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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 2020-0002 TO AMEND THE PEPPER AVENUE SPECIFIC PLAN TO ADD A NEW “LIGHT INDUSTRIAL” LAND USE DESIGNATION, ADD DEVELOPMENT STANDARDS FOR THE NEW “LIGHT INDUSTRIAL” LAND USE DESIGNATION, DIVIDE PLANNING AREA 1 INTO TWO (2) PLANNING AREAS (PLANNING AREA 1 (2.63 ACRES) AND PLANNING AREA 10 (11.64 ACRES)), CHANGE THE LAND USE DESIGNATIONS OF PLANNING AREAS 2, 3, AND 10 FROM COMMUNITY COMMERCIAL TO LIGHT INDUSTRIAL, ADD VARIOUS TRAFFIC CIRCULATION IMPROVEMENTS, AND ADD VARIOUS TEXTUAL AND GRAPHICAL AMENDMENTS.

WHEREAS, the applicant, Howard Industrial Partners, LLC, (“Applicant”) proposes to develop and operate a 470,000 square foot industrial warehouse building (“Warehouse Project”) on approximately 23.82 acres of land (APNs: 0264-201-29 & 0264-201-30) located on the east side of Pepper Avenue approximately 500 feet south of the SR-210 Freeway within Planning Area 2 and Planning Area 3 of the Pepper Avenue Specific Plan (“Warehouse Project Site”); and

WHEREAS, the Pepper Avenue Specific Plan consists of approximately 101.7 acres of land (APN's: 0264-191-02, -04, -13, & -14 and 0264-201-08, -25, -27, -28, -29, -30, & -31) generally located east of Eucalyptus Avenue, south of the SR-210 Freeway, west of Meridian Avenue, and north of Walnut Avenue; and

WHEREAS, according to Section 5.5.2 (Prohibited Uses) of the Pepper Avenue Specific Plan, the development and operation of industrial warehouse buildings, such as the Warehouse Project, is prohibited within the entirety of the Pepper Avenue Specific Plan area; and

WHEREAS, in conjunction with the Warehouse Project, the applicant has submitted Specific Plan Amendment No. 2020-0002 (“SPA No. 2020-0002”) to amend the Pepper Avenue Specific Plan (“SPA Project”), and the SPA Project is necessary to facilitate the Warehouse Project; and

WHEREAS, the site for the SPA Project is the entirety of the Pepper Avenue Specific Plan area, which consists of eleven (11) parcels of land (APNs: 0264-191-02, -04, -13, & -14 and 0264-

201-08, -25, -27, -28, -29, -30, & -31) approximately 101.7 acres in size and generally located south of the SR-210 Freeway, north of Walnut Avenue, east of Eucalyptus Avenue west of Meridian Avenue (“SPA Project Site”); and

WHEREAS, the SPA Project proposes an amended version of the Pepper Avenue Specific Plan with the following components:

- Provision of a new “Light Industrial” land use designation that will allow warehouses and logistics centers as permitted uses; and
- Provision of development standards for the new “Light Industrial” land use designation; and
- Dividing of Planning Area 1 into two (2) Planning Areas: Planning Area 1, encompassing 2.63 acres, and Planning Area 10, encompassing 11.64 acres; and
- Amending the land use designations of Planning Areas 2, 3, and 10 from Community Commercial with a development maximum of 476,650 square feet to the new Light Industrial land use designation with a development maximum of 735,185 square feet, the residential overlay on Planning Area 3 will be preserved in place; and
- Various traffic circulation improvements, such as provisions of new access points and new medians; and
- Various textual and graphic amendments related to the changes listed above; and

WHEREAS, in conjunction with the Warehouse Project, the applicant has submitted Conditional Development Permit No. 2020-0008 to facilitate the development and use of a 470,000 square foot industrial warehouse building on the Warehouse Site (“CDP No. 2020-0008”); and

WHEREAS, in conjunction with the Warehouse Project, the applicant has submitted Precise Plan of Design No. 2020-0014 to facilitate the development of a 470,000 square foot industrial warehouse building on the Warehouse Site (“PPD No. 2020-0014”); and

WHEREAS, the SPA Project and the Warehouse Project are together referred to as “Project” or “project” herein; and

WHEREAS, pursuant to Section 18.78.010 of the Rialto Municipal Code, the City Council is authorized to adopt and implement specific plans with the City; and

1 **WHEREAS**, pursuant to Section 18.78.060E and Section 18.78.060F of the Rialto
2 Municipal Code, the Planning Commission shall hold a public hearing for a proposed amendment
3 to an adopted specific plan and forward a recommendation to the City Council for action; and

4 **WHEREAS**, on March 8, 2023, the Planning Commission of the City of Rialto conducted
5 a duly noticed public hearing, as required by law, on SPA No. 2020-0002, CDP No. 2020-0008,
6 and PPD No. 2020-0014, took testimony, at which time it received input from staff, the city
7 attorney, and the Applicant; heard public testimony; discussed the proposed SPA No. 2020-0002,
8 CDP No. 2020-0008, and PPD No. 2020-0014; and closed the public hearing; and

9 **WHEREAS**, on March 8, 2023, the Planning Commission voted 4-0 (1 recusal & 1
10 vacancies) to recommend denial of SPA No. 2020-0002, CDP No. 2020-0008, and PPD No. 2020-
11 0014 to the City Council; and

12 **WHEREAS**, on April 25, 2023, the City Council conducted a duly noticed public hearing,
13 as required by law, on SPA No. 2020-0002, CDP No. 2020-0008, and PPD No. 2020-0014, took
14 testimony, at which time it received input from staff, the city attorney, and the applicant; heard
15 public testimony, discussed SPA No. 2020-0002, CDP No. 2020-0008, and PPD No. 2020-0014;
16 and closed the public hearing; and

17 **WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

18 **NOW, THEREFORE**, the City Council hereby finds, determines, and resolves as follows:

19 **SECTION 1.** The City Council hereby specifically finds that all of the facts set forth in the
20 recitals above of this Resolution are true and correct and incorporated herein.

21 **SECTION 2.** Based on substantial evidence presented to the City Council during the public
22 hearing conducted with regard to SPA No. 2020-0002, including written staff reports, verbal
23 testimony, project plans, other documents, and the conditions of approval stated herein, the City
24 Council hereby determines that SPA No. 2020-0002 satisfies the requirements of Government Code
25 Sections 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code pertaining to the
26 findings which must be made precedent to amending a Specific Plan. The findings are as follows:

- 27 1. That the proposed Specific Plan Amendment is consistent with the goals and policies
28 of the General Plan and its purposes, standards and land use guidelines; and

1 *This finding is supported by the following facts:*

2 The applicant proposes the SPA Project to amend the Pepper Avenue Specific Plan, as
3 necessary, to facilitate the development of a 470,000 square foot industrial warehouse
4 building on Planning Area 2 and Planning Area 3 as well as up to an additional 250,185 square
5 feet of future industrial developments on Planning Area 10. The SPA Project will facilitate
6 the development and operation of the highest and best uses on an area of land that has
7 remained historically vacant with limited to no interest from commercial retail developers.

8 Additionally, the Project is consistent with Goal 2-16 and Goal 2-22 of the Land Use Element
9 of the General Plan, which encourages improved architectural and design quality that is
10 sensitive to the needs of the visitor or resident. The SPA Project will facilitate a development
11 of superior architectural quality. The associated Warehouse Project proposes to incorporate
12 significant wall plane articulation and several other architectural features including reveals,
13 metal brow accents, and glazing. The development will also include a solid concrete screen
14 wall around the entire truck court to screen views and reduce noise pollution.

15 Furthermore, the Project is consistent with Goal 3-1 of the Economic Development Element
16 of the General Plan, which encourages strengthening and diversification of the economic base
17 and employment opportunities, while maintaining a positive business climate.

- 18 2. That the proposed Specific Plan Amendment will help achieve a balanced community
19 of all races, age groups, income levels and ways of life; and

20 *This finding is supported by the following facts:*

21 The Project will facilitate the development of a 470,000 square foot industrial warehouse
22 building on Planning Area 2 and Planning Area 3 as well as up to an additional 250,185 square
23 feet of future industrial developments on Planning Area 10, which will provide new jobs
24 across various wage and education levels available to all races, age groups, and ways of life.

- 25 3. That the proposed Specific Plan Amendment results in development of desirable
26 character, which will be compatible with existing and proposed development in the
27 surrounding neighborhood; and

28 *This finding is supported by the following facts:*

 The SPA Project will facilitate the development of a high-quality competitive industrial
 warehouse building. The proposed Warehouse Project is located over 800 feet from the
 nearest sensitive receptor. Nevertheless, the Warehouse Project proposes to incorporate
 significant wall plane articulation and several other architectural features including reveals,
 metal brow accents, and glazing for enhanced aesthetics, as well as a solid concrete screen
 wall around the entire truck court to screen views and reduce noise pollution.

1 The immediate area is predominantly vacant and designated for non-residential uses, and
2 as a result, there are no sensitive land uses adjacent to or across the street from the
3 Warehouse Project Site or any other area to be designated Light Industrial as a part of the
4 SPA Project. The SPA Project and the associated Warehouse Project are not expected to
5 negatively impact any uses since measures, such as landscape buffering, the installation of
6 solid screen walls, and the prohibition of truck movements south on Pepper Avenue will
7 be implemented.

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16 4. That the proposed Specific Plan Amendment contributes to a balance of land uses that
17 will enable local residents to work and shop in the community in which they live; and

18 *This finding is supported by the following facts:*

19 To the north of the Pepper Avenue Specific Plan area is the SR-210 Freeway, and to the east
20 is approximately 8.02 acres of vacant land. To the immediate south of the Specific Plan area
21 is approximately 30.50 acres of vacant land and further south are several single-family
22 residential subdivisions. Lastly, to the west of the Specific Plan area is Frisbie Park and
23 several single-family residential subdivisions. The land within the Pepper Avenue Specific
24 Plan area has remained historically undeveloped and without any commercial uses. A Market
25 Assessment prepared by Kosmont Companies in 2019 concluded there to be limited demand
26 for retail space in the immediate area of the Pepper Avenue Specific Plan and greater demand
27 for warehouse uses. The SPA Project will facilitate the development and operation of the
28 highest and best uses and provide job opportunities for those living in existing residential areas
within the City.

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28 5. That the proposed Specific Plan Amendment respects the environmental and aesthetic
assets of the community consistent with economic realities; and

This finding is supported by the following facts:

The City retained Enplanners, an environmental consulting firm, to conduct a peer review of
a Subsequent Environmental Impact Report (Environmental Assessment Review No. 2020-
0010) prepared by EPD Solutions, Inc. for the Project. The Subsequent Environmental Impact
Report indicated that the Project will result in a significant and unavoidable impact to air
quality and greenhouse gas emissions. Mitigation measures within the Subsequent
Environmental Impact Report will reduce the adverse significant environmental effects of the
Project to the greatest extent feasible. Through the adoption of the Subsequent Environmental
Impact Report and a Statement of Overriding Considerations, it is determined that the social,
economic, and environmental benefits of the Project separately and individually outweigh the
potential unavoidable adverse impacts of the Project and render those potential adverse
environmental impacts acceptable based upon the following:

- A. The Project would result in an 86 percent decrease in vehicular trips in comparison to
the existing Pepper Avenue Specific Plan, which would result in a substantial decrease
in air quality emissions, greenhouse gas emissions, fuel energy, and vehicular noise
in comparison to buildout of the current land use plan;

1 B. The Project includes 28 measures from the California Attorney General’s Warehouse
2 Projects: Best Practices and Mitigation Measures to Comply with the California
3 Environmental Quality Act (PDF AQ-1 through PDF AQ-28), including zero
4 emissions technology, and implements the 2017 Final EIR Project Design Features
5 related to geology, hydrology and water quality, public services, transportation, and
6 utilities;

7 C. The Project provides additional jobs that are within SCAG growth projections in an
8 environmentally sustainable manner by providing job opportunities for nearby
9 residents near regional transportation that would reduce vehicle miles traveled;

10 D. The City of Rialto has had unemployment rates ranging between 4.6 and 10.9 percent
11 over the last 5 years (EDD 2022). The Project would provide new employment
12 opportunities for people living in Rialto and the surrounding cities. Most of the new
13 labor and office jobs that would be created by the proposed Project would be positions
14 that are anticipated to be filled by people who would already be living within Rialto
15 and surrounding communities;

16 Additionally, the Development, enabled by the Project, will meet or exceed all aesthetic
17 design guidelines required by the Pepper Avenue Specific Plan and City’s Design Guidelines
18 through the incorporation of landscaping, significant wall plane articulation on the building,
19 and several other architectural features including reveals, metal brow accents, and glazing.

20 6. That the proposed Specific Plan Amendment incorporates, where feasible, active and
21 passive energy conservation measures.

22 *This finding is supported by the following facts:*

23 The Development, enabled by the Project, is required to meet or exceed California Building
24 Code Title 24, Part 6 Energy Efficiency Standards. This will be achieved through the
25 implementation of features such as, but not limited to, energy efficient windows, energy
26 efficient heating and cooling systems, painting in light colors to reflect heat away, and
27 structural accommodation of photovoltaic solar electric systems.

28 **SECTION 3.** A Subsequent Environmental Impact Report (Environmental Assessment
Review No. 2020-0010) has been prepared for the proposed Project in accordance with the California
Environmental Quality Act (CEQA) and it has been determined that the Project will create
unavoidable significant impacts to air quality and greenhouse gas emissions. On April 25, 2023, the
City Council adopted the Final Subsequent Environmental Impact Report prepared for the Project.

1 **SECTION 4.** The City Council hereby approves SPA No. 2020-0002 amending the Pepper
2 Avenue Specific Plan in accordance with the amended specific plan attached hereto as Exhibit A,
3 exclusive of the removal of any redlines/highlights and the addition of final dates and related
4 Resolutions/Ordinances, subject to the following conditions:

- 5 1. The applicant shall indemnify, protect, defend, and hold harmless, the City of Rialto,
6 and/or any of its officials, officers, employees, agents, departments, agencies, and
7 instrumentalities thereof (collectively, the “City Parties”), from any and all claims,
8 demands, law suits, writs of mandamus, and other actions and proceedings (whether
9 legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative
10 dispute resolutions procedures (including, but not limited to arbitrations, mediations,
11 and other such procedures), (collectively “Actions”), brought against the City, and/or
12 any of its officials, officers, employees, agents, departments, agencies, and
13 instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or
14 annul, the any action of, or any permit or approval issued by, the City and/or any of its
15 officials, officers, employees, agents, departments, agencies, and instrumentalities
16 thereof (including actions approved by the voters of the City), for or concerning the
17 Project (collectively, the “Entitlements”), whether such Actions are brought under the
18 California Environmental Quality Act, the Planning and Zoning Law, the Subdivision
19 Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, the California Public
20 Records Act, or any other state, federal, or local statute, law, ordinance, rule, regulation,
21 or any decision of a court of competent jurisdiction. This condition to indemnify,
22 protect, defend, and hold the City harmless shall include, but not be limited to (i)
23 damages, fees and/or costs awarded against the City, if any, and (ii) cost of suit,
24 attorneys’ fees and other costs, liabilities and expenses incurred in connection with
25 such proceeding whether incurred by applicant, Property owner, or the City and/or
26 other parties initiating or bringing such proceeding (collectively, subparts (i) and (ii)
27 are the “Damages”). Notwithstanding anything to the contrary contained herein, the
28 Applicant shall not be liable to the City Parties under this indemnity to the extent the
Damages incurred by any of the City Parties in such Action(s) are a result of the City
Parties’ fraud, intentional misconduct or gross negligence in connection with issuing
the Entitlements. The applicant shall execute an agreement to indemnify, protect,
defend, and hold the City harmless as stated herein within five (5) days of approval of
SPA No. 2020-0002.
2. In accordance with the provisions of Government Code Section 66020(d)(1), the
imposition of fees, dedications, reservations, or exactions for this Project, if any, are
subject to protest by the applicant at the time of approval or conditional approval of the
Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.
3. The applicant shall provide six (6) hard copies and a digital (PDF) copy of the final version
of the Pepper Avenue Specific Plan, as amended through Specific Plan Amendment No.

2020-0002 and as approved by the City Council. The final version shall include the removal of any redlines/highlights and the addition of final dates and related Resolutions/Ordinances. The copies shall be provided to the Planning Division within thirty (30) days of the adoption of this Resolution.

4. The applicant shall comply with all conditions of approval contained in CDP No. 2020-0008 and PPD No. 2020-0014, to the extent they are not in conflict with any condition of approval herein.

SECTION 5. The Mayor shall sign as to the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 13th day of June, 2023.

DEBORAH ROBERTSON, MAYOR

ATTEST:

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

ERIC S. VAIL, CITY ATTORNEY

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing
6 Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council
7 of the City of Rialto held on the _____ day of _____, 2023.

8 Upon motion of Councilmember _____, seconded by Councilmember
9 _____, the foregoing Resolution No. _____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this _____ day of _____, 2023.

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19 _____
20 BARBARA MCGEE, CITY CLERK
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Exhibit A



Pepper Avenue

Specific Plan



Final
Adopted: December 12, 2017
Amended: XX,XX,XX

Prepared for:



Prepared by:



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Pepper Avenue Specific Plan

Resolution No. 7258 and 7259

Lead agency

City of Rialto
Development Community Department
150 S. Palm Avenue Rialto, California 92376

Prepared by

KTGY Group, Inc.
17911 Von Karman, Ste. 200
Irvine, California 92614
Contact: John Moreland

Amended by

EPD Solutions, Inc.
2355 Main Street, Suite 100
Irvine, CA 92614

Adopted by the Rialto City Council on December 12, 2017

CITY OF RIALTO

City Council

Deborah Robertson, Mayor
Ed Scott, Mayor Pro Tem
Joe Baca Jr., Council Member
Andy Carrizales, Council Member
Rafael Trujillo, Council Member

Planning Commission

John A. Peukert, Chair
Frank Gonzalez, Vice-Chair
Dale Estvander
Artist Gilber
Jerry Gutierrez
Pauline Tidler
Al H. Twine

City Administration

Robb Steel, Interim City Administrator/Development Services Director

Development Services

Gina Gibson-Williams, Planning Manager

Project Team

KTGY Group, Inc.
Abacus Project Management, Inc.
ESA PCR
Fusco Engineering, Inc.
Market Profiles, Inc.
Sitescapes, Inc.
Urban Crossroad

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Chapter 1 – Introduction

1.1 Purpose and Components of the Specific Plan

The Pepper Avenue Specific Plan (hereafter referred to as “Specific Plan”) provides a detailed description of the proposed land uses, infrastructure and implementation requirements for the Pepper Avenue Specific Plan project (hereafter referred to as “Project”). The design guidelines contained in this document will assist in creating architectural themes and landscape character for development for the Project. The development standards will establish permitted uses, setbacks and general development criteria. The Specific Plan is expected to be adopted by resolution except for *Chapter 5, Development Standards*, which will be adopted by ordinance and serve as the zoning for the Specific Plan area.

This Specific Plan is intended to serve the following purposes:

1. Promote quality development consistent with the goals and policies of the City of Rialto General Plan.
2. Provide for comprehensive planning that assures the orderly development of the site in relation to its surroundings.
3. Assure appropriate phasing and financing for community facilities, including circulation and streetscape improvements, domestic water, urban runoff and flood control facilities, and sewage disposal facilities.
4. Establish development regulations that permit a variety of uses, protect natural habitat, and encourage a pedestrian connection to Frisbie Park and create gateway elements.
5. Develop a plan that is economically feasible and that can be implemented based on existing and anticipated future economic conditions.
6. Provide for the creation of a strategic logistics and business park hub that provides well-paying jobs and economic benefit to the City of Rialto and its community.

1.2 Authority and Format of the Specific Plan

The State of California Legislature has established the authority and scope to prepare and implement specific plans. The State requires that all cities and counties in California prepare and adopt a comprehensive General Plan for the physical development of their areas of jurisdiction. To implement the policies described in the General Plan, regulating programs need to be adopted (i.e., zoning ordinances, subdivision ordinances, building and housing codes, etc.). California State law authorizes cities with complete General Plans to prepare and adopt specific plans (Government Code Section 65450 – 65457). Local planning agencies or their legislative bodies may designate areas within their jurisdiction as areas for which a specific plan is “necessary or convenient” (Government Code Section 65451).

Specific plans are intended to serve as bridges between the local General Plan and individual development proposals. Specific plans contain both planning

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3 policies and regulations, and may combine zoning regulations, capital
4 improvement programs, detailed development standards, and other
regulatory requirements into one document, which are designed to meet the
needs of a specific area.

5 This Specific Plan has been created through the authority granted to the City
6 of Rialto by the California Government Code, Sections 65450 through 65453.
7 This Specific Plan has been prepared in accordance with the provisions of the
California Government Code, which stipulate that a specific plan contain text
and diagrams that specify the following:

8 **Land Use**

The specific plan must specify the distribution, location, and extent of the uses
of land, including open space, within the area covered by the plan. This
discussion is included in *Section 3.2* of this Specific Plan.

10 **Public Facilities**

11 The specific plan must show the proposed distribution, location, extent, and
intensity of major components of public and private transportation, sewage,
12 water, drainage, solid waste disposal, energy, and other essential facilities
located within the area covered by the plan and needed to support the land
uses described in the plan. This discussion is included in *Section 3.2.1.C* of this
Specific Plan.

14 **Development Standards**

15 The specific plan must include standards and criteria by which development
will proceed, and standards for the conservation, development, and utilization
of natural resources, where applicable. This discussion is included in *Chapter*
16 *5, Development Standards*, of this Specific Plan.

18 **Implementation Measures**

17 The specific plan must include a program of implementation measures,
including regulation, programs, public works projects, and financing measures.
This discussion is included in *Chapter 6, Administration and Implementation*,
of this Specific Plan.

19 **General Plan Consistency**

20 The specific plan must include a statement of the relationship of the specific
plan to the General Plan. This discussion is included in *Appendix A* of this
Specific Plan.

21 **Optional Contents**

22 The specific plan may address any other subject that, in the judgment of the
planning agency, is necessary or desirable for implementation of the General
Plan. The Pepper Avenue Specific Plan includes community building,
23 landscape, architectural, and sustainable design guidelines in *Chapter 4,*
24 *Design Guidelines*, of this Specific Plan.

All future development plans, tentative parcel and/or tract map(s), and/or other similar entitlements for the Specific Plan area shall be consistent with the regulations set forth in this Specific Plan and with all other applicable City of Rialto regulations. Furthermore, all regulations, conditions, and programs contained herein shall be deemed separate, distinct, and independent provisions of the Pepper Avenue Specific Plan. In the event that any such provision, standard, or clause is held invalid or unconstitutional, the validity of all remaining provisions, standards, and clauses of this Specific Plan shall not be affected.

1.3 Project Setting

Regionally, the City of Rialto is located in the southwestern portion of San Bernardino County in the largely developed San Bernardino valley region. Rialto is primarily surrounded by the developed cities of Fontana, Colton, and San Bernardino. Unincorporated portions of the counties of San Bernardino and Riverside Counties also abut the city. The Specific Plan area encompasses 101.7 acres within the northeastern portion of the City of Rialto. The City of San Bernardino is immediately east of the Project Site. Figure 1-1, Regional Map, depicts the location of the Project Site from a regional perspective.

Figure 1-1



1-1 Regional Location

Source: Google Maps

In the local vicinity, the site is generally located east of Eucalyptus Avenue, south of the 210 Freeway, west of Meridian Avenue and north of Walnut Avenue. Pepper Avenue bisects the Project into two east and west halves of the site. Pepper Avenue was recently extended from Winchester Drive on the south, through the Project site, connecting to Highland Avenue through an underpass just north of the 210 Freeway. The 210 Freeway interchange with Pepper Avenue provides regional and local access to the Project site. From the south, Pepper Avenue provides access to the Project site. *Figure 1-2, Local Vicinity Map*, shows the project site location within a local context.

Figure 1-2



1-2 Local Vicinity Map

Source: Google Maps

1.4 Project Objectives

The Pepper Avenue Specific Plan is designed to implement a series of objectives that have been carefully crafted to ensure that the project results in a high-quality development that meets realistic and achievable objectives. These objectives, which are identified below, have been refined throughout the planning and design process for the Project:

1. Revitalize the underutilized Project site by promoting the creation of a professional, well-maintained, and attractive environment for the development of a multi-purpose business park, light industrial and warehousing/logistics complex and commercial opportunities.
2. Facilitate the construction of utilities, roads, and other major infrastructure that are sufficiently sized to adequately serve the Specific Plan area.
3. Expand Rialto's industrial uses in proximity to regional transportation networks.

4. Create an economic engine to drive future growth in Rialto, spur infrastructure improvements in the area and implement the Specific Plan vision.
5. Provide local, well-paying jobs to residents that otherwise travel out of the region for employment.
6. Provide freeway-oriented commercial and industrial opportunities to serve regional needs and stimulate job and revenue growth in the city.
7. Incorporate "Green" and sustainable practices, as practicable, in developing buildings and infrastructure.
8. Undertake development of the Project site in a manner that is economically feasible and balanced to address both the property owners' and the city's economic concerns.
9. Locate and integrate the design of native habitat open space areas into the community, such as providing a pedestrian bridge inclusive of interpretive signage that connects the development area with the adjacent Frisbie Park.
10. Maximize the use of native plant materials/species in the project landscaping, especially in areas located in proximity to preserved native habitat.

1.5 Project Summary

The Pepper Avenue Specific Plan project is a planning effort of 101.7 acres initiated by the city of Rialto in order to guide future development for these mostly vacant parcels located at the northeastern portion of the city. Planned future development has been made viable by the construction of the 210 Freeway and the completion of the Pepper Avenue extension between Winchester Drive and Highland Avenue.

At build-out, the Pepper Avenue Specific Plan is anticipated to create hundreds of jobs and tax revenue from warehousing, logistics, and commercial services. Actual job creation depends on the type of land uses ultimately developed, as a range of retail, business park, and industrial uses are permitted. For example, e-commerce uses such as internet merchant fulfillment would yield more jobs than a distribution warehouse since many e-commerce companies employ labor-intensive picking and packing operations. Employment opportunities will range from entry level to highly skilled labor, adding to Rialto's competitive advantage in the region.

The Specific Plan is designed with the surrounding land uses in mind as depicted on Exhibit 1.3, Land Use Plan. Four land use designations have been designated for this project: Light Industrial, Community Commercial, Open Space, and Public Facility. These uses have been carefully selected to optimize the location's advantages by promoting growth for the city and surrounding community. Details regarding the land use plan are below.

- The Light Industrial land use designation will allow for up to 735,185 square feet of industrial land uses, taking advantage of the prime location adjacent to the proposed freeway interchange. The uses will

1
2
3 serve the nearby residential uses by providing well-paying jobs in local
4 vicinity.

- 5 • The Community Commercial land use designation will allow for up to
6 62,400 square feet of retail uses that take advantage of the visibility
7 from the 210 Freeway, as well as a prime location adjacent to the
8 proposed freeway interchange. These uses will serve the nearby
9 residential uses.
- 10 • The Open Space land use will preserve nearly 30 acres of habitat for
11 Riversidean Alluvial Fan Sage Scrub (RAFSS). No development, except
12 for a pedestrian bridge, would be permitted within this designation. The
13 optional pedestrian bridge is proposed to cross through this planning
14 area to connect the existing Frisbie Park to the Community
15 Commercial district. This bridge will be designed to be environmentally
16 sensitive to the open space below and feature interpretive signage so
17 bridge users may learn about the protected habitat.
- 18 • The Public Facility designation contains an existing West Valley Water
19 District (WVWD) facility that consists of existing pump stations, water
20 supply wells, and a reservoir. This designation would allow future water
21 district facilities.
- 22 • The Multi-Family Residential Overlay allows for the option of up to 275
23 units, subject to a reduction in the industrial square footage. This
24 overlay zone is located at the eastern edge of the Project site.
- 25 • A Community Commercial Overlay Zone will allow a limited
26 development on approximately 6.3 acres, to allow future developers
27 the flexibility to attract a wider variety of tenants on the western side
28 of Pepper Avenue. Should a future developer choose to pursue limited
development within the habitat area, the developer will be required to
obtain necessary approvals from the permitting agencies and provide
the necessary mitigation measures. Should the property owner wish to
keep this area as natural open space, the permitted development
intensity of this Overlay Zone may transfer to another portion of the
Specific Plan.
- Specific design guidelines are outlined to ensure a cohesive and
attractive development that meets the intent of the Rialto Municipal
Code.
- The Specific Plan encourages an environmentally conscious or "Green"
design to provide for a sustainable community. Developers within the
Specific Plan area will be encouraged to incorporate energy- and
water-saving materials and features to reduce energy and water
consumption needs, and to minimize the impacts associated with

development. All future applications within the Specific Plan area will comply with all applicable California Green Building code standards.

Figure 1-3



1-3 Land Use Plan Source: Google Earth

* Length of pedestrian bridge could be reduced to the edge of development should any development occur on PA7.

1.6 Discretionary Actions and Approvals

The City of Rialto is the Lead Agency for purposes of California Environmental Quality Act (CEQA) compliance and has prepared an Environmental Impact Report (EIR) to consider the following discretionary actions, for which applications have been submitted to the city. These actions are required to implement this Specific Plan:

- **Approval of the General Plan Amendment:** A General Plan Amendment will be necessary to change the General Plan land use designation of the entire property from "Residential 6" to "Specific Plan" on the City's General Plan Land Use Map.
- **Approval of the Specific Plan:** The Pepper Avenue Specific Plan has been prepared to realize the objectives of the proposed project as defined here in this Specific Plan. The Specific Plan will be adopted by resolution by the Rialto City Council, with the Development Standards chapter adopted by ordinance.
- **Approval of a Zone Change:** A zone change will be necessary to change the zoning of the entire property from the current "Single-Family Residential" (R-1A) to "Pepper Avenue Specific Plan" on the city's zoning map.
- **Approval of Tentative Tract/Parcel Maps (TTM/TPM):** TTMs and/or TPMs will be necessary to develop some of the Project Site.
- **Certification of the Environmental Impact Report (EIR):** The city of Rialto has determined that an EIR is required to analyze the potential environmental impacts of the project and include mitigation measures, as appropriate, to reduce potential environmental impacts. The EIR has been prepared in accordance with CEQA and the CEQA Guidelines. The city of Rialto will consider certification of the EIR prior to acting on the requested approvals.
- **Adoption of Mitigation Monitoring Program:** The city will evaluate and adopt a Mitigation Monitoring Program (MMP), which will be considered by the city related to the changes made to the project or conditions of project approval that were adopted in order to mitigate or avoid significant effects on the environment.

All entitlements will require approval by the Rialto City Council.



Existing Site Photo, Looking West

Chapter 2 – Planning Context

2.1 Relationship to the City of Rialto General Plan/Zoning Code

The Pepper Avenue Specific Plan serves as a planning guide to implement the intent of the city's General Plan and the vision for the Project site. The Specific Plan has been prepared to be consistent with all applicable goals and programs contained within the General Plan and to effectively implement the applicable policies of the General Plan, and the applicable Zoning requirements. The issues and goals identified within each element of the General Plan have been evaluated, and a statement of compliance with the General Plan has been included as Appendix A (General Plan Consistency Analysis).

2.1.1 General Plan Land Use

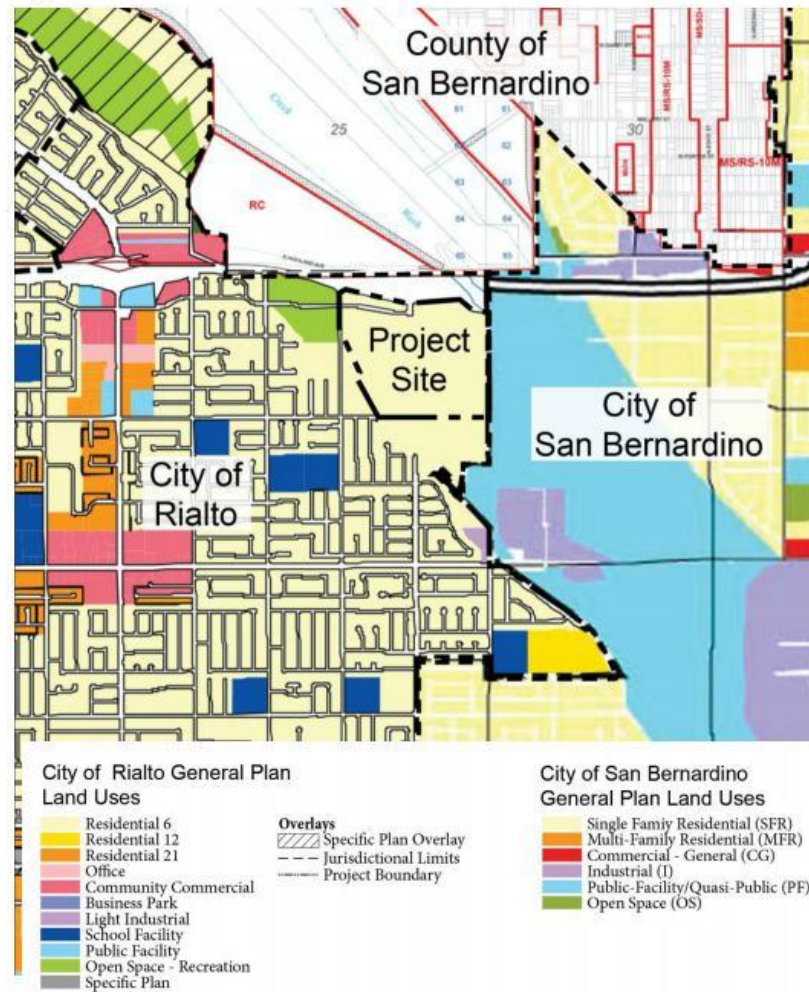
The city of Rialto General Plan Land Use Element has the broadest scope of any of the required policy documents and serves as the framework for the goals and policies contained in the other elements. The Project will require an amendment to the city of Rialto General Plan to ensure full consistency between this Specific Plan and the General Plan. The General Plan Amendment will require changes to the General Plan Land Use Map. The primary implementation mechanism for the General Plan is the Zoning Ordinance.

The Project site is currently designated as "Residential 6." *Figure 2-1, Existing General Plan Land Use Designations*, depicts the existing General Plan Land Use designation for the Project site and delineates jurisdictional boundaries.

The Specific Plan includes a proposal to amend the Rialto General Plan to change the land use designation for the Project site from

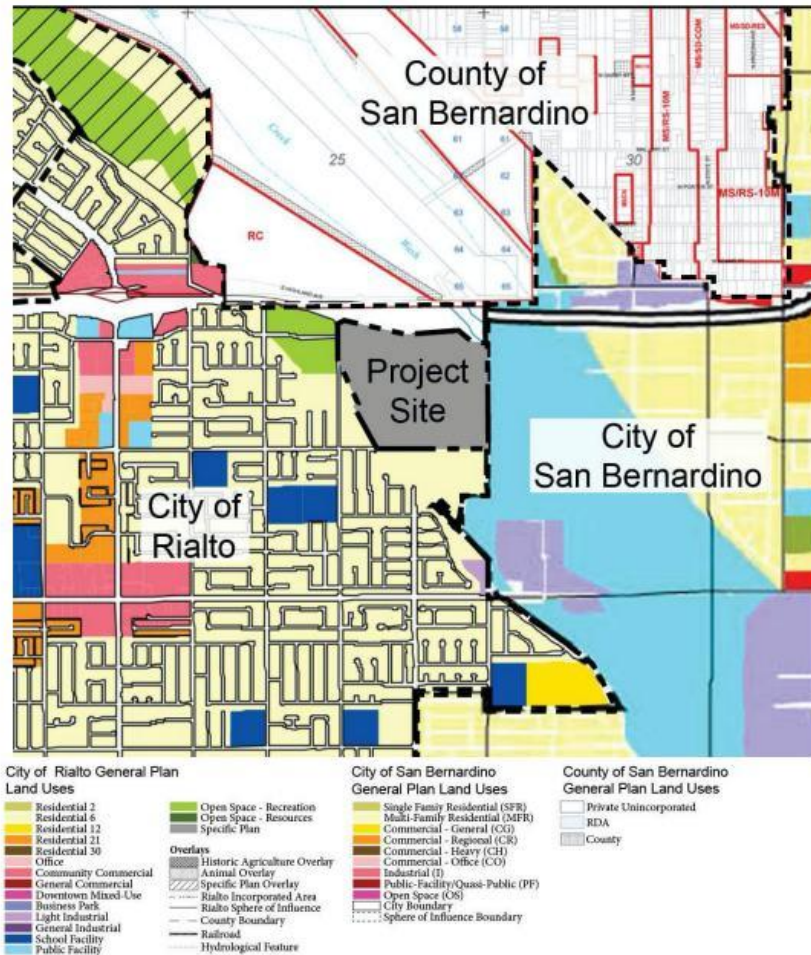
"Residential 6" to "Specific Plan" (see Figure 2-2, Proposed General Plan Land Use Designation).

Figure 2-1



2-1 Existing City of Rialto General Plan Land Use Designations

Figure 2-2



2-2 Proposed City of Rialto General Plan Land Use Designation

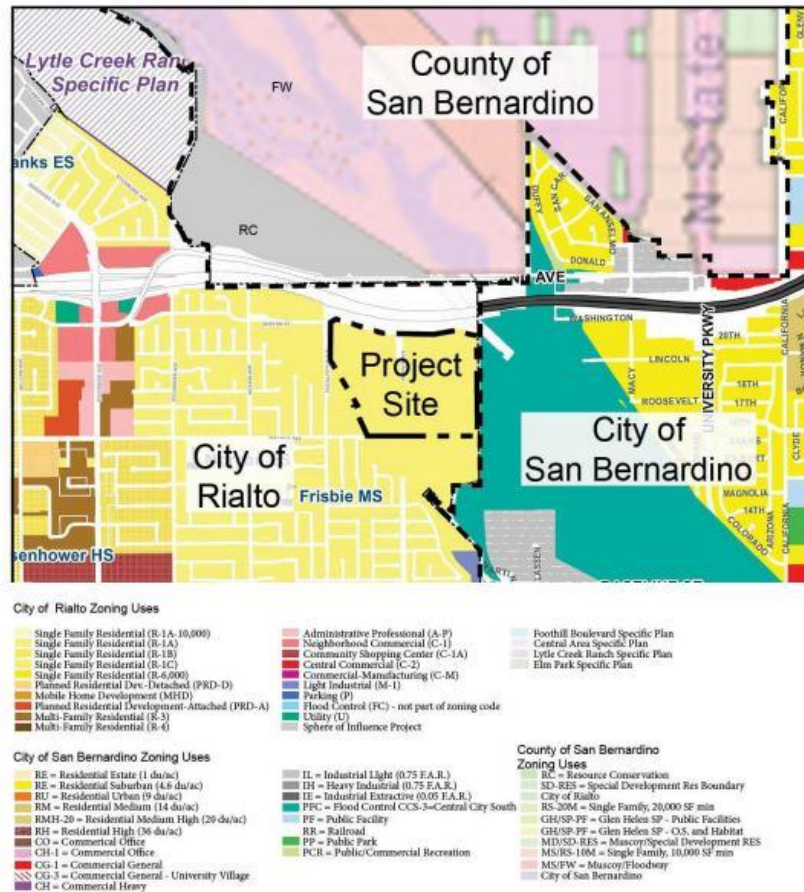
2.1.2 Zoning

The Project site was annexed into the city of Rialto in 1973. The city of Rialto did not initiate the annexation. Consistent with Section 18.02.080 of the Rialto Zoning Code, which automatically places the "R-1A" single-family zone on newly annexed properties, the Specific Plan area was zoned as "Single Family Residential" (R-1A). No

subsequent zone has ever been adopted on the Project site since this annexation. *Figure 2-3, Existing Zoning Designations*, depicts the existing zoning designations for the Project site and surrounding area.

The Project proposes to amend the city's zoning map to change the zoning for the Project site from "Single Family Residential" (R-1A) to "Pepper Avenue Specific Plan" (see *Figure 2-4, Proposed Zoning Designation*).

Figure 2-3



2-3 Existing City of Rialto Zoning Designation

Figure 2-4



2-4 Proposed City of Rialto Zoning Designation

2.2 Existing Conditions

The Project site is mostly vacant, except for the recently constructed Pepper Avenue roadway extension which bisects the Project in a north-south direction, and a West Valley Water District (WVWD) facility which includes three production wells, a pump station, and a reservoir (all to remain as part of the Project). Vacant portions of the project site are highly disturbed due to off-road vehicle (ORV) use, with some areas subject to unauthorized trash dumping.

2.2.1 Site Topography

Both the east and west portions of the project site generally have a consistent gradual downward slope of 1.25 to 2.5 percent, from the northwest corner at 1,300 feet above mean sea level (AMSL) to a low point at the southeast corner at 1,260 feet AMSL. An unnamed wash drains southeasterly through the Project site, eventually emptying into Lytle Creek, and is roughly eight (8) feet lower than the portions of the project site that are designated for development.

2.2.2 Cultural Resources

According to the 1992 General Plan Update and the city's adopted Specific Plans, there are no known paleontological sites in the city of Rialto. A paleontological field investigation conducted on the project area indicates that paleontological sensitivity remains low and paleontological resources, if any, are not expected to be adversely impacted.

2.2.3 Biological Resources

Nonnative grasslands, which in some areas support a sparse population of elderberry shrubs, cover the mid-section of the site; relatively undisturbed mature and intermediate RAFSS habitat dominates the western portion of the site, and a small southern willow scrub (SWS) habitat is located near the WVWD pumping facility in the south. The preliminary jurisdictional assessment indicates that the site supports at least two jurisdictional drainage features which are subject to regulation by the United States Army Corps of Engineers (USACE) and the Santa Ana Regional Water Quality Control Board (RWQCB) as "waters of the U.S.," and by the California Department of Fish and Wildlife (CDFW) as jurisdictional streambed.

2.2.4 Soils

The site and surrounding area are underlain by alluvial sediments of the Lytle Creek fan, consisting of unconsolidated, gray, sand and silty sand with cobbles and boulders. These deposits have eroded from the granitic rocks that compose the San Bernardino Mountains to the north. The thickness of the alluvial soil underlying the site is estimated at between 1,000 and 1,100 feet. Cretaceous-age granitic basement rock is expected to underlay the alluvial soil at depth. Per the Geotechnical Investigation previously prepared for the site, late Holocene aged, very young alluvial wash deposits (Qw) have been mapped in the wash in the western portion of the site. Early Holocene to late Pleistocene aged, young alluvial fan deposits (Qya), have been mapped in the eastern portion of the site. Also, engineered fill was utilized beneath the Pepper Avenue roadway extension.

2.2.5 Seismicity and Faulting

The Rialto area, like most of Southern California, is located in a region of active faults. Active faults are defined by the California Department of Mines and Geology (1985) as those structures exhibiting displacement during Holocene times (i.e., within the last 11,000 years).

The entire project site is located within the designated Alquist-Priolo Earthquake Fault Zone for the San Jacinto fault. A trace of the San Jacinto fault passes through the southwest corner of the site and a postulated (or assumed) concealed trace of the San Jacinto fault passes through the center of the site, though a 1995 trenching study performed by Leighton & Associates at the postulated fault location did not find any faults. Because the site falls within the San Jacinto Fault Zone, a site-specific geotechnical study is required to be performed in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. Should an active fault be discovered upon the project site, any structure intended for human occupancy must be set back a minimum of 50 feet from the trace of the fault location.

2.2.6 Hydrology

The existing drainage pattern is consistent with existing topography, which conveys storm flows southeasterly. The project site experiences offsite drainages which enter the site at the northwest corner via 96- and 60-inch reinforced concrete pipes (RCP). This is the main source of storm run-on onto the project site. The 96-inch RCP consists of drainage from areas north of the 210 Freeway, including developed residential areas east of Cactus Avenue. The 60-inch RCP conveys drainage from the 210 Freeway. Beyond Pepper Avenue, flows trend in an easterly direction that feed into Lytle Creek. None of the project site is located within the 100-year flood plain.

2.2.7 Circulation

The only public roadway on the Project site is the recently completed Pepper Avenue extension, which bisects the site into eastern and western halves. Pepper Avenue is designated as a Major Arterial in the City of Rialto General Plan. The roadway currently consists of two lanes of travel in each direction through most of the Project site, and narrows down to one lane in each direction near the Project's northern boundary. Landscaped parkways, sidewalks and streetlights are provided on both sides of Pepper Avenue in the southerly half of the Project site, where Pepper Avenue consists of two travel lanes in each direction. As part of the future Pepper Avenue interchange construction, the San Bernardino Associated Governments (SANBAG) will add a second travel lane in each direction and extend the parkway/sidewalk improvements to Highland Avenue, which is just north of the Project site. This construction was completed in 2017.

2.3 Surrounding Land Uses

Figure 2-5, Site Aerial shows the Project site location within a local context. Adjacent and surrounding land uses in the project area are summarized as follows:

North: Caltrans right-of-way/210 Freeway followed by vacant land and aggregate mining operations north of the freeway.

East: Riverside Highland Water Company property and the Burlington Northern Santa Fe Railroad, followed by the Lytle Creek Wash which trends in a southeast to southwest direction. The Lytle Creek – Island Levee System protects the project site from potential flooding associated with Lytle Creek. In addition, there is a semi-rural residence to the east of the site just beyond the railroad line to the east of the WVWD facility.

West: Single-family residential uses in North Pepper Avenue Neighborhood and Frisbie Park, which includes six (6) lighted baseball/softball fields and children's play areas.

South: An unnamed wash and vacant land followed by single-family residential uses.

Figure 2-5



2-5 Site Aerial

Source: Google Maps

Chapter 3 – Plan Elements

3.1 Purpose and Intent

This Chapter contains a discussion of the various plan elements for the Specific Plan, including the following:

- Land Use Plan
- Open Space and Conservation Plan
- Circulation Plan
- Infrastructure Plan and Public Services
- Grading Plan

Each plan works in tandem with the other plans to establish a framework for the Pepper Avenue Specific Plan, ensuring that the project will develop to be an enriching asset to the city of Rialto, providing open space, a gateway into the city, commercial and potential residential opportunities to the area surrounding the project site.

3.2 Land Use Plan

3.2.1 Land Use Plan Description

The Pepper Avenue Specific Plan is a 101.7-acre planned development located within the city limits of Rialto. The Project is comprised of eight planning areas (PAs) and is designed to be a employment center with industrial and commercial uses, as well as natural open space, and public facility uses, as shown in Table 3-1, Planning Area Land Use Summary and *Figure 3-1, Conceptual Land Use Plan*. The Specific Plan will focus on creating a high-quality development that efficiently utilizes the property and effectively provides employment and commercial opportunities to residents of Rialto.

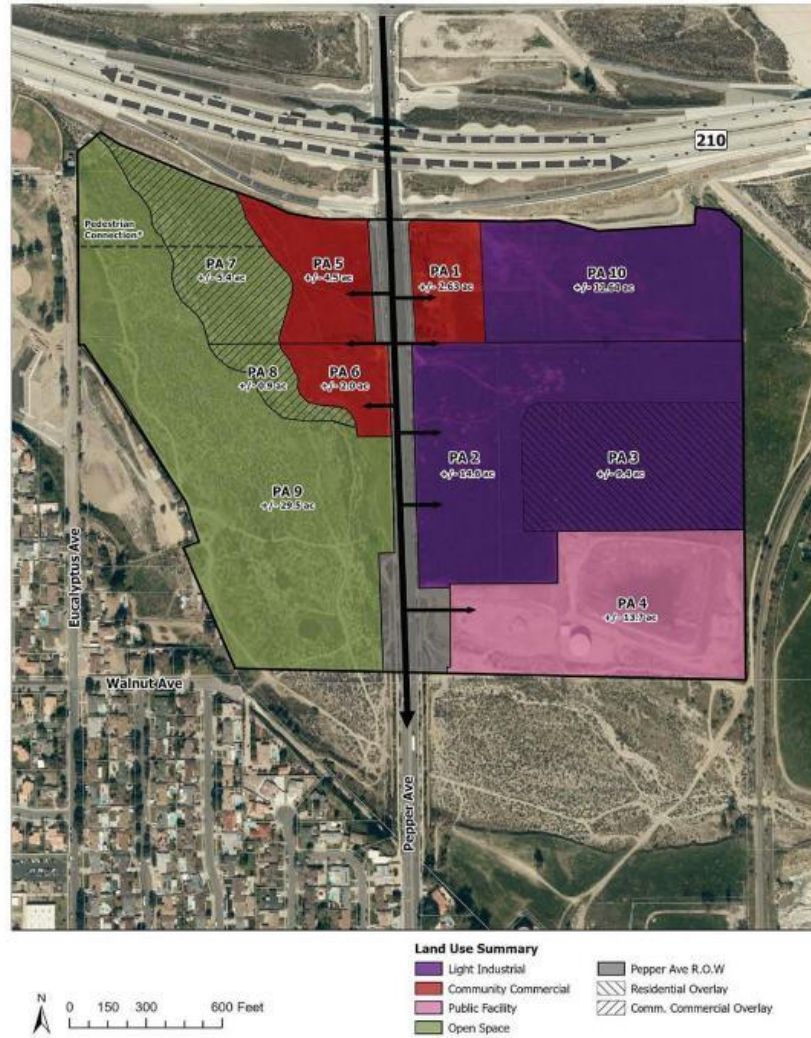
Table 3-1

Planning Area Land Use Summary*			
Planning Area	Acres	Land Use	Development Potential
PA 1	2.63	Community Commercial	13,000 sf Commercial Retail Uses
PA 2	14.6	Light Industrial	295,000 sf Industrial Uses
PA 3	9.4	Light Industrial with Residential Overlay (Res. Overlay)	190,000 sf Industrial Uses**
PA 4	13.7	Public Facility	West Valley Water District
PA 5	4.5	Community Commercial	41,000 sf Commercial Retail Uses
PA 6	2.0	Community Commercial	8,400 sf Commercial Retail Uses
PA 7	5.4	Open Space with Community Commercial Overlay (Comm. O'lay)	52,700 sf Commercial Retail Uses*
PA 8	0.9	Open Space with Community Commercial Overlay (Comm. Overlay)	8,250 sf Commercial Retail Uses*
PA 9	29.5	Open Space	Natural Open Space
PA 10	11.64	Light Industrial	250,185 sf Industrial Uses
Pepper/Caltrans Avenue Right-of-Way (ROW)	7.43	ROW	ROW
Totals:	101.7		735,185 total SF Industrial uses 115,790 Total Retail Uses*

* The development potential for any Community Commercial zones or Community Commercial Overlay zones may be transferred to any Community Commercial zones or Community Commercial Overlay zones within the Project site, per Section 6.5.2, *Development Intensity Adjustments*.

** As part of the Residential Overlay zone, up to 275 multi-family dwelling units may be permitted with a corresponding reduction of up to 190,000 square feet of industrial uses, as described in section 5.4.2, *Residential Overlay Development Equivalency*.

Figure 3-1



3-1 Land Use Plan

Source: Google Earth

1
2
3 **A. Light Industrial**

4 The Light Industrial land use designation is intended to
5 accommodate a variety of industrial-serving commercial, low-
6 intensity office, technology, light manufacturing, and
7 warehouse/distribution uses that are compatible with the site's
8 location and close proximity to the 210 freeway. The land use
9 district accommodates storage and warehousing uses located in
10 larger buildings on larger sites. Uses may include e-commerce, high
11 cube warehouses, or distribution. A wide range of manufacturing
12 and assembly uses are also permitted in this district.

13 The Light Industrial land use designation is applied to PAs 2, 3, and
14 10 which encompass approximately 35 acres of land in the
15 northern portion of the site adjacent to the 210 Freeway. The
16 maximum buildout within these planning areas, will be 735,185
17 square feet of industrial uses.

18 **B. Community Commercial**

19 The Community Commercial land use designation provides for a
20 variety of commercial and retail uses, as well as business park
21 development consisting of a mix of office, research and
22 development, light industrial and other complementary uses.
23 Community commercial uses are particularly well suited for the
24 Project due to its physical and visual accessibility from the 210
25 Freeway and the proposed interchange.

26 The Community Commercial land use designation is applied to PAs
27 1, 5, and 6 which encompass approximately 9 acres of land in the
28 northern portion of the site adjacent to the 210 Freeway, on the
west side of Pepper Avenue. The maximum buildout within these
planning areas will be 62,400 square feet of commercial retail and
business park uses. Retail uses include, but are not limited to,
grocery stores, retail stores, restaurants and other similar uses.
Business park uses include, but are not limited to, general offices,
medical offices, research and development, light industrial and
other similar uses.

C. Open Space

PAs 7, 8 and 9 (5.4, 0.9, and 29.5 acres, respectively) function as
habitat area for RAFSS and includes a natural drainage feature that
runs adjacent to the Community Commercial PAs of the site and
eventually feed into Lytle Creek. PA 9 will remain as open space to
preserve this area's functions as both habitat preservation and a
wash feature. This open space designation would preclude
development within the boundaries of PA 9, except for a ten-foot
wide, grade- separated pedestrian bridge that connects the
Project's developed areas with the off-site Frisbie Park. This
optional pedestrian bridge will be designed such that it does not
interfere with the conveyance of stormwater runoff or the

migration of wildlife through this wash and into adjacent off-site locations. PAs 7 and 8 are designated with a Community Commercial Overlay. This designation is further discussed in 3.2.1.D Community Commercial Overlay.

D. Public Facility

PA 4 is designated as Public Facility. An existing WVWD facility exists on the site and consists of a combination of pump stations, water supply wells, and an aeration reservoir that serves WVWD's Zone 4. Future permitted uses would include those consistent with a utility service provider. However, specific development is not proposed for this site as a part of the initial Specific Plan adoption.

E. Community Commercial Overlay

The Community Commercial Overlay is intended to increase the viability of commercial development within PAs 7 and 8 by potentially allowing commercial uses on the adjacent PAs 7 and 8. In this development scenario, an additional 6.3 areas of Community Commercial uses would be developable, allowing the possibility of larger retail tenants. Should PA 7 and 8 ultimately be preserved as open space or not developed, the development allotted for these PAs may be transferred to another PA, as described in Section 5.4.1, *Density Transfers*. Open space, retail, and business park uses are permitted in PAs 7 and 8.

F. Residential Overlay

The Multi-Family Residential Overlay is intended to provide flexibility to better address future market conditions and housing needs of the City of Rialto. As detailed in Section 5.4.2, *Residential Overlay Development Equivalency*, multi-family units, at a maximum density of 30 dwelling units per acre, may be developed within PA 3 to a maximum of 275 units. These units would be permitted with a corresponding reduction up to 116,000 square feet of retail uses assigned to PA 3 (see Scenario 2 in Table 3-2, *Development Scenarios Summary*).

3.3 Open Space Plan

Of the 101.7 acres located within the Specific Plan, a minimum of 29.5 acres will be preserved as open space. In the development scenario where PAs 7 and 8 are not utilized as permitted by the Community Commercial Overlay, additional 6.3 acres will be preserved as open space, thereby increasing the overall contiguous open space areas to 35.8 acres. Open space areas within the project are shown in Figure 3-2, *Open Space Plan*.

3.3.1 Avoidance and Long-Term Preservation

A minimum of 29.5 acres of natural open space within the project area will be set aside in perpetuity for avoidance and long-term preservation of habitat and species. These lands primarily are composed of the natural drainage feature that exists on the property and eventually feeds into Lytle Creek. This natural open space supports several

sensitive plant and wildlife species, including, but not limited to the San Bernardino Kangaroo Rat (SBKR) and RAFSS.



Existing Onsite Habitat

Figure 3-2



3-2 Open Space Plan

Source: Google Earth

3.3.2 Pedestrian Bridge and Welcoming Plaza

The Project's open space also includes a pedestrian bridge connecting the Community Commercial zone to Frisbie Park, just west of the Project site. In addition to the bridge connecting pedestrians between these two uses, the bridge will also include interpretive signage, which will allow visitors of the site to view and learn about the habitat that they are crossing.

Once entering the Project site from Frisbie Park, visitors will enter into a welcoming plaza, announcing their arrival into the City's northeastern gateway. The welcoming plaza on PA 5/7 is envisioned to be a pedestrian-friendly area with a focal element and seating. Additional details of the pedestrian bridge and the welcoming plaza are included in this Section and in *Chapter 4, Design Guidelines*.

It should be noted that there are several variables that need to be determined for the pedestrian bridge, including but not limited to, obtaining permitting agency approvals (i.e. Army Corps of Engineers). Although it is anticipated that the pedestrian bridge would not disrupt a significant portion of the RAFSS, timing and securing funding for the bridge will be difficult to coordinate. As such, the pedestrian bridge is an encouraged element, and not a mandatory element of the Project. Should the pedestrian bridge not occur, the welcoming plaza in PA 5/7 is not required.



Example, Welcoming Plaza

1
2
3 **3.4 Circulation Plan**

4 **3.4.1 Circulation Plan Description**

5 Final site planning and off-site design shall be subject to City
6 approval. In addition to the typical street section described and
7 depicted, additional right-of-way and geometric
8 enhancements such as additional left turn and right turn lanes,
9 including but not limited to those at intersections, may be
10 required to adequately mitigate impacts identified in the
11 Traffic Impact Analysis/Specific Plan EIR. Local roadway
12 circulation shall accommodate trucks with a double trailer
13 combination wheelbase of 67 feet (known as the WB-67
14 design vehicle). The circulation plan is depicted on *Figure 3-3*,
15 *Circulation Plan*.

16 **3.4.2 Vehicular Circulation Network and Hierarchy**

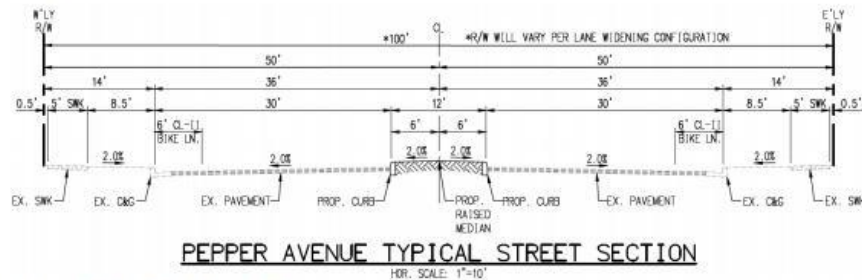
17 **A. Pepper Avenue**

18 Primary access to the Project site is provided by Pepper
19 Avenue from the north and south. Pepper Avenue is a public
20 street designated as a Major Arterial in the City of Rialto
21 General Plan. The project includes improvements to Pepper
22 Avenue by including four lanes of travel and a Class II bike
23 lane in both directions. Typical roadway cross sections for
24 Pepper Avenue are shown on *Figure 3-4* with typical cross
25 sections for the Pepper Avenue signalized intersection
26 shown on *Figure 3-5*.

Figure 3-3



Figure 3-4



3-4 Typical Cross Section

B. Easton Avenue Vacation

The Project site includes a right-of-way extension for Easton Avenue east of Eucalyptus Avenue. This right-of-way, owned by the city of Rialto, was envisioned to provide direct access to Frisbee Park from Pepper Avenue. However, with the construction of the 210 Freeway, the right-of-way for Easton Avenue terminates at Caltrans' right-of-way. Given the relatively low volume of traffic anticipated to a local street connection to the west of the Project, the right-of-way reserved for Easton Avenue east of Eucalyptus Avenue will be vacated by the city of Rialto.

C. Proposed Driveways for Planning Area Access

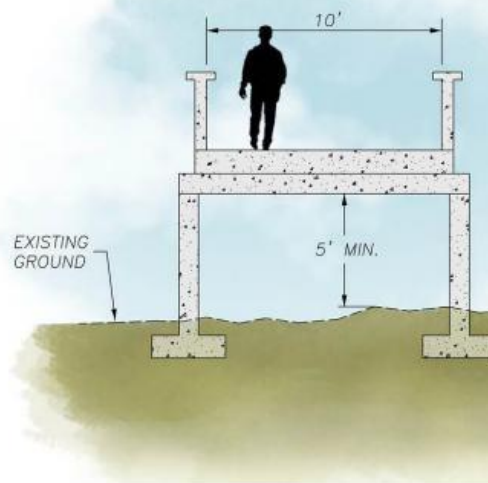
Driveways shall conform to access requirements of the city of Rialto Traffic and Transportation Design Guidelines and be to the satisfaction of the City Engineer. Driveway locations, specifically those that are in proximity to master-planned or future traffic signals, shall be located so as not to interfere with queues as projected in the Traffic Impact Analysis for the Specific Plan.

D. Pedestrian Circulation

A highlight of the Project is a ten-foot-wide pedestrian bridge proposed to span PA 7 and terminate in PA 5, connecting Frisbie Park and the surrounding neighborhoods to the Project site. A section of the optional pedestrian bridge is depicted in *Figure 3-X, Pedestrian Bridge Cross Section*. Should development occur in PA 7, the pedestrian bridge may terminate in PA 7, rather than PA 5. This access point will allow pedestrians to access the Project from Frisbie Park and adjacent neighborhoods while preserving

the sensitive habitat in PA 9 from foot traffic and issues associated with on-grade trails. This bridge will include information about the underlying habitat and allow users to view the wildlife from above. The bridge will terminate in an attractively designed "welcome plaza" in PA 5 (or PA 7 should development occur in PA 7) that will serve as a pedestrian gateway into the Project.

Figure 3-5



3-5 Pedestrian Bridge Section

Source: Fuscoe Engineering

3.5 Infrastructure Plan

3.5.1 Water System

Water services to the Project site will be owned and operated by the city of Rialto. Connection to the servicing line under Pepper Avenue will be required from both sides of the right-of-way. These future connections would lie north of the WVWD Facility and would require either a direct connection to the existing 30-inch transmission line under Pepper Avenue or extending the existing 12-inch line located just south of the Project site to the future point of connections. According to the Pepper Avenue Specific Plan Water System Analysis, prepared by Fuscoe Engineering and dated April 2015, currently there

is adequate capacity in both the 30-inch and 12-inch transmission lines to support the future development within the Specific Plan area. Water service to the project site is depicted in *Figure 3-9, Water and Sewer Service*.

3.5.2 Sewer System

The backbone sewer facilities will be owned and operated by the city of Rialto. With the recent Pepper Avenue roadway improvements, two sewer lines were constructed within Pepper Avenue. The two lines consist of a 12-inch vitrified clay pipe (VCP) and a 6-inch VCP force main. Per the city's Sewer Master Plan (April 2013), the 12-inch line gravity flows south in Pepper Avenue from the 210 Freeway to a low point in Pepper Avenue and is capped for future connection to a future sewer lift station. The 6-inch VCP force main would convey flows from the future lift station southerly to a drop manhole within Pepper Avenue, which would then gravity flow southerly and join the nearest existing manhole at the intersection of Winchester Drive and Pepper Avenue. As identified in the Pepper Avenue Specific Plan Existing Sewer System Analysis, prior to any occupancy occurring on the Project site, installation of a sewer lift station is necessary. Sewer service to the project site is depicted in *Figure 3-9, Water and Sewer Service*.

Figure 3-6



3-6 Water & Sewer Service

Source: Google Earth & Fuscoe Engineering

3.5.3 Drainage Plan

The Specific Plan area consists of existing storm drainage infrastructure within the Pepper Avenue- right-of-way. This infrastructure accommodates the run-off within the Pepper Avenue right-of-way and the existing flows into the right-of-way.

Proposed storm water drainage facilities and flows for private properties will be consistent with state and city requirements for storm water conveyance. One option to meet state and local requirements is included in the Initial Study/Notice of Preparation for the Pepper Avenue Specific Plan. This conceptual-level system included two (2) common storm drainage and water quality systems, one on the west side of Pepper Avenue and one on the east side.

The final storm water design will likely differ from this design, as this Specific Plan does not mandate specific building locations. Additionally, the final design could include green roofs, bioswales, etc. that would alter the minimum required size of the underground basin, or even eliminate the need for an underground basin. Other designs such as at-grade basins, or storm water designs that only treat individual developments could also be implemented. The precise design will be analyzed as part of the Water Quality Management Plan for each future, precise development.

3.5.4 Utilities and Public Services

It is anticipated that utilities will be provided by the existing public utility companies, Southern California Edison (SCE) and Southern California Gas Company (SCG) or other service providers allowed to enter the marketplace under Assembly Bill 1890.

It should be noted that Assembly Bill 1890, commonly referred to as the "Public Utilities Act," allows for the deregulation of public utilities in California. Based on this Act, several other service providers may enter the marketplace. Consequently, there may be additional utility service providers in the future providing the same services that SCE currently provides to the project site.

A. Electricity

Electrical service is currently provided in the vicinity area by SCE. SCE will supply electric power to the project, and will install the necessary distribution facilities to serve the proposed development. All new lines installed in the project area shall be placed underground.

B. Natural Gas

Natural gas service is currently provided in the vicinity area by Southern California Gas (SCG) Company.

C. Cable Services

Cable services is currently provided by Time Warner Cable and AT&T U-verse. Both services provide high speed internet and cable television packages.

D. Telephone Service

Telephone service to the site is provided by AT&T.

E. Public Services

Public services are considered and planned as part of the overall Specific Plan development concept. Public services include police protection, fire protection, schools, and libraries. Fire and police protection are provided by the city of Rialto. School services are provided by the Rialto Unified School District. Library services are provided by the County of San Bernardino. All public services are detailed in the Project EIR.

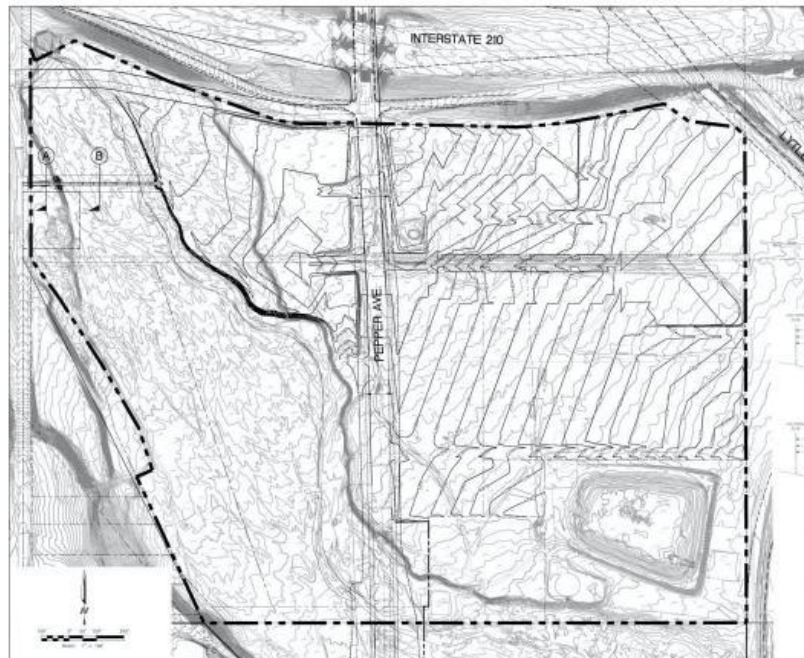
F. Solid Waste Disposal and Recycling Services

Trash collection, waste disposal, and recycling services will be provided by EDCO Disposal, which is the only service provider approved by the city of Rialto with an exclusive franchise.

3.6 Grading Plan

The proposed mass grading for the Project site is depicted on *Figure 3-10, Grading Plan*. This exhibit indicates existing topography versus proposed grades that will be necessary for the Project. The highest proposed grade for the site is at 1295 AMSL in the northwestern portion of PA 7. The grade gently drops to a low point of 1267 AMSL in the southeastern portion of PA 3. It should be noted that this Grading Plan only indicates mass grading, with defined grading details for the Project entries and the Town Center. Since future buildings require flat pads, minor adjustments will be necessary to the Grading Plan at the design-level review.

Figure 3-7



3-7 Grading Plan

Source: Fuscoe Engineering

Chapter 4 – Design Guidelines

4.1 Introduction

4.1.1 Public Realm versus Private Realm

This Specific Plan makes a distinction between the design guideline requirements of the public and private realms. Areas within the public realm are portions of the project that undergo dedication to and development for or by the city and are not a part of the privately-owned project planning areas. In this instance, these areas include all streets, sidewalks, parkways, medians and city-owned open space. Areas within the private realm are privately owned and developed portions of the Project, which will be composed of all non-dedicated portions of the planning areas.

Design guidelines dictating requirements for the public realm typically impose greater regulation and specificity to ensure the resulting outcome is of high quality and attractive design. These outcomes are especially important in the public realm due to the high level of visual exposure these areas have.

Design guidelines for the private realm are intended to provide developers, architects, planners, landscape architects and engineers the ability to implement their creative expertise while still maintaining conformity with the public realm and the aesthetic vision of the overall Specific Plan. This flexibility will also allow designers to address current trends as well as future market demands with the greatest degree of specificity, which will ensure that the Project not only utilizes attractive design, but also shall be economically viable.

4.2 Light Industrial Architectural Design Guidelines

The building design, materials, colors, and textures establish its theme and character. Architecture shall be compatible and complementary with other buildings within the Specific Plan area; however, design diversity is encouraged to provide visual interest.

Key provisions include:

- A. Ensure scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area.
- B. Avoid blank walls by providing articulation on building elevations visible from the public right-of-way through elements such as cornices, parapets, expression lines, and changes in materials and/or colors.
- C. Provide the greatest level of articulation on the front facades that are visible from the public rights-of-way and the main entrances.
- D. Design entry features as a significant aspect of a building's overall composition through massing, detailing, architectural treatments, and/or special materials and colors.
- E. Employ recessed or covered building entrances to provide shade and visual relief.
- F. Design office buildings, business parks, and office areas of industrial or warehouse buildings with an emphasis on the use of windows, architectural details, and building articulation.
- G. Integrate the design of industrial/warehouse office areas into the overall building composition so they create powerful architectural statements and not visually disjointed "add-ons".
- H. Employ a minimum of four different colors, materials, and/or textures on each building.
- I. Avoid terminating a change in material or color at a building edge; instead, select a logical termination point in relation to the architectural features or massing.
- J. Route downspouts through the interior of the building.
- K. Paint service doors, and mechanical screens the same color as the adjacent wall.
- L. Elevations to the front of buildings across Eucalyptus Ave shall be additionally enhanced due to residential land use designation across the street.
- M. Consistency with the requirements of Chapter 18.112 (Indoor Storage Facilities) of the Rialto Municipal Code.



4.2.1 Walls and Fences

Walls and fences are important design features intended to both complement building and landscape architecture and provide functional elements. Any proposed entry gates shall be reviewed by the City of Rialto Traffic and Transportation Division prior to installation and shall be permitted only if approved.

Key provisions include:

- A. Provide attractive, durable, and complementary wall and fencing materials consistent with the building design.
- B. Offset and architecturally treat long expanses of wall surfaces every 100 feet with material changes, pilasters and posts, staggered walls, or landscape treatments to prevent visual monotony.
- C. Soften the appearance of fencing with plants that reach the height of the wall or fence at maturity.
- D. Construct sliding gates visible from a public street with tubular steel, vertical steel pickets, or high-density perforated metal screening painted to match or complement adjacent walls. Interior gates not visible to public view may be galvanized steel or chain link.
- E. Prohibit chain link fencing visible from public street rights of way.

4.2.2 Buffering and Screening

To alleviate the unsightly appearance of loading and service areas, buffering and screening design features shall be used to enhance the overall development. Entry gates shall be reviewed and approved by the City of Rialto Traffic and Transportation Division prior to installation.

4.2.2.1 Parking Lots

- A. Buffer parking lots adjacent to and visible from public streets using a combination of architectural wing walls, buildings, decorative screen walls, evergreen hedges, and landscape buffers.
- B. Use plants for screening that are a minimum of three feet tall at the time of installation.

4.2.2.2 Loading and Service Areas (Truck Courts)

- A. Screen loading docks and truck parking areas visible from Pepper Avenue. Screening may include portions of buildings, landscaping, evergreen hedges, and/or decorative walls.
- B. Incorporate gated/screened entrances to loading areas into the overall architectural design of the development.
- C. Design walls and fencing to be a minimum of eight feet high and a maximum of 14 feet high, as measured from finished surface of truck court to screen truck courts and hide views of the top of loading bays or trailers.
- D. Utilize buildings, architectural wing walls, and/or landscaping to screen service areas.
- E. Screen ground- and roof-mounted mechanical equipment from public view. Ground-mounted equipment shall be screened with decorative walls or landscaping. Building architecture shall be designed to screen roof-mounted equipment.
- F. Ensure refuse containers are easily accessible by service vehicles yet screened from public view within the building's façade or within a walled enclosure.
- G. Obtain a Conditional Development Permit for outdoor storage, which shall be limited to predefined areas. Storage areas shall be screened from public view by decorative walls or landscaping with a minimum height of eight feet and a maximum height of 14 feet. The height of outdoor storage shall not exceed the height of screening.

4.3 Community Commercial Architectural Design Guidelines

The Project will be composed primarily of Community Commercial land uses, with the potential for multi-family residential uses in PA 3. The design and layout of the retail and business park development will activate the character of the project. Below are design guidelines applicable to the non-residential Development within the Community Commercial zone.

4.3.1 Building Form and Massing



Example, Aesthetically Interesting Massing



Example, Dynamic Massing Relationship

The streetscape, building placement, massing and facade details will be essential to creating an aesthetically interesting place for pedestrian and business activity. These same features greatly affect how light strikes and frames the buildings, having a large impact on how the space and the pedestrian environment is perceived. The following elements and considerations can be used to facilitate the streetscape appearance by enhancing the dynamic interrelationships of light, depth and place.

- Scale and massing should be given careful consideration. Long, uninterrupted expanses of walls are discouraged.
- Interconnection and lapping of building forms and heights to break up long expanses of blank walls help relieve monotony and are desirable.
- Buildings in the Town Center area should have offset massing, wall planes, and varying roof forms that help reduce the overall mass of a building.
- Buildings in excess of 15,000 square feet shall include a landscape screen to create articulation that improves the pedestrian experience.

4.3.2 Roof Design and Materials



Example, Varying Roof Heights

- Roof form is important design element as it relates to the character of the community, observed from both external edges and inside a development.

Roofs should exhibit variation in height and massing that create visual interest within the development. Roof height should be scaled such that it is complementary of the massing and form of the building.

4.3.3 Building Color



Example, Muted Natural Colors

Color and finishes on all exterior elevations of a building shall be coordinated to provide a total continuity of design. A range of complementary colors and materials should be used to produce diversity and provide visual and architectural interest.

Appropriate colors include, but are not limited to:

- Muted natural colors.
- Earth tone colors.
- Pastel colors.
- Natural stains.



Example, Architectural Detailing

Undesirable colors on building exteriors include, but are not limited to:

- Fluorescent colors.
- Neon colors.
- Bright colors as the primary wall color.
- Primary colors (red, yellow and blue) as the primary wall color.

4.3.4 Architectural Detailing

Commercial buildings should have articulation facing Pepper Avenue, the Town Center, driveways, the natural open space area, entering into the various planning areas, and along major pedestrian thoroughfares (e.g. exposed elevations) to generate pedestrian scaling and visual interest along the streetscape. Buildings visible from these areas should be designed with articulated elevations (e.g., elevations with windows, trim, roofline variations, or other architectural features).

When buildings of a single form and height are used, these buildings should be articulated with layered wall planes, banding, architectural details and/or materials.

- Large expanses of reflective, opaque, or highly tinted glass is discouraged.
- Artwork and storefront windows are encouraged for retail buildings to help create a dynamic and interesting façade.
- Projections, overhangs, recesses, banding and architectural details should be used to provide shadow, articulation and scale to building elevations.



Example, Visually Interesting Place



Example, Awnings as Overhangs

- On smaller “pad” buildings, all building sides should be treated architecturally.

At least two (2) of the following techniques should be used in the design of tenant facades to enhance building architecture and reduce overall mass:

- Color change/color variation.
- At least three (3) different exterior materials.
- Change in texture.
- Vertical/horizontal wall plane projections/recesses.
- Variation of roofline (height or form).
- Engaged pilasters.
- Architectural elements significantly different from main building in mass or height.
- Quoins at building corners.
- Other architectural projections.

Exterior materials, windows and details should be consistent with the scale, proportion and architectural style of the building.

4.3.5 Functional Elements and Articulation



Example, Changes in Color



Example, Planters and Landscape Features

The pedestrian environment should be activated by landscape and architecturally vibrant storefronts. Some of the following features should be incorporated on elevations facing a pedestrian-oriented area:

- Building should provide architectural enhancements at main building entrances.
- Buildings should be sited to create a pedestrian-activated promenade to scale the street scene.
- Planters.
- Focal objects (e.g. water, murals, sculpture, topiary).
- Seating Opportunities
- Outdoor dining spaces.
- Accent or Restive Lighting
- Awnings.

Additional design guidelines for building articulation include:

- Exterior projecting structures, including but not limited to, porches, patio covers and trellises, should reflect the character, color and material of the building to which they are related.
- Stairs should be compatible in type and material to the deck and landing.
- Columns and posts should project a substantial and durable image.
- Exposed gutters and downspouts should be colored

to complement or match the roof, fascia material or surface to which they are attached.

4.3.6 Building Entries



Example, Outdoor Dining Spaces

Entryway design elements shall give orientation and aesthetic character to the building. The building shall have a clearly defined, highly visible pedestrian entrance and include at least one of the following:

- Canopies.
- Overhangs.
- Recesses/projections.
- Peaked roof forms.
- Arches.
- Outdoor patios.
- Architectural details such as tile work and moldings.
- Integrate landscape areas and/or places for sitting.

4.3.7 Parking Lot Guidelines



Example, Substantial and Durable Columns

- Ingress and egress to and from parking areas and loading areas shall be clearly marked with appropriate signage and/or pavement markings.
- Parking lots are encouraged to include a combination of planters, and design features that visually reduce the lot.
- Pedestrian routes shall have well-defined and easily discernible routes through parking areas.
- Parking lots should be designed so that they are not isolated from the building entry.
- Commercial developments should provide either mid-building pedestrian access or fully treated rear entrances.

4.3.8 Screening of Mechanical and Functional Equipment



Screening of mechanical equipment, waste enclosures, service areas and other service-oriented building necessities should be integrated into the site and building design. The architectural style of the principal building should be reflected in the design of the screening, enclosures and/or service buildings. Other guidelines include:

- Large waste containers shall not be located between a building and Pepper Avenue and main project entryways.
- Service and delivery areas shall be separated from pedestrian areas so not to interfere with pedestrian traffic.
- All roof-mounted equipment (excluding roof-mounted solar panels) shall be screened by parapets, screen walls, fencing, equipment wells, structural enclosures or similar features from ground-level views from Pepper Avenue.
- Onsite utilities should be installed underground where feasible and as permitted by the utility companies. At-grade utilities shall be screened or incorporated into landscape whenever possible.

4.4 Multi-Family Residential Architectural Design Guidelines

This Section discusses the design concept for multi-family units within the Specific Plan. It outlines the architectural, landscaping, and sustainability guidelines intended to guide development of the residential development to ensure visual compatibility with the community commercial portions of the Project, while providing potential future residents with a high-quality residential development that promotes sense of community, walkability and wellness.

4.4.1 Neighborhood Planning

A. Pedestrian Scale



Example, Socially Interactive Neighborhood

If constructed, the multi-family apartment component of the Project will be designed to be a neighborhood that promotes the interrelationship of the units with the street. Front doors, porches or balconies should face streets, access roads, parks and shared amenity spaces to enhance feelings of community and pedestrian safety. The goal is to create intimate, socially interactive and secure neighborhoods that

encourage street activity, promote walking, and allow convenient access to parks and the commercial retail components of the Project.

B. Site Plan Design

The multi-family residential overlay area will be designed to promote a healthy and socially connected lifestyle for its residents through the integration of walkways, appropriately scaled and sited architecture of consistent or compatible styles, and a dispersed collection of small open spaces. Buildings in the multi-family residential overlay will reflect the desired Veneto aesthetic and will contribute to the overall architectural character of the Project.

Multi-family residential developments should be designed to interact with the adjacent commercial uses. However, in the event that the residential development is adjacent to the side or rear portions of the commercial buildings, the residential development should have walls and/or landscape to function as a barrier between the sides and rear of the commercial buildings. Important neighborhood development elements include:

- Units should be clustered in design and incorporate ground level entries into designs that face the street, where feasible.
- Functional vehicular access and circulation within the community.

- Integration of a pedestrian-friendly circulation system.
- Provide plentiful access to shared outdoor recreation amenities.
- Reinforcement of neighborhood identity through compatible architectural design.
- Ensuring indoor privacy while promoting outdoor socialization.

C. Garages, Driveways and Parking Areas



Example, Landscape Between Parking Spaces

- Garages should be offset from the overall building massing to increase articulation and visual interest and reduce the visual impact of garage doors.
- Parking areas should utilize landscape screening techniques to reduce the visual impact of the parking lots upon surrounding multi-family units, roads and parks.
- Parking lots should utilize landscaped planters at the end of parking rows or between parking spaces to shade the lot and make it more aesthetically appealing.

D. Refuse and Recyclable Materials and Storage Areas

- Waste storage areas should be well distributed throughout the multi-family area such that all multi-family units have relatively easy access to waste disposal.



Example, Refuse Enclosure

- Waste storage areas should be easily accessible by service vehicles.
- Refuse and recycling storage containers should be screened from view by housing them in dumpster enclosures, which will consist of walls at least as high as the refuse containers themselves, as well as gates for access by individuals and waste collection trucks. These enclosures may be covered for aesthetic purposes.

4.4.2 Architectural Design Guidelines

A. Building Form and Massing

The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

Offset Massing Forms

Front elevations and elevations facing a street, drive or natural open space (exposed elevation) are encouraged to have offset masses or wall planes (horizontally or vertically) to help break up the overall mass of a building. Offset forms include vertical breaks between stories or horizontally between spaces such as recessed entries.

- Offset forms shall include appropriate changes in materials and colors.
- Offsets forms should be consistent with the architectural style of the building and incorporated as a functional element or detail enhancement.
- Street scenes and/or elevations with multiple, complex massing breaks should be avoided.

Lower Height Elements



Example, Offset Form Consistent with Architectural Style

Lower height elements are critical to streetscape variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. The following lower height elements are encouraged on all buildings to establish pedestrian scale and add variety to the street scene:

- Recessed massing above first floor.
- Porches.
- Entry features.
- Bay windows.
- Courtyards.
- Pergolas.



Example, Recessed Massing Above First Floor

Architectural Projections



Example, Socially Interactive Neighborhood

Projections can be used to emphasize design features such as entries, major windows or outdoor space. Projections include, but are not limited to:

- Awnings (cloth, metal, wood).
- Bermuda shutters.



Example, Project Balconies

- Balconies (covered or open, recessed or projecting from the building mass).
- Roof overhangs.
- Projecting upper-story elements.
- Tower elements.
- Window/door surrounds.
- Recessed windows.
- Bay windows or dormers.
- Trellis elements.
- Shed roof elements.
- Porch elements.

B. Roof Design and Materials

Roof form is an important design element as it relates to the character of a community, observed from both the external edges and inside the neighborhood. Variety of roof form along streets creates a positive visual edge to these public ways.

- Roofs shall appear to be composed of a series of simple roof forms.
- Roofs shall vary in massing along street scene and open spaces.
- Roof forms and pitches should be appropriate to the architectural style of the building.

C. Building Colors

Color and finishes on all exterior elevations of a building shall be coordinated to provide a total continuity of design. A range of complementary colors and materials should be used to produce diversity and provide visual and architectural interest. Appropriate colors include, but are not limited to:

- Muted natural colors.
- Earth tone colors.
- Pastel colors.
- Natural stains.

Undesirable colors on building exteriors include, but are not limited to:

- Fluorescent colors.

- Neon colors.
- Bright colors as the primary wall color.
- Primary colors (red, yellow and blue) as the primary wall color.

D. Architectural Detailing



Example, Example, Varied Roof Forms
Adjacent to Open Space

Special attention is encouraged for the treatment of entries (doors, vestibules, porches, courtyards) using enhanced trim and details to emphasize these are primary focal points. Articulated and unique window treatments are also encouraged to further enhance wall surfaces.

Windows

At least one (1) feature window treatment should be present on all exposed building elevations. Feature windows are trimmed or detailed in a manner that creates

visual interest and is consistent with the architectural style of the building. Feature window treatments may include:

- A window of unique size or shape.
- Bay window.
- A substantial surround or recess.
- Decorative iron window grilles (such as wrought iron grilles on Spanish-style buildings).
- Decorative head or sill treatments.
- Grouped windows with complete trim surrounds or unifying head and/or sill trim.
- A Juliet balcony with style-appropriate materials.

Materials and Details

Application of materials should be compatible with the architectural style of the building.



Example, Grouped Windows with Unifying Header and Sill

- Material changes should occur at inside corners.
- Bars and security grills on windows and doors are prohibited.
- Undesirable materials include plywood siding (including T-11) and plywood garage doors.

E. Functional Elements

Exterior projecting structures, including but not limited to, porches, patio covers and trellises, should reflect the character, color and materials of the building to which they are related to.

- Stairs should be compatible in type and material to the deck and landing.
- Columns and posts should project a substantial and durable image and be constructed of such materials.
- Exposed gutters and downspouts should be colored to complement or match the fascia material or surface to which they are attached.
- Where chimneys are a prominent architectural feature of larger residential buildings, design and placement should be done sensitively to not detract from the general design or appearance of the building.

F. Screening of Mechanical and Functional Equipment



Example, Screening of Functional Equipment

Screening of mechanical equipment, waste enclosures, service areas and other service-oriented building necessities should be integrated into the site and building design. The architectural style of the principal building should be reflected in the design of the screening, enclosures and/or service buildings.

Other guidelines include:

- Large waste containers shall not be located between a building and Pepper Avenue or a main entry driveway.
- All roof-mounted equipment (excluding roof-mounted solar panels) shall be screened by parapets, screen walls, fencing, equipment wells, structural enclosures or similar features from ground-level views from Pepper Avenue
- Onsite utilities should be installed underground where feasible and as permitted by the utility companies. Above-ground utilities shall be screened or incorporated into landscape whenever possible.

4.5 Veneto Architectural Style



Buildings within the Project should be designed in the “Veneto” architectural style. This architectural style is influenced by the vision of the project and has been carefully selected to evoke a Mediterranean aesthetic reminiscent of Venice and the Rialto Bridge, a symbol for the City of Rialto. This style includes interpretations of the formal palaces and buildings found throughout Venice and the region. Future projects should reflect or be compatible with this theme. Elements of the Veneto architectural style include:

- Simple, box-like massing.
- Façades are generally symmetrical and may or may not include block accents on the front elevation.
- Main roof form should be a hip roof with secondary hip or shed roofs. Roof pitch should not exceed 4:12.
- Roof material should be clay-colored ‘s’-shaped concrete roof tile.
- The primary hip roof should have decorative cornices underneath the eaves.
- All publicly visible windows should be tall and narrow, typically in groups of two (2) or three (3). Windows are encouraged to be recessed.



- Body colors include light to medium, earthy warm colors. Trim colors should be mid to dark brown, simulating stained wood or medium pre-cast colors. Accents should be dark, saturated, warm and cool colors.
- The exterior material should be stucco with some pre-cast trim or stacked stone on publicly visible elevations. The body may also be designed to mimic stone.

4.6 Signage

This Section includes guidelines promoting signage that contributes to the Project’s overall sense of place through architectural consistency, pleasing design and high visibility. Signage within the Project will coordinate the overall

sense of place, and lend the planning areas a sense of unity through consistency in design.

A. Freeway Signage



Freeway-oriented signage within the Project refers to signs specifically designed to be highly visible from 210 Freeway. These signs are standalone, two-sided structures that will serve as gateway monuments that communicate tenant information to drivers on the freeway and immediately establish the Project's desired aesthetic through their architecture and design. Three such signs are planned for the Project, and they will be spaced approximately evenly along the edge of the Project that borders the 210 Freeway.

Requirements for siting and design are provided in *Chapter 5, Development Standards*.

B. Project Monumentation Signage



Monumentation signage within the Project is intended to orient users of the site and direct them to the tenants they intend to visit. Monument signage is typically a smaller standalone structure that is two-sided and below ten feet tall. This type of signage shall be designed to be aesthetically consistent with other signage throughout the Project, and will communicate tenant information to those passing through the site within the Pepper Avenue median and at the four driveway entries into the Project.

Monumentation signage shall utilize an architectural style that is consistent with the Project's desired aesthetic. All monumentation shall be architecturally consistent with each other and include the same Project name, font, and logo (if applicable).

C. Tenant Signage



Tenant signage typically takes the form of wall or projecting signage mounted upon the tenant's building in a prominent location. Tenant signage is intended to define different commercial and office spaces and typically demonstrates where the entrances to buildings are located.

D. Wayfinding and Pageantry

Wayfinding signage will be designed to adhere to the desired aesthetic of the Project. It will clearly orient individuals through the Project by using legible and concise labels and way finding techniques. Scale, symbology, color, font hierarchy and placement of text shall all be utilized to effectively orient pedestrians and vehicular traffic throughout the site to their intended destinations.

E. Residential Monument Signage

Residential monument signage shall be appropriately scaled to announce entrance into the residential development. Typically, these signs should be accompanied by attractive landscaping and be located in a visually prominent area. Signage will clearly delineate the retail/office and residential uses. Scaling, materials and overall design will differ but remain consistent in overall character with other portions of the Project.

4.7 Sustainable Design Strategies

Sustainable practices lessen the environmental impacts of developments with techniques that include compact development, reduced impervious surfaces, improved water detention and conservation, and improved pedestrian and bicycle amenities that reduce reliance on the automobile.



Because the concept of sustainability is still evolving, it is anticipated that new sustainable strategies will be continually developed during the build-out period of the Specific Plan. This Specific Plan encourages the implementation of realistic sustainable design strategies into the project design. Below is a sampling of sustainable design strategies that may be utilized in the Specific Plan.

A. Site Planning

Elements of sustainable design in site planning may include, but not be limited to, the following:



- Encourage developing a Traffic Demand Management program that supports alternatives to single occupancy vehicle use.
- Provide physical linkages throughout the project that promote bicycling and walking.
- Consider the use of pervious materials for walkways, trails, driveways and parking lots.
- Minimize the amount of paved areas for roads, parking and patios where feasible.

- Development near local services and amenities.
- Encourage shared parking where determined possible.
- Preserve sensitive resources.
- Create open space amenities.

B. Energy Efficiency



Most buildings can reach energy efficiency levels that exceed California Title 24 standards, yet many only strive to meet the standard. It is reasonable to strive for energy reduction in excess of that required by Title 24 standards. At a minimum, all projects will also be required to comply with the California Green Building Standards. Where feasible and appropriate, the following strategies are encouraged, but not required:



- Passive design strategies can dramatically affect building energy performance. These measures include but are not limited to, building shape and orientation, passive solar design, and the use of natural lighting.
- Incorporate the use of low-E windows or use Energy Star windows.
- Use a properly sized and energy- efficient heating/cooling system in conjunction with a thermally efficient building shell.
- Consider utilizing light colors for wall finish materials.
- Install high R-value wall and ceiling insulation.
- Installation of solar water heating systems that use rooftop solar technologies to offset natural gas use.
- Install rooftop solar photovoltaic systems on new commercial businesses.

- Install co-generation facilities that combine heat and power systems for energy output for new commercial and business park facilities greater than 100,000 square feet.

Development within the Project is encouraged to implement some of the strategies of the Energy Star program, which is an energy performance rating system developed by the U.S. Department of Energy and the Environmental Protection Agency. The program certifies products and buildings that meet strict energy-efficiency guidelines. Involvement in the Energy Star program will be completely optional at the discretion of the developer/builder.

C. Materials Efficiency

Select sustainable construction materials and products by evaluating characteristics such as reused and recycled content, zero or low off gassing of harmful air emissions, zero or low toxicity, sustainably harvested materials, high recyclability, durability, longevity, and local production. Such products promote resource conservation and efficiency. Using recycled-content products also helps develop markets for recycled materials that are being diverted from California's landfills, as mandated by the Integrated Waste Management Act.

- Encourage the use of low VOC paints and wallpapers.
- Encourage the use of low VOC Green Label carpet.
- Use dimensional planning and other material efficiency strategies. These strategies reduce the amount of building materials needed and cut construction costs.
- Design with adequate space to facilitate recycling collection and to incorporate a solid waste management program that prevents waste generation.
- Establish a construction waste recycling program with a local waste management company, with a goal of recycling no less than 50 percent of the construction waste generated by construction of the project. Excavated soil and land-clearing debris does not contribute to this requirement.
- The waste disposal company shall be responsible for providing recycle bin(s) to facilitate recycling.

D. Water Efficiency

Elements of water efficiencies may include, but not be limited to, the following:

- Minimize water usage by installing ultra-low-flush toilets, low-flow shower heads and other water conserving fixtures.
- Use state-of-the-art irrigation controllers and self-closing nozzles on hoses.
- Minimize turf areas within the community.

- Use a climate driven plant selection that specifies native, non-invasive, and drought tolerant plants requiring minimal or no irrigation.
- Use green waste mulch and soil amendments to retain soil moisture.

E. Occupant Health and Safety

- Choose construction materials and interior finish products with zero or low emissions to improve indoor air quality.
- Provide effective drainage from the roof and surrounding landscape.
- Install adequate ventilation in bathrooms.

Chapter 5 – Development Standards

5.1 Purpose and Intent

The regulations contained in this Chapter are intended to provide for development of all properties located within the Pepper Avenue Specific Plan area. This Chapter establishes the permitted uses and physical development standards for the proposed development in the Specific Plan area.

Standards established in this Chapter of the Specific Plan supersede those of the Rialto Municipal Code, unless otherwise stated herein. Where the language in this Specific Plan is undefined, unclear, or vague, then the final interpretation and determination shall be made by the Director of Development Services. At his or her discretion, the Director of Development Services may forward an item requiring interpretation to the Planning Commission for determination. In addition, any decision by the Planning Commission may be appealed to the City Council for final determination. All decisions by the City Council shall be deemed final.

In instances of conflicting regulations that interfere with, abrogate, or annul any easement, covenant, or other agreement, the standards and regulations contained in the Specific Plan shall take precedence over the Municipal Code. If this Specific Plan is silent on an issue, then the standards in the Rialto Municipal Code or other applicable city, state, or federal code shall apply, as appropriate.

5.2 Definitions

For the purposes of this chapter, definitions shall be the same as those described in Chapter 18.04 of the Rialto Municipal Code, except as otherwise defined in this Specific Plan.

1
2
3 **5.3 Zone Designations**

- 4 A. The Light Industrial land use designation is intended to accommodate a
5 variety of industrial-serving commercial, low-intensity office, technology,
6 light manufacturing, and warehouse/distribution uses.
7
8 B. The Community Commercial designation provides for commercial, and
9 retail uses, as well as business park development that consists of office,
10 research and development, light industrial, and other complementary uses.
11
12 C. The Open Space designation is applied to preserved natural open space
13 areas that include habitat space for native species and an existing natural
14 wash.
15
16 D. The Public Facility designation is applied to the location of an existing
17 West Valley Water District facility and conditionally allows uses consistent
18 with a utility provider facility.
19
20 E. The Residential Overlay Zone designates the location of a potential multi-
21 family development in PA 3 that would be made possible by a comparable
22 reduction of industrial square footage.
23
24 F. The Community Commercial Overlay allows PAs 7 and 8 within the Open
25 Space designation to be developed as Community Commercial uses,
26 provided future applicants mitigate impacts to the natural habitat.
27
28

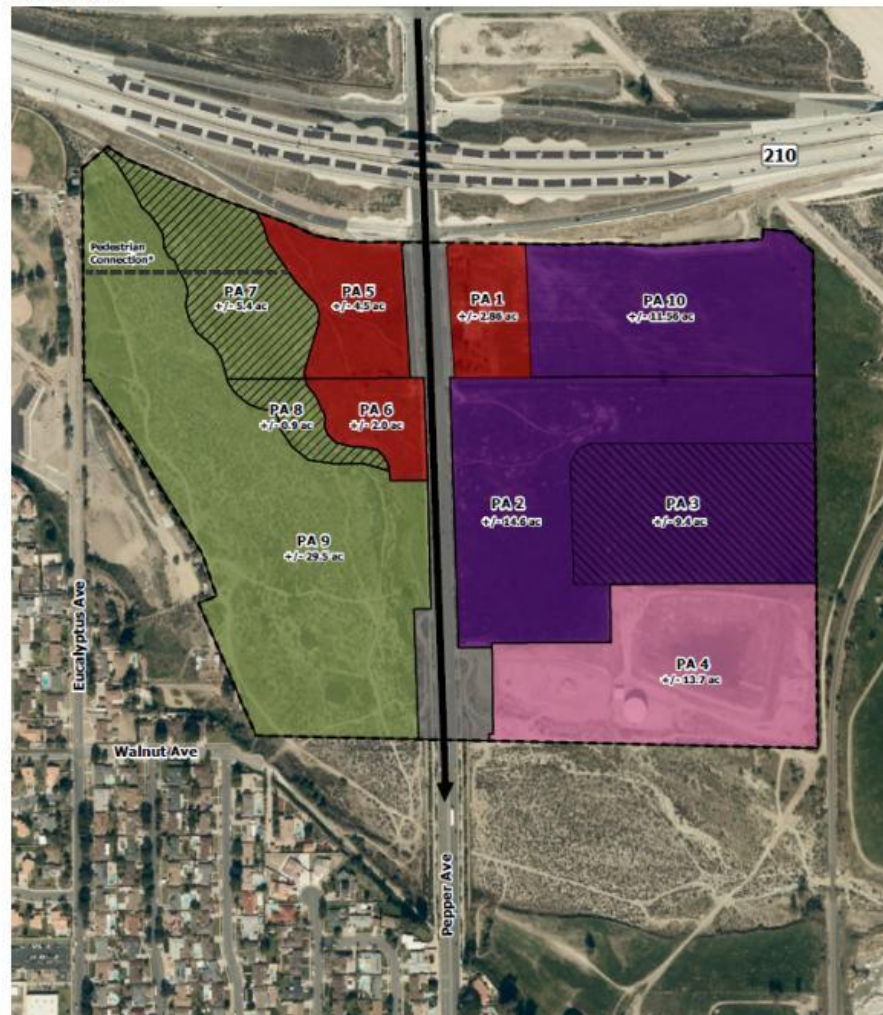
13 **5.4 Maximum Allowable Development**

14 The Specific Plan permits a range of development at project buildout, as
15 specified in *Table 5-1, Planning Area and Zoning Summary* and *Exhibit 5-1,*
16 *Land Use Plan*. Unless otherwise identified within this Specific Plan,
17 development for each planning area shall not exceed the potential maximum
18 identified in said table. Included in Appendix B is a table that tracks
19 development within the Planning Areas as the Project progresses.
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Table 5-1**5-1 Planning Area Zoning Designation Summary**

Planning Area	Acres	Land Use	Development Potential
PA 1	2.86	Community Commercial	13,000 sf Retail Uses
PA 2	14.60	Light Industrial	295,000 sf Industrial Uses
PA 3	9.40	Light Industrial with Residential Overlay (Res. Overlay)	190,000 sf Industrial**
PA 4	13.70	Public Facilities	West Valley Water District Facilities
PA 5	4.50	Community Commercial	41,000 sf Retail Uses
PA 6	2.00	Open Space with Community Commercial Overlay	8,400 sf Retail Uses*
PA 7	5.40	Open Space with Community Commercial Overlay (Comm. O'lay)	52,700 sf Retail Uses*
PA 8	0.90	Open Space with Community Commercial Overlay (Comm. Overlay)	8,250 sf Retail Uses
PA 9	29.50	Open Space	Natural Open Space
PA 10	11.56	Light Industrial	250,185 sf Industrial Uses
Pepper Avenue Right-of-Way (ROW)	6.60	ROW	ROW
Totals	101.70		735,185 total SF Industrial uses 115,790 Total Retail Uses*

Figure 5-1



5-1 Land Use Plan

Source: Google Maps

5.4.1 Development Transfers

The development potential for any Community Commercial zones or Community Commercial Overlay Zones identified in Table 5.1, Planning Area and Zoning Designation Summary, may be transferred to any Community Commercial zones or Community Commercial Overlay zones within the Project site subject to the procedure identified in Section 6.5.2, Development Intensity Adjustments.

5.5 Permitted and Conditionally Permitted Uses

This Section of the Specific Plan document sets forth the uses permitted in each zone within the Pepper Avenue Specific Plan area. *Table 5-2, Permitted Uses*, indicates the permissive status of each use. Any other use or activity not listed in *Table 5-2, Permitted Uses*, may be permitted if the Planning Commission determines through the Conditional Development Permit process that the use is similar to the uses permitted in the Specific Plan and consistent with the purpose of the Specific Plan zone classifications:

- **Permitted Use.** The use is permitted as a principal use within the zone.
- **Accessory Use.** A permitted accessory use that is customarily incidental to the permitted uses when located on the same lot, including the repair of goods of the type sold in permitted stores; provided, that such repair may not be carried on as a separate business except as specifically permitted in these use regulations; and provided further, that there is no manufacturing, assembling, compounding, processing or treatment of products other than that which is clearly incidental and essential to the permitted uses. Such uses, operations or productions are not objectionable due to odor, dust, smoke, noise, vibration or other similar causes.
- **Conditional Development Permit.** The use is permitted subject to approval of a Conditional Development Permit by the Planning Commission, as set forth in Chapter 18.66 of the Rialto Municipal Code.
- **Temporary Use Permit.** The use is permitted only temporarily and is subject to approval of a Temporary Use Permit issued by the City's Planning Division.
- **Prohibited Use.** The use is not permitted within the zone. Consideration of a prohibited use may only be accomplished through approval of a Specific Plan Amendment by the City Council.

Table 5-2

Permitted Uses					
P = Permitted Use	ZONES CC – Community Commercial (including Overlay) PF – Public Facilities OS – Open Space LI– Light Industrial				
A = Accessory Use (Use is Permitted as an Accessory Use Only)					
C = Conditional Development Permit Required					
T = Temporary Use Permit Required					
X = Prohibited Use					
Principal Uses					
LAND USE	CC	PF	OS	Res. O'LAY	LI
Antique store	P	X	X	X	X
Automotive and truck motor fuel retail dispensing and serving, and conversion from fuel serving station to other uses (partial or complete)	C	X	X	X	X
Automotive parts, services and repair (excluding major component and engine rebuilding or body and fender work) when all work is conducted indoors	P	X	X	X	X
Art gallery or art supply and studios	P	X	X	X	X
Bakeries employing not more than five persons	P	X	X	X	X
Barber shops and beauty parlors	P	X	X	X	X
Bicycle shop	P	X	X	X	X
Book store	P	X	X	X	X
Bowling alleys, game arcades, and pool or billiard halls (over two tables/games/lanes)	C	X	X	X	X
Car washes, including mechanical, self-serve, or hand-wash service for any interior or exterior motor vehicle cleaning	C	X	X	X	X
Cash for gold facilities	C	X	X	X	X
Catalog sales store	P	X	X	X	X
Check cashing facilities/payday loan facilities	C	X	X	X	X
Childcare facility	C	X	X	C	X
Churches or other places used exclusively for religious worship	C	X	X	C	X
Clothes and wearing apparel shop	P	X	X	X	X
Convenience markets or liquor stores (per Section 18.106 of the Rialto Municipal Code)	C	X	X	X	X
Cultural centers and performing arts centers	C	X	X	X	X

Principal Uses					
LAND USE	CC	PF	OS	Res. O'Lay	LI
Decorating or drapery shop	P	X	X	X	X
Department store	P	X	X	X	X
Drive-in or drive-thru facilities	C	X	X	X	X
Drug store	P	X	X	X	X
Educational institutions, including private schools	C	X	X	X	X
Employment agency	P	X	X	X	X
Entertainment establishments (per Section 18.04.315 of the Rialto Municipal Code)	C	X	X	X	X
Financial institutions including banks	P	X	X	X	X
Savings and loan, finance companies	P	X	X	X	X
Florist shop	P	X	X	X	X
Flood control facilities and devices	P	P	P	X	P
Furniture store	P	X	X	X	X
Gift shops	P	X	X	X	X
Government offices	P	X	X	X	X
Grocery, fruit, or vegetable store, excluding convenience markets as defined in <u>Chapter 18.106</u> of the Rialto Municipal Code	P	X	X	X	X
Gymnasiums or physical culture, aerobic and dance studio	P	X	X	X	X
Hardware or appliance store	P	X	X	X	X
Health clubs, martial arts studios, and dance studios	C	X	X	X	X
Hobby shop	P	X	X	X	X
Hotels, motor inns, motels and other traveler accommodations	C	X	X	X	X
Ice cream and/or frozen yogurt shop	P	X	X	X	X
Indoor commercial recreation centers and uses; roller hockey; and other similar facilities	C	X	X	X	X
Institutions of a philanthropic nature and charitable and/or nonprofit institutions or organizations	C	X	X	X	X

Principal Uses					
LAND USE	CC	PF	OS	Res. O'Lay	LI
Insurance brokers and services, investment brokers, real estate brokers and offices of title and escrow companies	P	X	X	X	X
Jewelry store	P	X	X	X	X
Leather goods and luggage store	P	X	X	X	X
Libraries and museums	C	X	X	X	X
Lock and gunsmith shop	P	X	X	X	X
Massage/acupressure services	C	X	X	X	X
Meat market or delicatessen shop	P	X	X	X	X
Medical, dental, vision and health related services of all types (excluding veterinary medicine),	P	X	X	X	X
Multi-family dwellings	X	X	X	C	X
Music store and record shop	P	X	X	X	X
Musical, vocal and dance instruction	P	X	X	X	X
Newsstand	P	X	X	X	X
Nursing homes, convalescent facilities, senior housing, assisted living facilities and the like	C	X	X	X	X
Off-sale of alcoholic beverages (per Section 18.110 of the Rialto Municipal Code)	C	X	X	X	X
Offices, general and professional (e.g., architectural, broker, telemarketer and the like)	P	X	X	X	P
Outdoor vending of a permitted use (e.g., flower stands, hotdog stands, etc.)	P	X	X	X	X
Outlet Mall	P	X	X	X	X
Paint and wall or window coverings	P	X	X	X	X
Park-and Ride Facility	P	X	X	X	X
Parks, paseos, greenbelts and playgrounds	P	P	X	X	X
Pawn shops	C	X	X	X	X
Pedestrian bridges	P	X	P	P	X
Pet shop	P	X	X	X	X
Photographers' studio, camera shop	P	X	X	X	X
Postal services, private and governmental	P	X	X	X	P
Printing shop employing no more than five persons	P P	X X	X X	X	X

Principal Uses					
LAND USE	CC	PF	OS	Res. O'Lay	LI
Private swim schools (indoor or outdoor)	C	X	X	X	X
Public utility or public services buildings, structures and uses	C	C	X	C	C
Radio and television transmitters	C	C	X	C	X
Recording studios; provided, however, that such uses must occur entirely within an enclosed building	C	X	X	X	X
Recreational or community centers	C	X	X	C	X
Recycling facilities (per Section 18.108 of the Rialto Municipal Code)	C	X	X	X	C
Rent to own businesses	C	X	X	X	X
Research and development; provided, however, that such uses must occur entirely within an enclosed building	P	X	X	X	P
Restaurants, cafes, cafeterias, dining rooms, grills, diners, etc. (excluding drive-in or drive-thru)	P P	X X	X X	X	X
Retail stores	P	X	X	X	X
Second-hand store/thrift store	C	X	X	X	X
Shoe store, shoe repair and shine parlor	P	X	X	X	X
Single price overstock/discount store	C	X	X	X	X
Smoke shops/discount tobacco product stores	C	X	X	X	X
Soda fountain	P	X	X	X	X
Sporting goods store	P	X	X	X	X
Tailor, dressmaker and clothing alterations	P	X	X	X	X
Theaters, live or motion picture	C	X	X	X	X
Toy store	P	X	X	X	X
Travel agency and airline ticket agency	P	X	X	X	X
Veterinarian, with or without overnight indoor boarding	C	X	X	X	X
Video sales and rental shop	P	X	X	X	X
Warehousing/Indoor Storage Uses	X	X	X	X	C
Completely within an enclosed building	X	X	X	X	C
Outdoor storage as primary use	X	X	X	X	X
Outdoor Storage as an allowed use	X	X	X	X	C

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Principal Uses					
LAND USE	CC	PF	OS	Res. O'Lay	LI
Wholesale sales and distribution facilities	X	X	X	X	C
Distribution centers	X	X	X	X	C
Manufacturing uses as the primary use.	X	X	X	X	C
Truck terminals.	X	X	X	X	X
Warehouses.	X	X	X	X	C
Water stores (e.g., aqua sales)	C	X	X	X	X
Watch and clock repair shop	P	X	X	X	X
Wireless telecommunication facilities (per Chapter 18.111 of the Rialto Municipal Code)	C	C	X	C	C
Other uses which in the judgment of the Planning Commission as evidenced by approval of a Conditional Development Permit, are similar to and no more objectionable than any of the uses listed in this Section, and further, are consistent with the intent of the Pepper Avenue Specific Plan	C	C	C	C	C
Accessory Uses					
LAND USE	CC	PF	OS	Res. O'Lay	LI
Antennas and satellite dishes	A	A	X	A	A
Bowling alleys, game arcades, and pool or billiard halls (less than three tables/machines/lanes)	A	X	X	X	X
Dogs and cats, up to 4 weaned animals total, including up to 3 dogs, non-commercial keeping of	X	X	X	A	X
Fences and walls	A	X	A	A	A
Garden supply stores and retail plant nurseries	A	X	X	X	X
Home occupations	X	X	X	A	X
Incidental products or services for employees or business, such as cafeterias, and business support uses	A	X	X	X	X
Office	A	X	X	A	A
Outdoor Storage	X	X	X	A	A
Rental leasing offices	X	X	X	A	X
Signs	A	X	X	A	A

Swimming pools and spas	A	X	X	A	X
Tennis clubs, ball fields and courts, and similar recreation uses, lighted or unlighted	X	X	X	A	X
Truck Storage	X	X	X	A	A
Other accessory uses and structures which are customarily associated with and subordinate to the principal use on the premises and are consistent with the purpose and intent of the zoning district	A	X	X	A	A
Temporary Uses					
LAND USE	CC	PF	OS	Res. O'Lay	LI
Christmas tree sales	T	T	X	X	X
Halloween pumpkin sales	T	T	X	X	X
Farmers' markets	T	X	X	X	X
Outdoor fireworks displays	T	T	X	X	X
Outdoor concerts	T	X	X	T	X
Sales and leasing offices/trailers	X	X	X	T	X
Sidewalk/Garage sales	T	X	X	T	X
Temporary Swap meets	X	X	X	X	X
Temporary storage of building materials used in the construction of a building.	T	T	X	T	T
Fairs, street fairs, carnivals, and circuses	T	X	X	X	X

5.5.1 Additional Land Use Requirements

- A. A maximum of one smoke shop or discount tobacco product store, as defined by the City of Rialto Zoning Code, shall be permitted within the Project site.
- B. Check cashing facilities and payday loan facilities located entirely within a major retailer over fifteen thousand square feet in size are considered an accessory use and shall not require a Conditional Development Permit.
- C. Cash for gold facilities shall be subject to the following:
 - i. A minimum separation distance of two linear miles shall be maintained between similar establishments.
 - ii. The business owner must provide proof of possession of a valid secondhand dealer's license issued by the California State Department of Justice.
 - iii. The business establishment shall be subject to random inspections by the Rialto police department.
 - iv. Security standards as directed by the Rialto police department including:
 - a. Thumbprint identification of all customers;
 - b. Possession of a valid California ID for all customers;
 - c. A thirty-day hold on all items received;
 - d. Registration of each transaction; and
 - e. A minimum customer age of eighteen years.
 - v. Any violation of the above criteria may result in revocation of the Conditional Development Permit.

5.5.2 Prohibited Uses

The following uses shall be prohibited within the Specific Plan area:

- Adult businesses.
- Agricultural, industrial and/or contractor equipment storage and/or rental facilities, permanent.
- Apiaries.
- Automobile/RV storage, repair, repainting and/or wrecking.
- Boarding houses.
- Cemeteries, mausoleums, crematories, funeral homes, mortuaries and the like.
- Cleaning, dyeing and laundry plants.
- Commercial dairies.
- Commercial coaches and modular trailers, permanent.
- Dump sites and hazardous waste management facilities.
- Fortune telling businesses.
- Indoor swap meet/discount mall stores.
- Kennels.
- Mining and processing
- Solid waste transfer stations.
- Medical marijuana facilities.

5.6 Development Standards

The property development standards set forth in this Chapter shall apply to all land and buildings located within the confines of the Pepper Avenue Specific Plan. Plans for future development will include the specific design and maintenance standards identified in the City's Landscaping Maintenance specifications. For detailed development standards and setbacks, refer to *Table 5-3, Pepper Avenue Development Standards*.

Table 5-3

Pepper Avenue Development Standards

Standard	CC (inc. CC O'lay)	LI*	Res. O'lay	PF
Minimum Size Development Site	None	None	1 acre	None
Maximum Density (in dwelling units per acre)	N/A	N/A	30	N/A
Minimum Lot Width	None	None	150 feet	None
Maximum Building Coverage	N/A	N/A	70%	N/A
Minimum Building/Landscape Setbacks	CC (inc. CC O'lay)	LI*	Res. O'lay	PF
To Pepper Avenue ROW	25 feet (fully landscaped)	Min. 25 feet or 1':1' building height for every foot above 25'	25 feet (fully landscaped)	25 feet (fully landscaped)
Other Front Property Line	None	15 feet	15 feet	None
Side and Rear Property Lines	None	10 feet	5 feet	5 feet
Adjacent to Off-Site Commercial, Office, or Light Industrial Uses	None	None	25 feet	N/A
Minimum Private Outdoor Space (Required for Each Dwelling Unit)	CC (inc. CC O'lay)	LI*	Res. O'lay	PF
Ground Level (patio, deck or porch) – Min. 8-Foot Dimension	N/A	N/A	100 sf	N/A

Above Ground Level (balcony) – Min. 6-Foot Dimension (applies to useable balconies only; no minimum dimension requirement for decorative balconies)	N/A	N/A	60 sf	N/A
Minimum Building Spacing	CC (inc. CC O'lay)	LI*	Res. O'lay	PF
Minimum Building Separation	N/A	N/A	10 feet	N/A
Buildings with Front Entry to Front Entry	N/A	N/A	25 feet	N/A
Buildings with Front Entry to Rear Entry	N/A	N/A	25 feet	N/A
Buildings with Front Entry to Building Side	N/A	N/A	20 feet	N/A
Buildings with Rear Entry to Rear Entry	N/A	N/A	20 feet	N/A
Minimum Spacing Between Garages On Alley	CC (inc. CC O'lay)	LI*	Res. O'lay	PF
	N/A	N/A	28 feet	N/A
Building Height	CC (inc. CC O'lay)	LI*	Res. O'lay	PF
Maximum Building Height	4 stories/55 feet	50 feet	3 stories/35 feet	3 stories/35 feet
Minimum Dwelling Unit Size	CC (inc. CC O'lay)	LI*	Res. O'lay	PF
Bachelor and Studios	N/A	N/A	600 sf	N/A
One Bedroom	N/A	N/A	700 sf	N/A
Two Bedroom	N/A	N/A	850 sf	N/A
Three Bedroom	N/A	N/A	1000 sf	N/A
Four Bedroom	N/A	N/A	1200 sf	N/A

* For all other development standards refer to Chapter 18.112 of Rialto Municipal Code.

5.6.1 Performance Standards for Light Industrial Land Use

The following measures shall be included as performance standards and conditions of approval for all indoor storage facilities:

- A. New or modified indoor storage facilities shall route all vehicles associated with the use (trucks, vans, passenger vehicles, etc.) on roadways to avoid passing residential, educational, park and open space intended for public park and recreational use intended for public park and recreational use areas to the greatest extent feasible.
- B. The queuing of trucks on streets or elsewhere outside of facility shall be prohibited. All queuing, stacking, loading, unloading, and parking shall occur exclusively onsite. The property owner and operator shall be responsible for ensuring compliance with this performance standard.
- C. The operator of the indoor storage facility shall be responsible for implementing and monitoring an operations and truck route plan during all operations, including, but not limited to posting the plan and educating truck drivers on the approved routes.
- D. Indoor storage facilities shall not store any products, goods, commodities, materials, supplies, or containers outside of any building onsite, except for trucks and trailers associated with the indoor storage facility, without prior approval of a separate conditional development permit in accordance with Chapter 18.104 of the Rialto Municipal Code.
- E. Truck drivers shall not sleep or reside within any truck cab onsite overnight or for any other extended duration of time.
- F. Operators shall address any parking, traffic, noise, or safety issues within forty-eight hours of being notified by the city that an issue exists.
- G. Prior to the issuance of a business compliance certificate, any new tenant or operator of an indoor storage facility shall: 1) submit an operational plan and trip generation analysis prepared by a licensed traffic engineer for review and approval demonstrating the proposed operations and projected traffic associated with the new tenant or operator is the same or less than the projected traffic assumed in the approved entitlements for the facility; and 2) sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility. If the proposed operations and trip generation represent a significant change in operational characteristics or more than ten percent increase in trip generation beyond what was entitled, a modification to the conditional development permit shall be required prior to the start of operations.
- H. The property owner and/or operator shall be responsible for implementing the approved property maintenance program and maintaining the property in good physical condition.

5.6.2 Lighting

Lighting shall be shielded and strategically placed to minimize glare and light spill onto off-site residential neighborhoods and natural open space areas. Specifically, any pole-mounted light fixtures located onsite or within

the adjacent public rights-of-way shall be shielded and directed toward the areas to be lit and away from adjacent sensitive uses.

5.7 Allowable Encroachments

Encroachments are permitted projections into setback areas. These encroachments are intended to allow for architectural variation on façades to create an interesting street scene. In all cases, all encroachments shall comply with the California Building Code (CBC), as well as applicable codes and regulations. The permitted encroachments are discussed below.

- A. Retail and office door swings may encroach up to 18 inches into the Pepper Avenue setback.
- B. ADA accessible ramps (that may include a trellis or other architectural feature that is integrated into the building and does not exceed the first-floor plate height) and unenclosed stairwells may encroach up to five (5) feet into any required setback.
- C. Cornices, eaves, sills, buttresses and other architectural features may encroach up to 30 inches into all required setbacks.
- D. Awnings, lighting fixtures and canopies may encroach up to three (3) feet into all required setbacks.
- E. Detention/retention basins, walls and fences may encroach into any setback, subject to Section 5.10, Walls and Fences.
- F. Project monumentation may encroach into any setback, subject to the requirements in Section 5.9, Signage.
- G. Public art may be located within the setbacks and the Pepper Avenue right-of-way, subject to line-of-sight clearance, as determined by the City of Rialto Traffic Engineer.
- H. Special architectural features, including, but not limited to, chimneys, towers, domes, cupolas, elevator penthouses, etc. shall be permitted to encroach up to 10 feet above the maximum height limitation, and shall not exceed 15 percent of the roof area.

5.8 Off-Street Parking Standards

All off-street parking requirements shall be subject to chapter 18.58 of the City of Rialto Municipal Code, unless otherwise prescribed within this Specific Plan.

5.8.1 Shared Parking

For parking facilities providing parking to two (2) or more uses with differing peak parking demands, reductions to the required parking standards may be permitted through a Conditional Development Permit. Said reduction shall require the submittal of a shared parking study, prepared by a parking consultant firm acceptable to the Planning Manager. This shared parking study shall determine the number of parking spaces necessary for the proposed mix of uses. The minimum required parking spaces shall be determined by the process described below:

- A. Determine the square footage of each use, employees or other quantity of land use.

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- 2
- 3 B. Select the unadjusted parking demand ratio for that use. The unadjusted
- 4 parking demand ratio is the base parking demand if each site was
- 5 developed independently from each other. These ratios are segmented by
- 6 use and into two (2) categories, weekday and weekend. The specific values
- 7 shall be obtained from the most recent edition of Shared Parking,
- 8 published by the Urban Land Institute (ULI) and Parking Generation
- 9 published by Institute of Transportation Engineers (ITE). Multiply this value
- 10 by the value obtained in 1, above. This will yield the unadjusted parking
- 11 demand.
- 12 C. Multiply the unadjusted parking demand determined in 2, above, by the
- 13 following adjustment factors for each use to yield the minimum number of
- 14 parking spaces required:
- 15 i. Occupancy rate adjustment associated with peak demand month,
 - 16 pursuant to Urban Land Institute's Shared Parking publication.
 - 17 ii. Occupancy rate adjustment associated with peak demand hour,
 - 18 pursuant to Urban Land Institute's Shared Parking publication.
 - 19 iii. Non-captive ratio adjustment (number of visits per trip).
 - 20 iv. Driving ratio adjustment (mode and persons per car).
 - 21 v. Reserved spaces for specific uses.

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23 The scenario (of weekday or weekend) that requires the highest parking

24 demand shall be used in determining the minimum number of required

25 parking spaces. The required number of parking spaces shall be sufficient

26 to satisfy the highest parking demand, as determined by the shared

27 parking study.

28 If a development utilizes a parking reduction via a shared parking study, no

new shared parking study shall be required once the initial certificate of

occupancy has been issued so long as:

- The aggregate developed square footage is not increased;
- The proposed use does not require a Conditional Development Permit approval; or
- There is no increase in the parking demand previously analyzed in the shared parking study (i.e. office uses are proposed to be converted to retail uses).

If any of the above events are to occur, the development must comply with the parking requirements identified in the Rialto Zoning Code, or a new shared parking study and Conditional Development Permit shall be required.

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3 **5.8.2 Omnitrans Coordination**

4 Until bus services are provided to the Pepper Avenue Specific Plan area,
5 future applicants for new construction in excess of 20,000 square feet shall
6 demonstrate to the City of Rialto that said applicants reached out to
7 Omnitrans for consideration of bus stops along Pepper Avenue within the
8 Project area. Should Omnitrans plan to provide bus services to the Project
9 site, any new construction in excess of 20,000 square feet shall provide a
10 minimum of one (1) bus shelter with appropriate illumination. All bus shelters
11 within the Project site shall be of the same design and be consistent with the
12 architectural theme of the Project.

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25 **5.9 Signage**

26 Signage within the Project will help establish and maintain the desired aesthetic
27 character throughout the Project, and will maximize the visibility of the commercial
28 tenants and residential neighborhoods within the Specific Plan and surrounding area.
Signage development standards for commercial uses are indicated in *Table 5.4, Sign
Standards*. The approximate location for the most prominent project signage are
depicted on *Figure 5-4, Pepper Avenue Specific Plan Signage*.

Table 5-4

Sign Standards			
Sign Type	Maximum Number	Maximum Sign Area Or Allowed Ratio	Maximum Sign Structure Dimensions
Freeway-Oriented Signage	<ul style="list-style-type: none">Three (3) primary freeway oriented pylon signs that shall be located perpendicular to 210 Freeway. Two (2) signs are permitted east of Pepper Avenue, one west of Pepper Avenue.	<ul style="list-style-type: none">Pylon signs shall incorporate up to 4 sign cabinets per face to identify tenants or project components. Each cabinet may hold up to 2 tenant names, for a total of 8 tenants per pylon side. Pylons shall be double-sided. Maximum letter height shall be 6 feet.	<ul style="list-style-type: none">Freeway oriented pylon signage shall have a maximum height of 65 feet above the southern horizontal grade of 210 Freeway, at which point the pylon sign is located perpendicular to the highway.The sign width shall not exceed ½ of the sign's height above freeway grade.
Monument Signs (Primary and Secondary)	<ul style="list-style-type: none">Up to four (4) primary monument signsUp to two (2) secondary monument signs are permitted within the Pepper Avenue median.Up to two (2) secondary monument signs are permitted at each signalized project entrance. The primary entrance may have two(2) additional secondary monument signs.	<ul style="list-style-type: none">Primary monument signs (advertising area only): 40 square feet.Secondary monument signs (advertising area only): 25 square feet.	<ul style="list-style-type: none">Primary monument: maximum height of 20 feet above grade.Secondary monument: maximum height of 9 feet above grade.

Table 5-4 continued

Sign Type	Maximum Number	Maximum Sign Area Or Allowed Ratio	Maximum Sign Structure Dimensions
Wall Signs	<ul style="list-style-type: none">One sign per elevation of a building or tenant space elevation facing a public street, parking lot and/or freeway.	<ul style="list-style-type: none">Elevation with a public or service entry: one (1) square foot per linear foot of building frontage. For each additional setback of ten (10) feet in excess of the minimum setback requirements, the permitted sign area may be increased one (1) square foot.Elevation without a public entry: 30 square feet.	Not applicable.
Pageantry	No limit.	24 square feet.	20 feet maximum height.
Marquee Signs	<ul style="list-style-type: none">One sign per use (Permitted only for movie theater, museums and the like. Does not count towards square footage for tenant identification).	900 square feet	Not applicable.

Figure 5-2



5-2 Pepper Avenue Specific Plan Signage

Source: Google Earth

5.9.1 Additional Signage Requirements

Following are the provisions for signs within the Project area.

- A. **Sign Program.** A sign program shall be required for all freeway-oriented signage, primary and secondary monument signs, wall signs, initial pageantry installations (e.g., directories, kiosks), marquee signs, and directional signage. Procedures and findings for a Sign Program and included in Section 6.8, *Sign Program*.
- B. **Freeway-Oriented Signage.** In addition to the standards of Table 5-4, *Sign Standards*, the following shall apply to freeway-oriented signage:
 - i. Incorporate the architectural aesthetic of the Pepper Avenue Specific Plan into the structural and face designs. The freeway-oriented signage shall be aesthetically consistent.
 - ii. Include business and/or tenant identification where appropriate.

- iii. A backlit graphic image may be located on the freeway-oriented signage that can change periodically according to various events or seasons.
- iv. The tenant sign area shall be proportional and appropriate to the overall sign size.
- v. No single tenant may have a sign area exceeding 50 percent of the overall advertising area of the freeway-oriented signage.

C. **Monument Signs.** In addition to the standards of *Table 5-4, Sign Standards*, the following shall apply to monument signs:

- i. Primary monument signs shall be for the purpose of tenant identification. These signs may be located at main Project intersections and in high visibility areas. Primary monumentation shall incorporate up to five (5) tenant identifications per face. Only one primary monument sign is permitted on PA 1, PA 2, PA 5, and PA 6.
- ii. Secondary monument signs shall indicate the name of the shopping center, City of Rialto, and/or North End Neighborhood and shall be located within the Pepper Avenue median or at primary project entrances. No tenants may be identified on secondary monument signs.
- iii. Monument signs not located within the Pepper Avenue median shall be set back a minimum of five (5) feet from the right-of-way.
- iv. All monument signs shall be located and installed in a manner consistent with criteria established by the city of Rialto and shall be aesthetically consistent with each other.

D. **Wall Signs.** In addition to the standards of *Table 5-4, Sign Standards*, the following shall apply to monument signs:

- i. Tenants shall display only their established trade name or their basic product name. The name shall be consistent if multiple signs are permitted.
- ii. Signs shall maintain a minimum distance of the average letter height from architectural features, parapets, and building corners.
- iii. Logos are encouraged if they meet the following criteria and shall be reviewed on a case- by-case basis:
 - a. Logos shall be included in the calculation of permitted total sign area.
 - b. Logos shall not be larger in height than 1.5 times the height of an upper-case letter in the business name.
 - c. Logos independent of the main business identification may be permitted as a separate sign.
- iv. Graphic emblems (e.g. icons, images consistent with the nature of the business other than corporate logos) are permitted and shall be included in the calculation of the maximum allowable sign area requirements set forth in *Table 5-4, Sign Standards*.

- v. Projecting signs are permitted in lieu of a wall sign, provided the projecting sign does not project more than four (4) feet from the face of a building. In no case shall any wall or projecting sign project above a canopy, eave line, or parapet wall of a building.

- E. **Automobile Service Stations.** Signs for automobile service stations shall comply with Chapter 18.102 of the City of Rialto Zoning Code.
- F. **Window Signs.** The total area of the displayed window signs shall not exceed 50 percent of the total window area for the front building elevation and side building elevations facing a public street or the 210 Freeway, and 25 percent of the total window area on all other building elevations. The placement of window signs is exempt from the requirement of a sign permit.
- G. **Temporary Banners, Flags, Pennants or Signs (portable or otherwise).** Temporary signs intended to advertise an initial opening of a business, change in ownership, special merchandise sales or promotional activities, subject to approval of a temporary sign permit by the Planning Division, shall not be displayed for more than a total of 30 days within any 90-day period. All approved temporary advertising displays shall be maintained in good condition and all display surfaces kept clean. Any unmaintained or damaged signs shall be repaired or replaced within 10 days following notification by the Planning Division.
- H. **Illumination.** All signs may be internally or externally illuminated. All direct light rays from all signs shall be confined onto the project site and shall not shine directly upon neighboring property. All exposed raceways are prohibited. Temporary lighting such as search or flood lights that are used on a permanent basis are prohibited.
- I. **Pedestrian and Vehicular Directional Signs.** Pedestrian and vehicular directional signs (including directories) shall be reviewed by the Planning Division as part of a comprehensive Sign Program to ensure the directional signs are consistent with the overall theme for the Pepper Avenue Specific Plan. Additionally, the Traffic Engineer shall review all directional signs for safety purposes. No directional sign shall exceed eight (8) feet in height and shall not contain any advertising (other than the project's name)
- J. **Changeable Signage.** The changing of advertising copy or message on theater boards, marquees, bulletin boards, and pageantry, when the basic board, marquee, or pageantry is permitted under the provisions of this Specific Plan, shall not require a sign permit. Messages may be changed digitally or manually.
- K. **Off-Site Advertising.** Off-site advertising is permitted as part of pageantry. All pageantry with off-site signage must be within the Community Commercial zone and shall be oriented towards internal retail/entertainment uses and shall not be readily visible from surrounding properties, the 210 Freeway or Pepper Avenue.

- L. **Projecting Signs Clearance.** A minimum eight (8) feet vertical clearance is required from the bottom of a projecting sign, marquee, blade or awning to the sidewalk or grade immediately below the sign.
- M. **Encroachment.** Signs, including pageantry, are permitted to encroach into all setbacks and may cross over property lines, unless otherwise specified in this Specific Plan.
- N. **Freestanding Menu/Product Boards.** Signs for freestanding menu or product boards for drive- through restaurants, pharmacies, banks and similar uses cannot be more than seven (7) feet in height above grade. The menu board must be located adjacent to the drive-thru aisle. No more than two (2) menu boards shall be allowed per drive-through lane.

5.10 Fences and Walls

Excluding the Public Facilities zone, barbed wire, wire (including razor wire), electronically charged fences, plain exposed concrete block, plastic materials, chain link and grape stakes are prohibited materials for fences and walls. However, chain link may be used on a temporary basis at construction sites. The temporary fencing shall be removed upon completion of construction.

With the exception of retaining walls, walls and fences within the required Pepper Avenue setback shall be prohibited unless incorporated into monumentation. Retaining walls shall be limited to 40 inches in height within the Pepper Avenue setback area.

- A. Outside of the Pepper Avenue setback area, walls and fences shall not exceed eight (8) feet in height, unless needed for sound attenuation purposes, subject to a sound attenuation study. Walls shall only be used for a specific screening or security purpose.
- B. Fences along the drainage wash and open space shall be constructed of wrought iron or tubular steel and shall be a minimum of six feet in height. The purpose of this fence is to discourage humans and animals from entering the drainage feature. Actual maximum height of the fences along this open space area shall be determined in consultation with the City of Rialto and the appropriate resource agencies.
- C. Landscaping shall be used in combination with solid walls to soften the otherwise blank surfaces. Vines planted on solid walls are strongly encouraged to hide flat wall surfaces and to help reduce graffiti.

Chapter 6 – Implementation

6.1 Purpose and Intent

The City of Rialto shall administer the provisions of the Pepper Avenue Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the Rialto General Plan, the City of Rialto Municipal Code, and other applicable State and City regulations. The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future. Any development regulation and building requirement not addressed in the Specific Plan shall be subject to the City's adopted codes and regulations. Where there is a question of interpretation, the City's Development Services Director shall make a determination as to the intent of any disputed clause, paragraph, section, or development standard. Said determination shall be judged to be final.

6.1.1 Interpretation

In instances where any section, subsection, sentence, clause, phrase, portion or word contained within this Specific Plan is undefined, unclear or vague, then the City's Development Services Director shall make a determination as to its meaning and intent. The Development Services Director may elect to forward any item to the Planning Commission for final determination. Said determination shall be judged to be final.

6.1.2 Severability

If any section, subsection, sentence, clause, phrase, or portion of this Specific Plan, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

6.1.3 Compliance with Adopted Specific Plan

The City of Rialto shall monitor compliance with the adopted Specific Plan and the mitigation measures of the certified EIR at these stages, as appropriate:

- During the review and approval of subsequent Design Reviews, Tentative Tract/Parcel Maps, Conditional Development Permits and other permits, as appropriate.
- During the review of construction documents, and prior to the issuance of grading or building permits.
- Prior to the issuance of a certificate of occupancy for any

- building within the Specific Plan area.
- Prior to the recordation of any parcel map or final map within the Specific Plan boundaries.

6.2 Implementation of Development Applications

Table 6-1, *Development Process Approvals*, is intended to clarify the process of entitlement through the City of Rialto for various applications and actions. Table 6-1 applies only to projects being implemented within the confines of the Pepper Avenue Specific Plan area.

Table 6-1

Development Process Approvals	Development Process Approvals				
	Action Required By:				
	Development Services Director	Design Review Committee	Economic Development Committee	Planning Commission	City Council
Precise Plan of Design (see Section 6.7)		X	X		
Specific Plan Use – Interpretations	X				
Specific Plan – Minor Adjustments (see Section 6.6.1)		X	X		
Specific Plan Amendment (see Section 6.6.2)				X	X
Tentative Tract Map				X	
Sign Program (See Section 6.8)	X				

The following administrative standards apply to the implementation of future development applications (including site plan and architectural reviews, tract maps, parcel maps, variances or conditional use permits) for projects within the Specific Plan area.

- A. No development shall occur or building permits issued within the adopted Specific Plan area until the proposed development is reviewed by the City's Planning Division and found to be consistent with the adopted Specific Plan. Criteria for review and approval of proposed development shall include, but not be limited to the following:
 - i. Conformance with the goals and objectives of the Specific Plan; and

- ii. Conformance with the intended density/intensity, development regulations and standards of the site.
- B. All tentative or parcel maps shall be consistent with the adopted Specific Plan.
- C. Building permits for dwelling units shall be issued when a final subdivision map has been recorded. Permits may be issued for model units prior to final map recordation subject to the Subdivision Map Act and the City of Rialto Municipal Code.

6.2.1 Development Monitoring Requirements

This Specific Plan shall generally be enforced in a manner identical to the prevailing City of Rialto procedure(s) to enforce the provisions of the zoning and subdivision codes. The City of Rialto Planning Division shall enforce the Development Standards and Design Guidelines set forth herein, in accordance with the State of California Government Code, Subdivision Map Act, the Rialto General Plan and the Rialto Municipal Code.

6.2.2 Subdivision Maps

All implementing Tentative Parcel/Tract Maps (as well as future parcel and/or tract maps) will be processed according to the City's standard Tentative Map Review process and California's Subdivision Map Act.

6.2.3 Interpretation of Development Standards

Should an applicant not be able to meet the design guidelines or development standards included in *Chapter 4, Design Guidelines* or *Chapter 5, Development Standards*, respectively, an applicant may request a deviation from the design guidelines and/or development standards. The Planning Commission shall review the request and make the determination based on the findings identified in *Section 6.6.2.G*. Said determination may be appealed to the City Council.

6.3 Project Phasing

The project is anticipated to be built-out in two to three phases of development, with build-out and occupancy occurring incrementally within an estimated one- to five-year period from approval.

Development of the various planning areas in phases may occur either sequentially or concurrently with one another. Actual build-out and phasing of development will be subject to economic conditions and market demands. All necessary infrastructure (i.e. private drives, sewers, water lines, storm drains, drainage improvements, etc.) shall be phased and installed concurrently with development.

6.4 Financing

Several types of financing strategies and tools are available for financing for projects within the Pepper Avenue Specific Plan area. It is anticipated that the Specific Plan will build-out using a variety of these strategies and tools which could include, but are not limited to, the strategies indicated in *Sections 6.4.1 through 6.4.5*.

1
2
3 **6.4.1 Mello-Roos Community Facilities Act of 1982**

4 The Mello-Roos Act enables cities, counties, special districts and
5 school districts to establish community facilities districts and to levy
6 special taxes to fund a variety of facilities and services required by a
7 specific plan. A Mello-Roos tax can be applied to the planning and
8 design work directly related to the improvements being financed and
9 may also fund services on a pay-as-you-go basis, including police and
10 fire protection, ambulances, flood protection, recreational programs,
11 parks and schools.

12 **6.4.2 Special Assessment Districts**

13 Special assessment districts, such as those permitted by the Municipal
14 Improvement Act of 1913, the Improvement Bond act of 1915, and the
15 Lighting and Landscape Maintenance Act of 1972, provide methods of
16 leveraged financing whereby a public entity determines an area in
17 which the provision of facilities will benefit real property. A special
18 assessment district may be created for the Specific Plan area to cover
19 improvements such as landscaping and lighting. This financing tool can
20 be used for public improvements that directly benefit specific
21 properties that are assessed to pay for the improvements at no risk to
22 public agency general funds.

23 **6.4.3 Impact Fees and Extractions**

24 In certain instances, funding for onsite facilities may be tied directly to
25 the Pepper Avenue Specific Plan. The developer may pay a fair share
26 portion of the facility in exchange for development rights. Onsite local
27 streets, utility connections from the main trunk lines and drainage
28 facilities are typical examples of facilities that may be funded by the
developer. Such improvements will usually be required concurrently
with the development.

6.4.4 Developer Funding

In certain instances, funding for onsite facilities may be tied directly to
the Pepper Avenue Specific Plan. The developer may pay a fair share
portion of the facility in exchange for development rights. Onsite local
streets, utility connections from the main trunk lines and drainage
facilities are typical examples of facilities that may be funded by the
developer. Such improvements will usually be required concurrently
with the development.

6.4.5 Infrastructure Financing

- A. The backbone water facilities and infrastructure shall be owned,
operated, and serviced by the West Valley Water District. The fair
share cost of designing and constructing the water system shall be
borne by the developer.
- B. The backbone sewer facilities and infrastructure shall be owned
and operated by the City of Rialto. The fair share cost associated
with designing and constructing the sewer system shall be borne

- by the developer.
- C. Telephone, electricity, gas and cable television lines shall be installed and maintained by the appropriate utility companies.
 - D. All initial access improvements to Pepper Avenue (including, but not limited to, striping, widening, new intersections, etc.) shall be the responsibility of individual developers to design, fund, construct, and maintain.
 - E. All necessary infrastructure (e.g., roads, sewers, water lines, storm drains, drainage improvements, etc.) shall be phased and installed concurrently with development.

6.5 Development Transfers

The Pepper Avenue Specific Plan allows for limited intensity transfers to allow for market flexibility. These transfers are indicated below. This Specific Plan does not require the owners/developers to build to the maximum aggregate development limits identified in *Table 5-1, Planning Area Land Use Summary*.

6.5.1 Development Intensity Adjustments

This Specific Plan provides development flexibility by allowing for transfer of retail or business park square footage between Planning Areas within the Community Commercial zone or Community Commercial Overlay zone, as identified on *Table 5-1, Planning Area Land Use Summary*.

Additionally, any unused retail or business park square footage within the Project may be transferred into other planning areas; provided, the transfer request complies with all applicable Design Guidelines and Development Standards. In no case shall any transfer allow for more than 462,000 square feet of retail uses or 125,000 square feet of business park uses.

To initiate this transfer, the applicant shall provide the City of Rialto with authorization from the property owner of the Planning Area where the transfer will be coming from. This authorization shall be signed and notarized letter from said property owner.

6.6 Specific Plan Modifications and Amendments

6.6.1 Minor Adjustments to the Specific Plan

Minor adjustments to the plans, guidelines, regulations, and standards contained in this Specific Plan may be approved at the discretion of the Development Services Director; provided, however, that such deviations are deemed to be in substantial conformance with this Specific Plan and are not detrimental to the public health, safety and welfare. Modifications to the adopted Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan. Any decisions made by the Development Services Director may be appealed to the Planning Commission. Decisions of the Planning Commission may be appealed to the City Council.

Decisions by the City Council shall be deemed to be final. The following modifications constitute "minor adjustments" to the approved Pepper Avenue Specific Plan.

- A. Development equivalency and/or intensity transfers identified in Sections 6.5.1 and 6.5.2.
- B. Minor changes to the circulation plan to accommodate actual conditions onsite or modify ingress and egress locations, or to respond to new information that was not available at the time the Specific Plan was originally prepared.
- C. Minor changes to the design of the roadway cross-sections, provided that the streets have adequate capacity to handle the anticipated volumes of traffic and the design changes are deemed acceptable by the City's Traffic Engineer.
- D. An increase in 40,000SF of commercial uses, provided that the streets have adequate capacity to handle the anticipated volumes of traffic. -
- E. Minor modifications to the architectural or landscape design guidelines.
- F. Minor modifications to the grading plan.
- G. Minor modifications to the water, sewer, and/or drainage plan.
- H. Any modifications to project phasing.

Addition of new information or data to the Specific Plan maps, figures, and/or text which does not change the effect of any concepts or regulations.

6.6.2 Specific Plan Amendments

- A. The future developer, property owner, or any project merchant builder shall have the authority to initiate an amendment to the adopted Specific Plan at any time. No authorization by City staff, the Planning Commission, or the City Council shall be necessary to initiate a Specific Plan Amendment. The City of Rialto may also initiate a Specific Plan Amendment, subject to the procedures identified in the City of Rialto Zoning Code.
- B. Said amendment shall not require a concurrent General Plan Amendment unless it is determined by the City of Rialto that the proposed amendment would substantively affect the General Plan goals, objectives, policies, or programs for the Pepper Avenue Specific Plan area.
- C. All Specific Plan Amendments shall be subject to the requirements of the California Environmental Quality Act (CEQA) of 1970 and any applicable City of Rialto Environmental Guidelines.
- D. The Planning Commission and City Council shall each hold a public hearing on the proposed amendment of the Specific Plan.

Any hearing may be continued from time to time as deemed appropriate and necessary by the Planning Commission and City Council.

- E. The Planning Commission shall review all proposed amendments to the adopted Specific Plan. Upon the close of the required public hearing, the Planning Commission shall act by resolution to adopt, reject, or modify the proposed Specific Plan Amendment and forward its recommendation and findings to the City Council for action.
- F. The City Council shall review the Planning Commission's findings and recommendations. Upon the close of the required public hearing, the City Council shall act by resolution and ordinance to adopt, reject, or modify the proposed Specific Plan Amendment. If approved by the City Council, any proposed Specific Plan Amendment shall be adopted by resolution, except for Chapter 5.0, Development Standards, which shall be adopted by ordinance.
- G. Prior to approving or conditionally approving any Specific Plan Amendment, the following findings shall be made by the Planning Commission and City Council that the Specific Plan Amendment:
 - i. Is consistent with the goal and policies of the General Plan and with its purposes, standards and land use guidelines.
 - ii. Will help to achieve a balanced community of all races, age groups, income levels, and ways of life.
 - iii. Results in development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhoods.
 - iv. Contributes to a mix of land uses that will enable local residents to work and shop in the community in which they live.
 - v. Respects the environmental and aesthetic assets of the community consistent with economic realities.
 - vi. Incorporates, where feasible, active and passive energy conservation measures.

6.7 Precise Plan of Design (Design Review)

This section is intended to provide for the review of those developmental qualities that are not subject to precise statement in this Specific Plan, to assure that land uses, yards, open space, structures, parking, loading facilities, landscaping, and streets will embody the overall character and intent of this Specific Plan.

Most implementing projects within the Pepper Avenue Specific Plan including, but not limited to, commercial and office/business park developments, and multi-family housing developments will be required to go through a Precise Plan of Design as follows:

- A. The purpose of the Precise Plan of Design (PPD) is to promote an orderly and aesthetically pleasing environment within the City of Rialto and to ensure that development complies with all applicable City ordinances and regulations.
- B. A PPD must be approved by the City's DRC prior to the issuance of any building permit for construction of new community commercial development or new residential units within the Pepper Avenue Specific Plan area.
- C. When required, the PPD process shall be as follows:
 - i. After of the DRC, consisting of the Planning Division representative and members of receiving the completed application, the Planning Division will refer the PPD application to other members the Engineering Division, Fire and Police Departments, and the Building Division.
 - ii. After determination by staff that the submittal package is complete, the completed applications shall be referred to the DRC. Applications will be notified by mail of staff's determination regarding their submittal.
 - iii. The DRC members will provide draft conditions of approval that will be sent to the applicant/and or representatives and a DRC meeting will be scheduled. This meeting will afford the opportunity for the applicant to discuss areas of concern or differences with each Department/Division's representative of the DRC.
 - iv. Once the application has been reviewed by the DRC, the application shall be forwarded to the Economic Development Committee (EDC). The EDC may amend, remove, and/or add conditions of approval. The EDC shall provide and draft revisions prior to the EDC meeting. Any additional concerns or differences may be discussed between the applicant and members of the EDC.
- D. Where there is a question as to whether a PPD is required for an implementing project, a determination shall be made by the Development Services Director.

6.8 Sign Program

6.8.1 Intent

- A. The intent of a sign program is to ensure that all signs within the project site are in harmony with other signs and buildings.
- B. A sign program shall be required for all freeway-oriented signage, primary and secondary monument signs, wall signs, initial pageantry installations (e.g. directories, kiosks), marquee signs, and directional signage.
- C. All signs approved through a sign program shall require a sign permit (except for exempted signs identified in Section 18.102.050.A of the Rialto Municipal Code).

6.8.2 Application Requirements

- A. The property owner or authorized agent of the property owner or

the Rialto City Council are eligible to submit an application for a sign program.

- B. The information listed below is required at the time a sign program application is submitted to the Development Services Department:
- i. A complete application signed by the property owner or its authorized representative.
 - ii. A deposit or fee.
 - iii. A letter of justification describing the proposed sign program and explaining how the proposed project will satisfy the findings in *Section 6.8.3, Findings*.
 - iv. Plans that include the following:
 - v. Sign details indicating maximum sign area, maximum sign size, maximum sign height, maximum character size, maximum letter height, location, and method of illumination.
 - vi. Site plan indicating the general location of all existing signs and proposed sign types.
 - vii. Building elevations indicating the general location of existing signs and proposed sign types.
 - viii. Other information as required by the Director of Development Services or as stated on the sign program information sheet.

6.8.3 Findings

- A. The proposed sign program satisfies the intent of this Section.
- B. The proposed signs enhance the development and are in harmony with and visually related to other signs in the sign program, the building and/or development they identify and the surrounding development.
- C. The proposed sign program shall not adversely affect surrounding land uses or obscure adjacent signs.
- D. The proposed sign program criteria shall be sufficiently comprehensive and flexible to accommodate changes in building tenants and their sign needs.
- E. The proposed sign program will comply with all the regulations of this Specific Plan except where variations have been approved by the Planning Commission.

6.8.4 Approval Body

A sign program shall be reviewed by the Director of Development Services, or designee, when the sign program is in compliance with all applicable provisions of this Specific Plan and the Rialto Municipal Code. The Director of Development Services may forward any sign

program application for freeway-oriented signage or a primary monument sign to the Planning Commission.

6.8.5 Modifications

Any modification or revision to a sign program shall require the submittal of a sign program application in accordance with all requirements of this Section. Any modifications to a sign program shall be approved by the Director of Development Services. Any modifications to freeway-oriented signage or a primary monument sign may be forwarded to the Planning Commission.

6.8.6 Appeals

A decision by the Director of Development Services, or designee, may be appealed to the Planning Commission. A decision of the Planning Commission may be appealed to the City Council, in accordance the procedures identified in the City of Rialto Zoning Code.

Appendix A – General Plan Consistency

Goal 2-9: Protect residential, schools, parks, and other sensitive land uses from the impacts associated with industrial and trucking-related land uses, as well as commercial and retail areas.

- **Policy 2-9.2:** Require all industrial development to front on an improved street with appropriate front yard setbacks, landscaping, and façade and entrance treatments.
- **Consistency Analysis:** As described in *Chapter 5, Development Standards*, this Specific Plan will ensure industrial developments develop and maintain front yard setbacks, landscaping, and entrance treatments.

Goal 2-11: Design streetscapes in Rialto to support and enhance the City's image as a desirable place to live, work, shop, and dine.

- **Policy 2-11.1:** Require the screening of commercial or industrial parking areas, storage yards, stockpiles, and other collections of *equipment* from the public right-of-way.
- **Policy 2-11.2:** Provide and maintain street trees and parkway landscaping within the public right-of-way for developed properties *within* Rialto. Require private development to do the same as per City design regulations.
- **Consistency Analysis:** Design Standards in this Specific Plan will require new developments to provide screening of commercial and industrial parking areas, storage, stockpiles, and other collections of equipment and maintain street trees and parkway landscaping to enhance the public right-of-way.

Goal 2-17: Provide high-quality and environmentally sustainable landscaping.

- **Policy 2-17.2:** Require all new *development* to incorporate tree plantings dense enough to shade and beautify residential and commercial areas.
- **Consistency Analysis:** The Specific Plan will require new development to incorporate landscaping and tree planting *sufficient* to shade and beautify residential and commercial areas.

Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

- **Policy 2-22.1:** Require that developments incorporate varied planes and textures and variety in window and door treatments on building façades.
- **Policy 2-22.3:** Require that landscape plantings be incorporated into commercial and industrial projects to define and emphasize entrances, inclusive of those areas along the front of a building facing a parking lot.
- **Policy 2-22.6:** Require delivery areas to be separated from pedestrian areas.
- **Policy 2-22.7:** Require outdoor storage areas, where permitted, to be screened from

public view.

- **Policy 2-22.8:** Insist that full architectural treatments and details be provided on all facades visible to the street of development projects.
- **Consistency Analysis:** Chapter 4 and Chapter 5 of the Specific Plan will ensure commercial and/or industrial development is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

Goal 2-23: Minimize the visual impact of parking lots.

- **Policy 2-23.1:** Require mature trees and landscaping in off-street parking areas to make them more inviting and aesthetically appealing, and to provide sufficient shading to reduce heat.
- **Consistency Analysis:** Landscaping standards in *Chapter 5, Development Standards*, will provide landscaping in off-street parking areas.

Goal 2-30: Incorporate green building and other sustainable building practices into development projects.

Goal 2-34: Achieve waste recycling levels that meet or exceed State mandates. Achieve maximum waste recycling in all sectors of the community: residential, commercial, industrial, institutional, and construction.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

- **Policy 3-1.4:** Encourage the consolidation of smaller lots of industrial and commercial areas to attract larger industrial businesses or commercial projects.
- **Consistency Analysis:** This Specific Plan allows for and encourages consolidation of smaller lots of industrial and commercial areas to attract larger industrial businesses or commercial projects.

Goal 3-3: Attract, expand, and retain commercial and industrial businesses to reduce blighted conditions and encourage job growth.

- **Consistency Analysis:** This Specific Plan designates and allows for development commercial and industrial businesses encourage job growth.

Goal 3-6: Require that all developed areas within Rialto are adequately served with essential public services and infrastructure.

- **Policy 3-6.1:** Coordinate all development proposals with other affected public entities to ensure the provision of adequate public facilities and infrastructure services.
- **Policy 3-6.4:** Complete infrastructure master plans for sewer, water, and drainage.
- **Consistency Analysis:** *Section 3.5, Infrastructure Plan* determines and plans development in this Specific Plan are adequately served with infrastructure.

Goal 4-10: Provide a circulation system that supports Rialto's position as a logistics hub.

- **Policy 4-10.3:** Develop appropriate noise mitigation along truck routes to minimize noise impacts on nearby sensitive land uses.
- **Policy 4-10.4** Encourage the development of adequate onsite loading areas to minimize interference of truck loading activities with efficient traffic circulation on adjacent roadways.
- **Consistency Analysis:** Circulation outlined in *Chapter 3, Plan Elements*, provide a circulation system that mitigates noise along truck routes and establishes efficient traffic circulation.