, and trailers.

- Landscape Plan showing all landscaped areas, plant materials and sizes, and WELO (Water Efficient Landscape Ordinance) calculations.
- Wall and Fence Plan showing locations, height, and materials.
- Building Elevations showing materials and colors.
- Grading and Drainage Plan showing proposed building pad elevations, any proposed on-site storm water retention areas and elevations, earth work quantities, and locations of all sewer, water, and drainage connections to off-site conveyances.
- Lighting and Photometric Plan showing location and height of light fixtures and proposed light sources.
- Access and Circulation Plan showing all proposed public street access points, on-site auto and truck circulation, potential truck/trailer stacking locations, and intended truck routes off-site.
- A narrative description of the proposed development including the development objectives, proposed mix of uses, target market, and timeframe of development.

Term

An approved Precise Development Plan will expire 3 years after its approval unless any of the following apply:

- A longer term is provided by a Development Agreement;
- Actual construction or alteration has commenced under a valid building permit; or
- A request for an extension is approved by the Director prior to expiration of the Precise Development Plan.

Findings

If the Director can make the following findings, the Director shall approve the Precise Development Plan administratively without public notice and without the need to hold a public meeting:

1. The proposed use and manner of development complies with all applicable development standards identified in this Specific Plan, the County General Plan, and the SBC Development Code.
2. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, parking areas, setbacks, walls and fences, yards, and other required features as outlined in Chapter 3, Development Standards, of this Specific Plan.
3. There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels.

Administrative Review Process

The review process for a Precise Development Plan shall include the following:

- Upon acceptance of the completed Precise Development Plan application, a notification shall be circulated to all property owners within 300 feet of the external boundaries of the parcel or proposed site.
- The application of notice and all plans/submittal materials shall be circulated to all internal agencies and departments for review. Conditions of Approval and fees shall be provided from each agency and departments as applicable.
- Before approving the request, the Director shall find that the findings as described, shall be made.
- The Director shall review and act upon the request for the Precise Development Plan.

5.4 REVISIONS TO APPROVED PERMITS

Any subsequent changes to approved permits that would modify approved entitlement permits or Precise Development Plan shall be submitted to the Director as specified in Section 5.3. The Director shall determine whether the proposed modification to a previously approved permit is in conformance with the Specific Plan, the County General Plan, and the SBC Development Code. If the Director determines that the proposed modification to the approved permit conforms with the Specific Plan, the County General Plan, and the SBC Development Code, then the Director shall issue a Minor Revision to the previously approved permit without notification and without the need for a public hearing or the need to complete further review under CEQA.

5.5 MINOR MODIFICATIONS TO THE SPECIFIC PLAN

Minor modifications to the Pepper 210 Commerce Center Specific Plan shall not require a Specific Plan Amendment and shall be subject to a “substantial conformance” determination, an administrative mechanism by which minor modifications to the Specific Plan that do not result in substantial alteration to the uses, standards, and/or guidelines provided by this Specific Plan and are consistent with the intent of the Specific Plan shall be permitted without a formal plan amendment process. The Director shall make determinations of substantial conformance ministerially without provision of a public hearing.

Minor modifications that satisfy the substantial conformance determination’s requirements may result from a final development project design and engineering update that causes adjustments in locations of utilities or other infrastructure, development of innovative project design, or other similar modifications deemed to be minor.

Minor modifications or technical adjustments may include, but are not limited to:

- Modifications necessary to comply with final conditions of approval or mitigation measures.
- Addition of information to the Specific Plan for purposes of clarification that does not change the intent of any standard, regulation, or design guideline under the Specific Plan, as well as correction of any clerical or grammatical errors.
- Adjustments to the alignment, location, and sizing of utilities or a change in utility and/or public service provider may be approved so long as the adjustments or changes are found to

be in compliance with applicable plans and regulations of the agency responsible for such utilities and facilities.

- Minor changes to the design guidelines and standards presented in Chapter 4, which are intended to be conceptual in nature and flexible in implementation.
- Modification of any design elements that improve circulation, reduce grading, improve drainage, improve environmental quality or lessen environmental effects, lessen energy consumption, lower fossil fuel usage, and/or reduce operation and maintenance costs.

The minor modifications listed above are not intended to be comprehensive. Any modification that is deemed by the Director to be in substantial conformance with the purpose and intent of the Pepper 210 Commerce Center Specific Plan shall be permitted.

The application for and documentation of substantial conformance shall include text and/or maps that describe the nature of the proposed modifications to the Specific Plan. Applications for modifications and their documentation shall undergo any necessary technical review by County agencies and the Director necessary to determine if updated conditions of project approval are necessary.

5.6 DETERMINATIONS OF SIMILAR USE

When an applicant for development proposes or contemplates a use of property not expressly authorized as a permitted use under Section 3.2, Allowable Land Uses, the applicant may request a determination of similar use in accordance with the procedures provided in this section.

A request for determination of similar use shall be in writing and shall include the following:

- Name of requesting entity;
- Description of the proposed or contemplated use; and
- Explanation of why the applicant believes the proposed or contemplated use is consistent with the intent of the Pepper 210 Commerce Center Specific Plan and the operational characteristics and potential impacts of the allowable uses listed in Table 3-1, Permitted Uses.

When a request for determination of similar use is submitted, the Director shall ministerially make the determination of similar use without the need for the holding of a public hearing within ten (10) business days after receipt of the request. In making this determination, the Director shall first make the following findings:

- The characteristics of and activities associated with the use are similar in nature to those of one or more of the uses listed in Table 3-1, and will not involve a greater level of activity, population density, intensity, traffic generation, parking, dust, odor, noise, emissions, or similar impacts than the uses listed as permitted in Table 3-1; and
- The use will meet the purpose/intent of the Pepper 210 Commerce Center Specific Plan.

The determination of similar use by the Director shall be subject to appeal to the Planning Commission. The appeal shall be heard by the Planning Commission at its next regularly-scheduled meeting as follows:

- The requesting entity for the determination may appeal the decision of the Director on the request for determination of similar use by filing a written notice of appeal with the Director within ten days of the Director’s written determination; and
- The Planning Commission may affirm or modify the determination of similar use by the Director.

When the Director determines that an unlisted land use is similar to a listed use in Table 3-1, the unlisted use will be treated in the same manner as the listed use in determining where the use is allowed, and what other standards and requirements of the Specific Plan apply.

5.7 AMENDMENTS TO THE SPECIFIC PLAN

Specific Plan amendments are governed by California Government Code Section 65456. The processing of amendment requests shall follow the requirements of Chapter 86.14, Specific Plan Adoption and Amendment, of the SBC Development Code. Applications shall state the reasons for the proposed amendments.

An amendment to the Specific Plan is required in the event of any of the following:

- Changes to the overall Specific Plan boundaries, including an expansion of the Specific Plan area;
- A change in any other provisions, purpose, or standard of the Specific Plan that would significantly alter the basic intent, spirit, identity, and/or objective of the Specific Plan;
- An increase in maximum building square footage; and
- An increase in the overall development intensity thresholds within the Specific Plan area.

5.8 CEQA COMPLIANCE

The Pepper 210 Commerce Center Specific Plan has been prepared in conjunction with an Environmental Impact Report (EIR). A project-specific development plan was submitted concurrently with this Specific Plan, including a Land Use Category Change, Zoning District Amendment, Conditional Use Permit (CUP), and Development Agreement. The development plan includes the development of a distribution warehouse building with up to 1,859,487 square feet (SF) of floor area and an approximately 2,100 SF support office for truck yard operations. The EIR analyzes and identifies potential impacts resulting from the proposed project-specific development plan and establishes mitigation measures that reduce impacts to a less than significant level, where feasible.

The Specific Plan’s EIR will serve as the primary environmental document for all development within the Specific Plan Area. Future development projects that require discretionary review will be examined against the analysis prepared in the EIR to determine if additional environmental documentation must be prepared. Development of the warehouse building described above will not require further discretionary review and thus will not be subject to additional environmental analysis.

Additional environmental documentation may be required for future development projects outside of the proposed distribution warehouse building pursuant to state law, if the warehouse building is not constructed and if a different implementing development plan is proposed. However, documents for subsequent site-specific projects may use the “tiering” concept as provided by the State CEQA Guidelines. Tiering or other CEQA streamlining mechanisms, such as an EIR addendum, may be used to rely on the Specific Plan EIR’s analysis of environmental topics so as to avoid repetitive analyses of issues adequately addressed and instead focus the subsequent environmental analysis on the individual project that is proposed. CEQA compliance may be satisfied through other streamlining mechanisms as well.

5.9 MAINTENANCE

Public and private improvements constructed within the Specific Plan Area will be maintained through a combination of public and private entities as described in Table 5-1, Maintenance Responsibilities. Final determination of maintenance entities and responsibilities for improvements constructed within the Specific Plan Area will be determined in subsequent entitlement approvals and/or Development Agreements.

Major infrastructure costs may be offset by public assistance such as a Community Facilities District or other special districts to provide funding for construction of a variety of public facilities and/or the provision of public services. The San Bernardino County Board of Supervisors’ approval is necessary for the implementation of any and all special district financing mechanisms.

For common areas located on private property, covenants, conditions and restrictions and/or private maintenance associations shall govern the maintenance responsibilities. For possible off-site infrastructure facilities, public maintenance districts may fund the maintenance of these areas.

Table 5-1 Maintenance Responsibilities

Facility Type	Property Owner, Builder, Tenant	Public Utility	Special Maintenance District
Private Drives, Aisles & Parking	X		
Private Common Area Landscaping & Lighting			
• Off-street Lighting			
• Landscaping and Irrigation			
• Tenant Signage	X		
• Common Areas	X		
On-site Buildings & Structures	X		
Utility Facilities		X	
On-Site Drainage Facilities (Swales, Basins, etc.)	X		

On-site Infrastructure (Utility Connections, Utility Meters)	X		
Off-site Infrastructure		X	X
Walls and Fences	X		