Pepper Avenue

Specific Plan

Draft

November 22, 2016

Prepared for: City of Rialto, California

Prepared by: ktgy Architecture+Planning

Pepper Avenue

Specific Plan

with
Ordinances No.(s) xx
and
Resolution No.(s) xx

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Adopted by the Rialto City Council on xx xx, 2017

CITY OF RIALTO

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Joe Baca Jr., Mayor Pro Tem
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Rafael Trujillo, Council Member

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Market Profiles, Inc.
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Urban Crossroads

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1.0 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 with the exception of *Chapter 5.0, 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:

- Promote quality development consistent with the goals and policies of the City of Rialto General Plan.

- Provide for comprehensive planning that assures the orderly development of the site in relation to its surroundings.

- 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.

- Establish development regulations that permit a variety of non-residential uses, protect natural habitat, encourage a pedestrian connection to Frisbie Park, create gateway elements, and allow the flexibility for multi-family residential to be developed.

- Develop a plan that is economically feasible and that can be implemented based on existing and anticipated future economic conditions.

- Provide for the creation of an exciting, energetic, cohesive development that establishes a strong "sense of place."

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

This Specific Plan has been created through the authority granted to the City of Rialto by the California Government Code, Sections 65450 through 65453. 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:

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.

Public Facilities
The specific plan must show the proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, 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.

Development Standards
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 5, Development Standards*, of this Specific Plan.

Implementation Measures
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.

General Plan Consistency
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.

Optional Contents
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, landscape, architectural, and sustainable design guidelines in *Chapter 4, Design Guidelines*, of this Specific Plan.

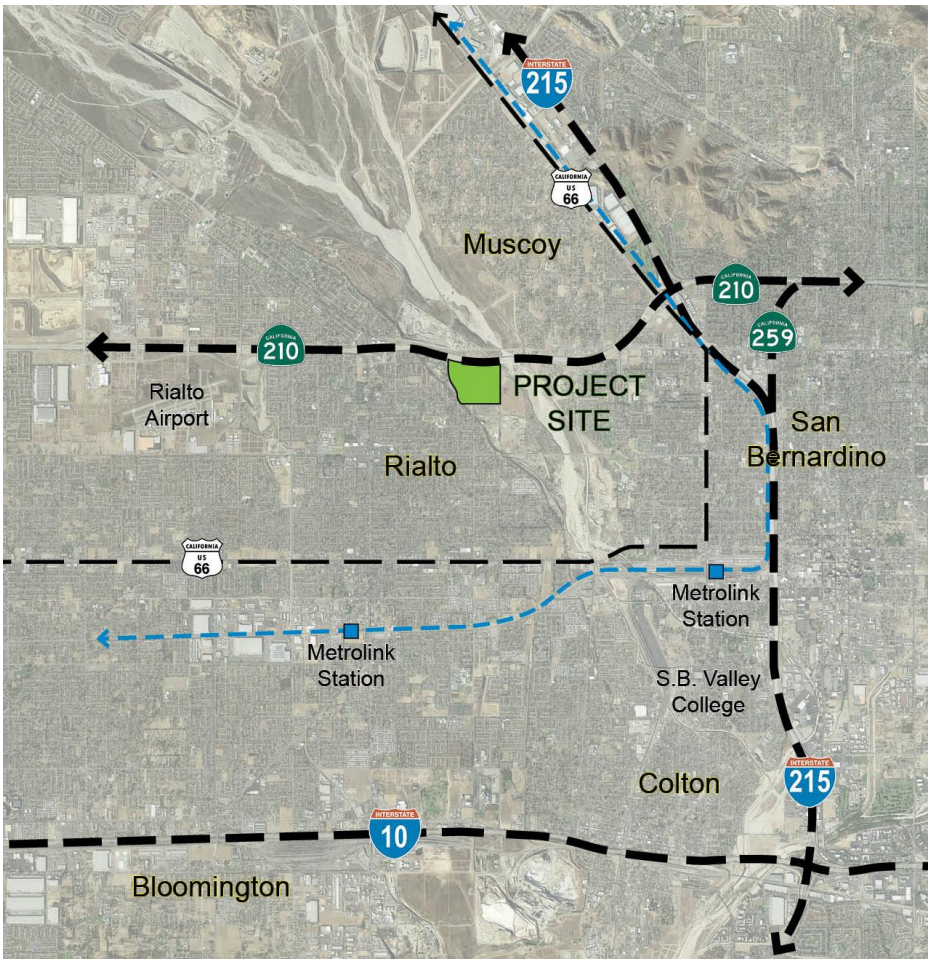
All future development plans, tentative parcel and/or tract map(s), and/or other similar entitlements for the Specific Plan area shall be consistent with the regulations set forth in this Specific Plan and with all other applicable City of Rialto regulations. Furthermore, all regulations, conditions, 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
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 is anticipated to open in summer 2016, which will provide 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
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:

- Provide an eastern gateway to the City of Rialto that offers new and exciting retail opportunities and promotes the identity of the North End (Pepper Avenue) neighborhood.
- Provide freeway-oriented commercial opportunities to serve regional needs and stimulate job and revenue growth in the City.
- Address the City of Rialto's current and projected housing needs by allowing a portion of the project to be developed with multi-family residences.
- Incorporate "Green" and sustainable practices, as practicable, in developing buildings and infrastructure.
- 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.
- Revitalize the underutilized Project site through the implementation of a predominantly retail development that will service the surrounding existing residential communities.
- Encourage pedestrian and bicycle connectivity.
- Locate and integrate the design of native habitat open space areas into the community by providing a pedestrian bridge inclusive of interpretive signage, which connects the development area with the adjacent Frisbie Park.
- 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. The Project is at an opportune location to create an entry gateway statement to Rialto. Once developed, the Project will also provide a new source of tax revenue to the City, utilize predominantly vacant land, and will serve the City's commercial and residential needs all while preserving the site's natural habitat.

The Specific Plan is designed with the surrounding land uses in mind as depicted on *Exhibit 1.3, Land Use Plan*. Three land use designations have been designated for this project: Community Commercial, Open Space, and Public Facility. Additionally, two land use designation overlays have been proposed: Community Commercial and Multi-Family Residential. These uses have been carefully selected to create a sense of place and the design including a "main street," pedestrian-oriented town center, a pedestrian connection to Frisbie Park, a welcoming plaza, and a comprehensive landscape theme. Details regarding the land use plan are below.

- The Community Commercial land use designation will allow for up to 462,000 square feet of retail and 125,000 square feet of business park uses that take advantage of the visibility from the 210 Freeway, as well as a prime location adjacent to the proposed freeway interchange. These uses will serve the nearby residential uses.

- The Open Space land use will preserve nearly 30 acres of habitat for Riversidean Alluvial Fan Sage Scrub (RAFSS). No development, except for a pedestrian bridge, would be permitted within this designation. The pedestrian bridge is proposed to cross through this planning area to connect the existing Frisbie Park to the Community Commercial district. This bridge will be designed to be environmentally sensitive to the open space below and feature interpretive signage so bridge users may learn about the protected habitat.

- The Public Facility designation contains an existing West Valley Water District (WVWD) facility that consists of existing pump stations, water supply wells, and a reservoir. This designation would allow future water district facilities.

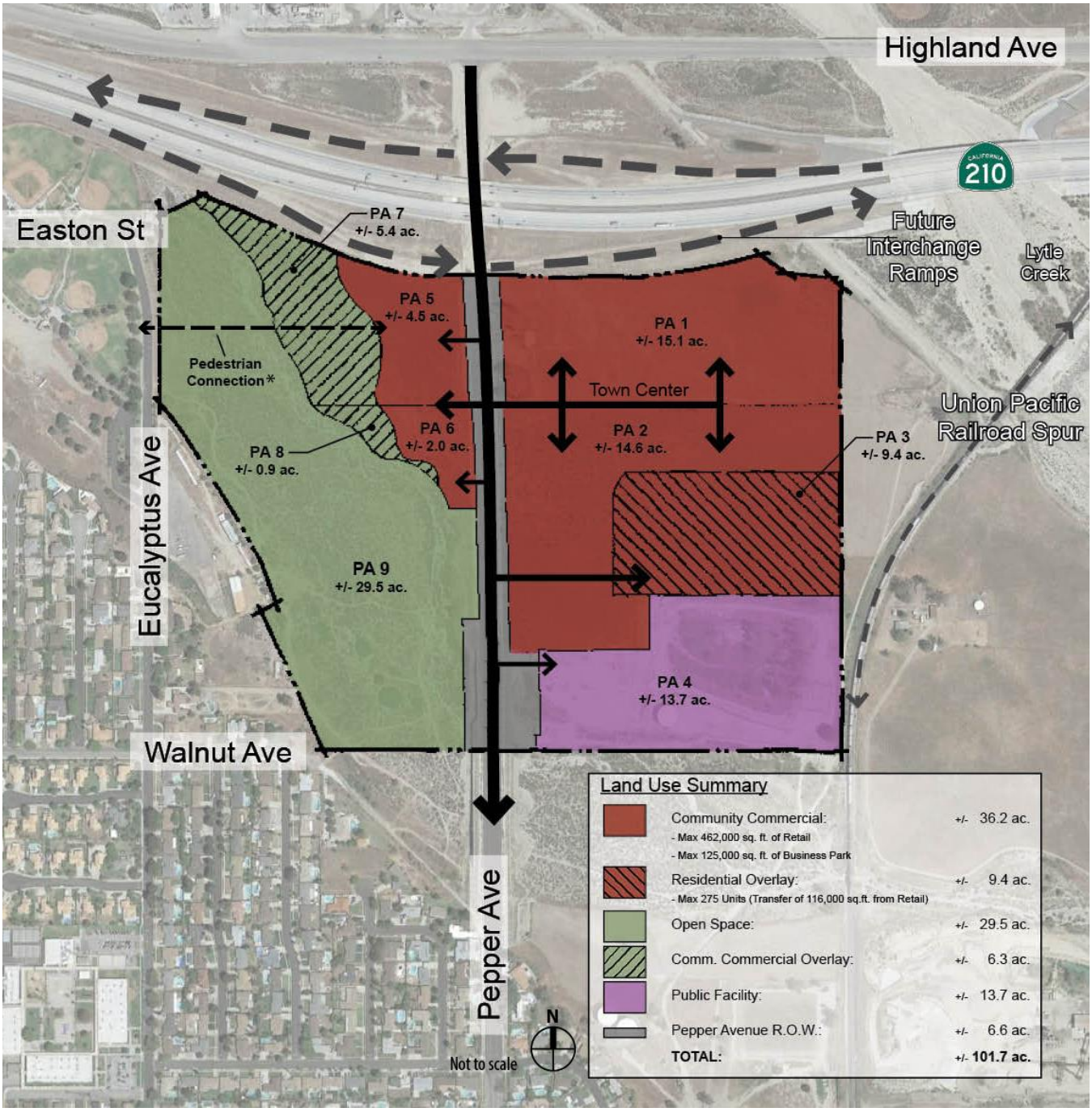
- The Multi-Family Residential Overlay allows for the option of up to 275 units, subject to a reduction in the retail square footage. This overlay zone is located at the eastern edge of the Project site.

- A Community Commercial Overlay Zone will allow a limited development on approximately 6.3 acres, to allow future developers the flexibility to attract a wider variety of tenants on the western side 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.

- The architectural design of the Project will be derived from a Mediterranean architectural style, consistent with the City's namesake, the Rialto Bridge in Venice, Italy. The project will include refined elements (not rustic) and incorporate the use of stone accents. The Specific Plan is designed to function as a cohesive community within the City of Rialto.

- 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
Land Use Plan



** Length of pedestrian bridge could be reduced to the edge of development should any development occur on PA 7*

Source: Google Earth

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 City of 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 taking action 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

2.0 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)*.

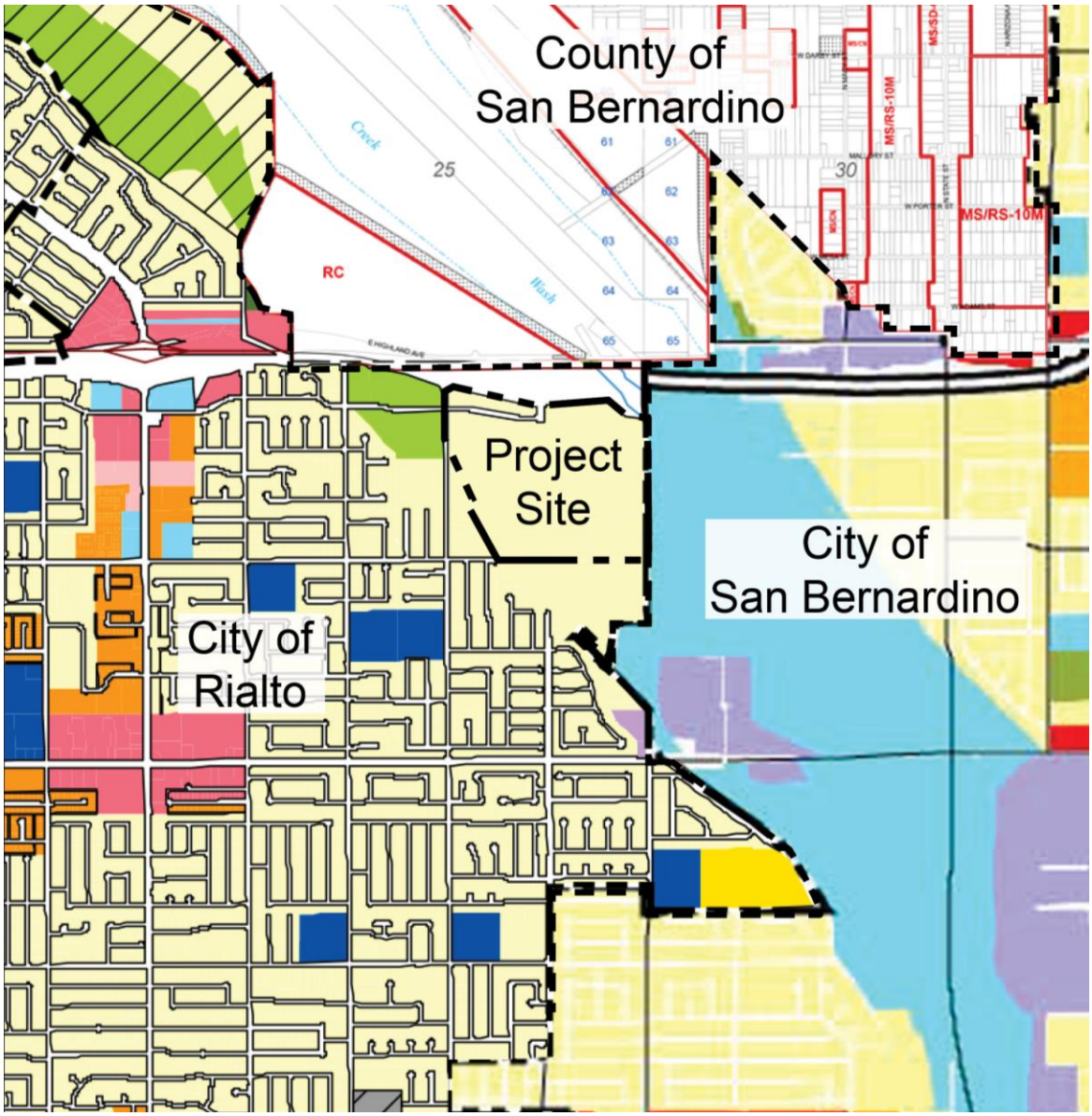
2.1.1 General Plan Land Use

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 also 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
Existing City of Rialto General Plan Land Use Designations



City of Rialto General Plan Land Uses

- Residential 6
- Residential 12
- Residential 21
- Office
- Community Commercial
- Business Park
- Light Industrial
- School Facility
- Public Facility
- Open Space - Recreation
- Specific Plan

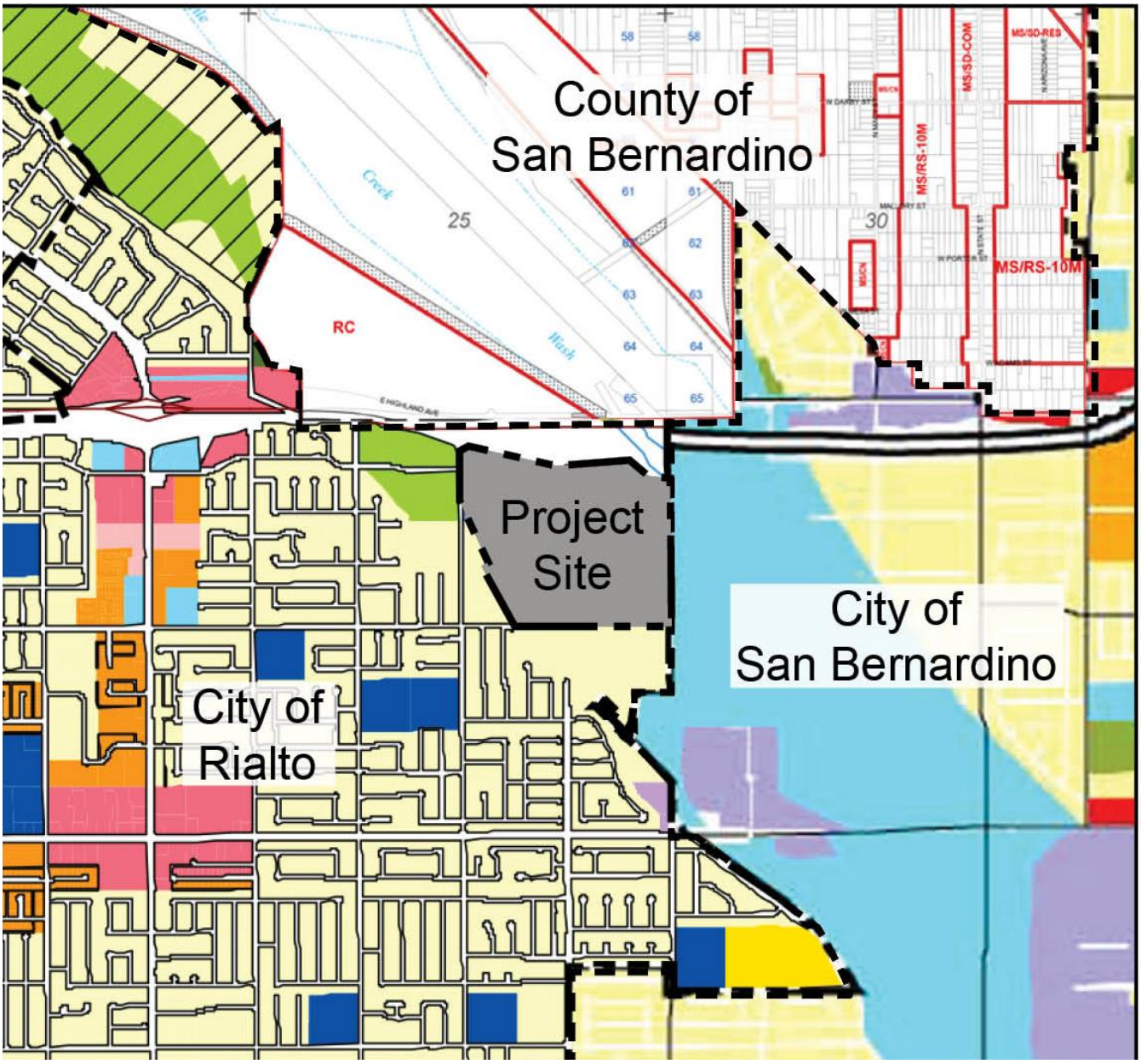
Overlays

- Specific Plan Overlay
- Jurisdictional Limits
- Project Boundary

City of San Bernardino General Plan Land Uses

- Single Famiy Residential (SFR)
- Multi-Family Residential (MFR)
- Commercial - General (CG)
- Industrial (I)
- Public-Facility/Quasi-Public (PF)
- Open Space (OS)

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



City of Rialto General Plan Land Uses

- Residential 2
- Residential 6
- Residential 12
- Residential 21
- Residential 30
- Office
- Community Commercial
- General Commercial
- Downtown Mixed-Use
- Business Park
- Light Industrial
- General Industrial
- School Facility
- Public Facility
- Open Space - Recreation
- Open Space - Resources
- Specific Plan

Overlays

- Historic Agriculture Overlay
- Animal Overlay
- Specific Plan Overlay
- Rialto Incorporated Area
- Rialto Sphere of Influence
- County Boundary
- Railroad
- Hydrological Feature

City of San Bernardino General Plan Land Uses

- Single Famiy Residential (SFR)
- Multi-Family Residential (MFR)
- Commercial - General (CG)
- Commercial - Regional (CR)
- Commercial - Heavy (CH)
- Commercial - Office (CO)
- Industrial (I)
- Public-Facility/Quasi-Public (PF)
- Open Space (OS)
- City Boundary
- Sphere of Influence Boundary

County of San Bernardino General Plan Land Uses

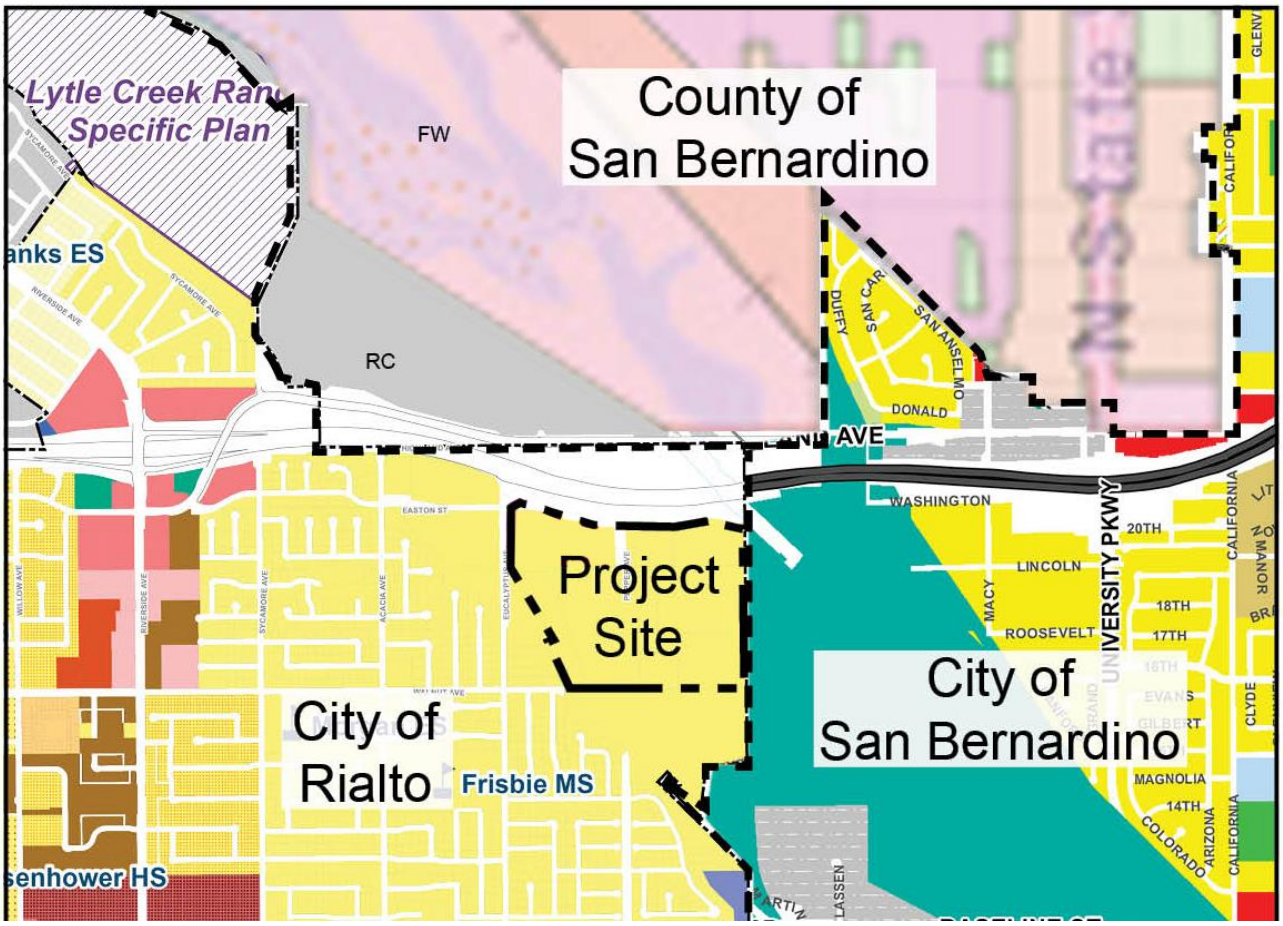
- Private Unincorporated
- RDA
- County

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
Existing City of Rialto Zoning Designation



City of Rialto Zoning Uses

- Single Family Residential (R-1A-10,000)
- Single Family Residential (R-1A)
- Single Family Residential (R-1B)
- Single Family Residential (R-1C)
- Single Family Residential (R-6,000)
- Planned Residential Dev.-Detached (PRD-D)
- Mobile Home Development (MHD)
- Planned Residential Development-Attached (PRD-A)
- Multi-Family Residential (R-3)
- Multi-Family Residential (R-4)
- Administrative Professional (A-P)
- Neighborhood Commercial (C-1)
- Community Shopping Center (C-1A)
- Central Commercial (C-2)
- Commercial-Manufacturing (C-M)
- Light Industrial (M-1)
- Parking (P)
- Flood Control (FC) - not part of zoning code
- Utility (U)
- Sphere of Influence Project
- Foothill Boulevard Specific Plan
- Central Area Specific Plan
- Lytle Creek Ranch Specific Plan
- Elm Park Specific Plan

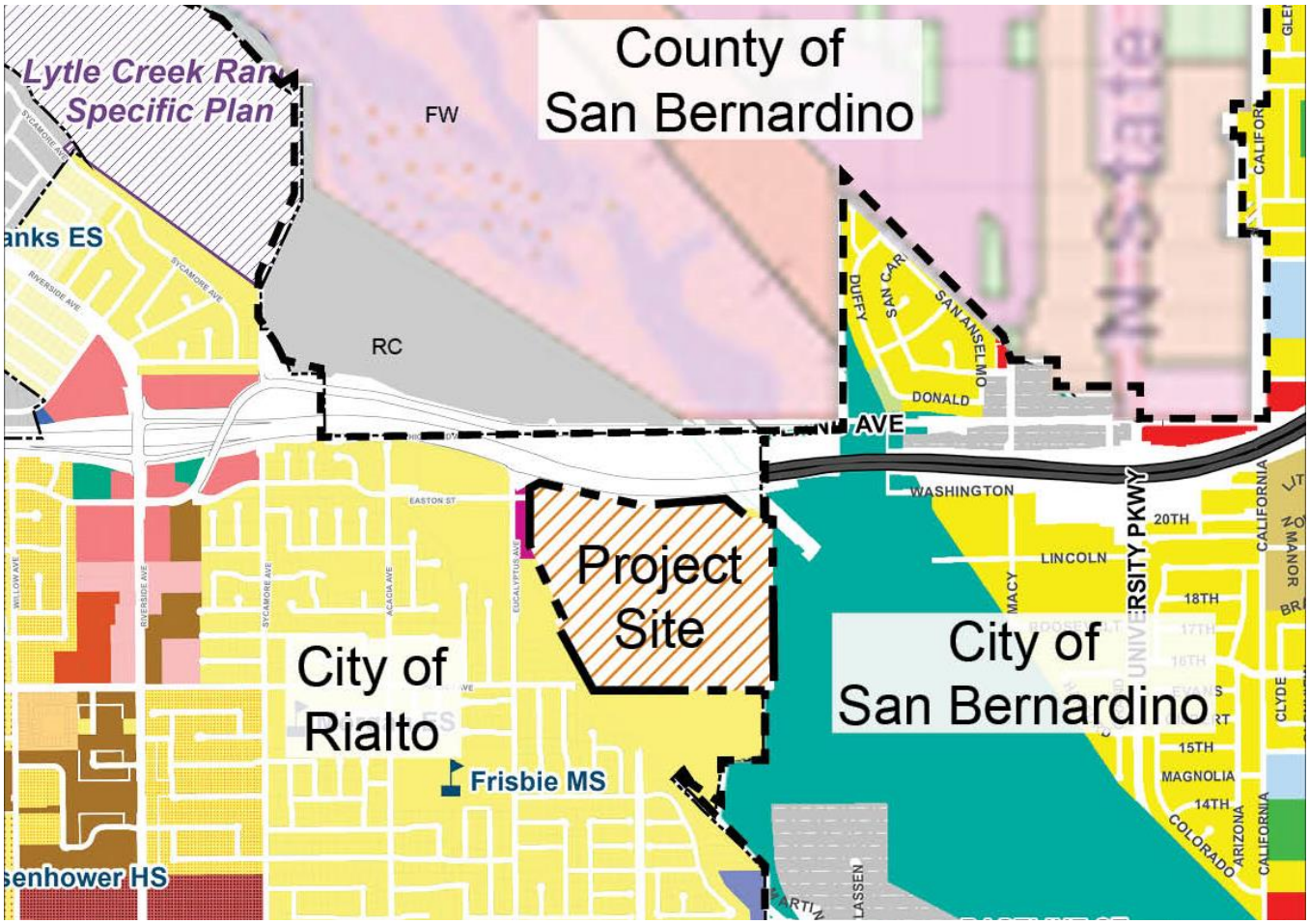
City of San Bernardino Zoning Uses

- RE = Residential Estate (1 du/ac)
- RE = Residential Suburban (4.6 du/ac)
- RU = Residential Urban (9 du/ac)
- RM = Residential Medium (14 du/ac)
- RMH-20 = Residential Medium High (20 du/ac)
- RH = Residential High (36 du/ac)
- CO = Commerical Office
- CH-1 = Commercial Office
- CG-1 = Commercial General
- CG-3 = Commercial General - University Village
- CH = Commercial Heavy
- IL = Industrial LIght (0.75 F.A.R.)
- IH = Heavy Industrial (0.75 F.A.R.)
- IE = Industrial Extractive (0.05 F.A.R.)
- PFC = Flood Control CCS-3=Central City South
- PF = Public Facility
- RR = Railroad
- PP = Public Park
- PCR = Public/Commercial Recreation

County of San Bernardino Zoning Uses

- RC = Resource Conservation
- SD-RES = Special Development Res Boundary
- City of Rialto
- RS-20M = Single Family, 20,000 SF min
- GH/SP-PF = Glen Helen SP - Public Facilities
- GH/SP-PF = Glen Helen SP - O.S. and Habitat
- MD/SD-RES = Muscoy/Special Development RES
- MS/RS-10M = Single Family, 10,000 SF min
- MS/FW = Muscoy/Floodway
- City of San Bernardino

Figure 2-4
Proposed City of Rialto Zoning Designation



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- MS/RS-10M = Single Family, 10,000
- MS/FW = Muscoy/Floodway
- City of San Bernardino

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 is estimated to be completed in late 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. The 210 Freeway and Pepper Avenue interchange project currently under construction is anticipated to be completed in 2017.

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
Site Aerial

Source: Google Maps

3.0 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 & 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

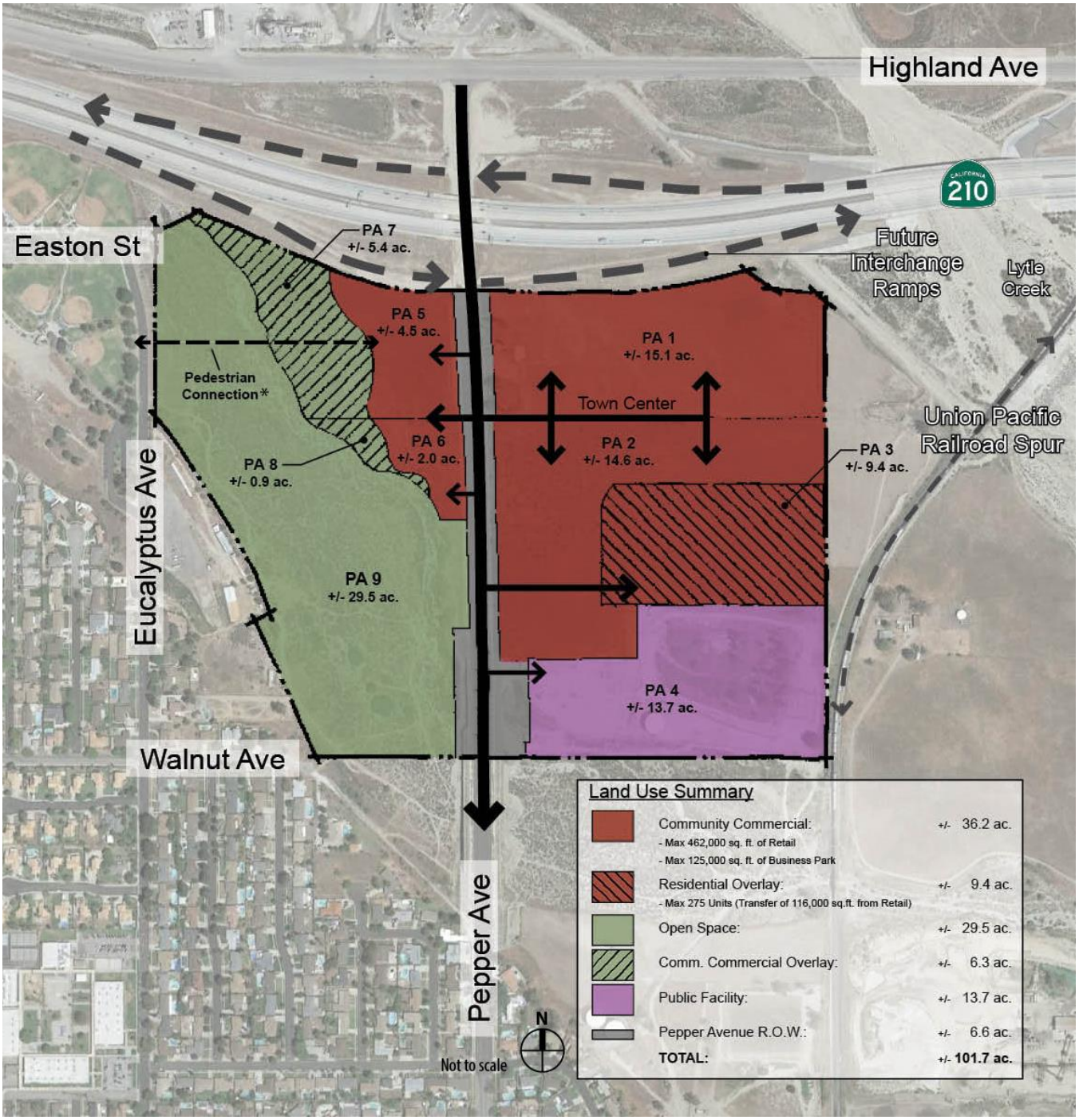
3.2.1 Land Use Plan Description

The Pepper Avenue Specific Plan is a 101.7-acre planned development located within the city limits of Rialto. The Project is comprised of nine planning areas (PAs) and is designed to be a commercial center with community commercial and business park uses, as well as natural open space, public facility uses, and the option to incorporate multi-family residential 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 commercial opportunities to residents of Rialto.

Table 3.1			
Planning Area Land Use Summary*			
Planning Area	Acres	Land Use	Development Potential
PA 1	15.1	Community Commercial	95,000 sf Business Park Uses
			108,650 sf Retail Uses
PA 2	14.6	Community Commercial	30,000 sf Business Park
			127,000 sf Retail Uses
PA 3	9.4	Community Commercial with Residential Overlay	116,000 sf Retail Uses**
PA 4	13.7	Public Facility	West Valley Water District Facilities
PA 5	4.5	Community Commercial	41,000 sf Retail Uses
PA 6	2.0	Community Commercial	8,400 sf Retail Uses
PA 7	5.4	Open Space with Community Commercial Overlay	52,700 sf Retail Uses
PA 8	0.9	Open Space with Community Commercial Overlay	8,250 sf Retail Uses
PA 9	29.5	Open Space	Natural Open Space
Pepper Avenue Right-of-Way (ROW)	6.6	ROW	ROW
Totals:	**101.7**		**462,000 Total Retail Uses** **125,000 Total Business Park 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 multi-family overlay zone, up to 275 multi-family dwelling units may be permitted with a corresponding reduction of up to 116,000 square feet of retail uses, as described in Section 5.4.2, Residential Overlay Development Equivalency.*

Figure 3-1
Land Use Plan



**Length of pedestrian bridge could be reduced to the edge of development should any development occur on PA 7*

Source: Google Earth

A. Community Commercial

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

The Community Commercial land use designation is applied to PAs 1, 2, 3, 5 and 6, which encompass approximately 45.6 acres of land in the northern portion of the site adjacent to the 210 Freeway. The maximum buildout within these planning areas, assuming no utilization of the Multi-Family Overlay zone (further discussed in Section 3.2.3), will be 462,000 square feet of retail uses and 125,000 square feet of business park uses (see Scenario 1 in *Table 3.2, Development Scenarios Summary*). In Scenario 2, retail square footage could be exchanged for multi-family residential units, up to a total of 275 multi-family dwelling units (detailed in S*ection 5.4.1, Development Transfers*). 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.

As detailed in *Section 4.2.3, Main Street Concept*, a "main street" aesthetic will be fostered in parts of the Community Commercial planning areas with the creation of a central retail axis. This axis will be accessed off Pepper Avenue and will act as the Town Center portion of the Project; it will be visually anchored at the end of the main street, opposite the entrance off Pepper Avenue by a design feature that could take shape as a plaza, unique building, fountain, or object of similar visual interest.

Table 3-2
Development Scenarios Summary

Scenario 1	
Retail	462,000 SF
Business Park	125,000 SF
Scenario 2	
Residential	275 Units
Retail	346,000 SF
Business Park	125,000 SF

B. Open Space

PAs 7, 8 and 9 (5.4, 0.9, and 26.5 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, with the exception of a ten-foot wide, grade-

separated pedestrian bridge that connects the Project's developed areas with the off-site Frisbie Park. This 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*.

C. 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.

D. Community Commercial Overlay

The Community Commercial Overlay is intended to increase the viability of commercial development within PAs 5 and 6 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.

E. Multi-Family 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 On-Site Habitat

Figure 3-2
Open Space Plan

Source: Google Earth

3.3.2 Pedestrian Bridge & 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 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 of the Project. Should the pedestrian bridge not occur, the welcoming plaza in PA 5/7 is not required.

Example, Welcoming Plaza

3.4 CIRCULATION PLAN

3.4.1 Circulation Plan Description

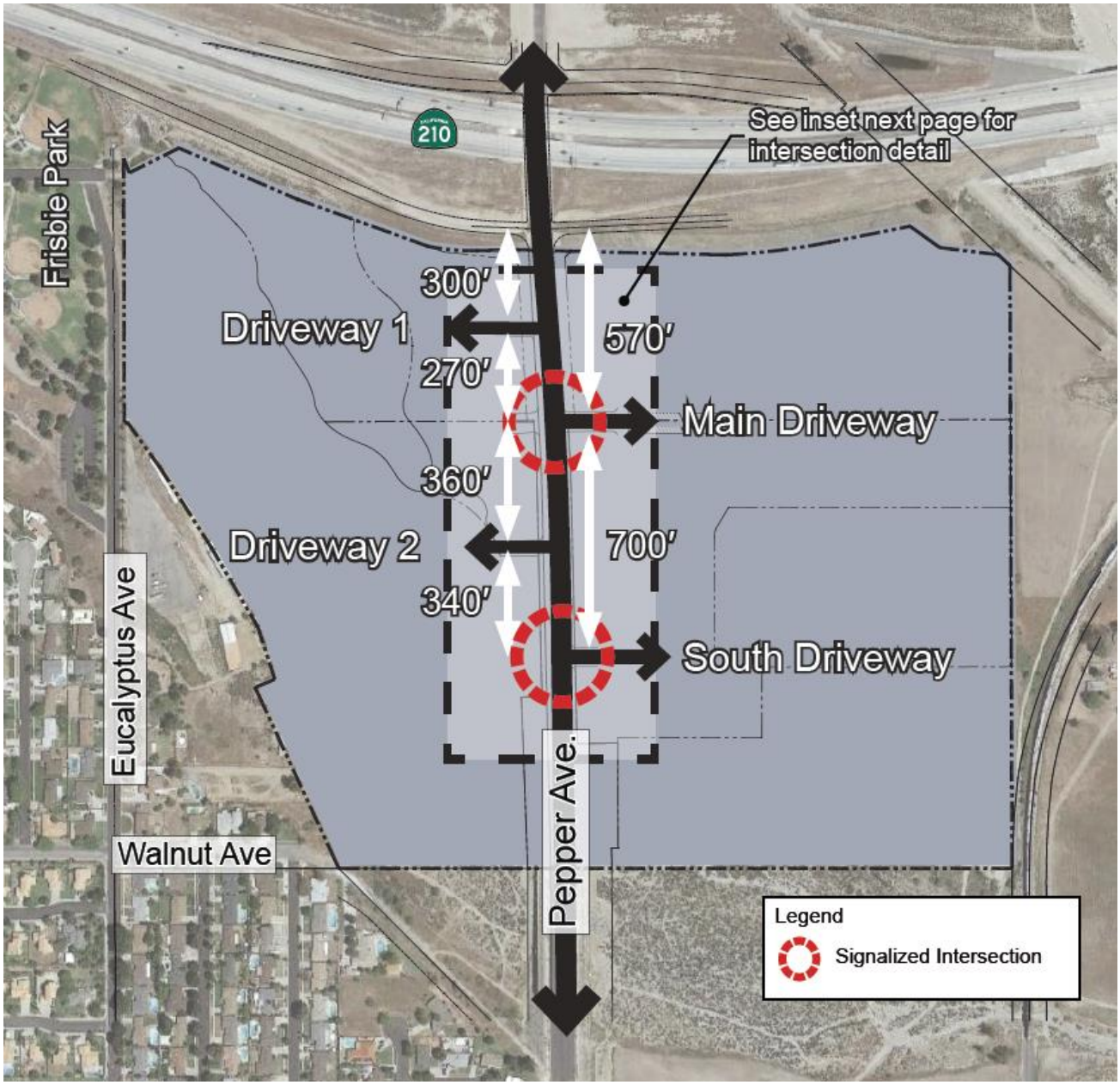
The circulation plan is depicted on *Figures 3-3a and 3-3b, Circulation Plan and Inset*. The main objective of the circulation plan is to provide efficient access to each of the planning areas from Pepper Avenue, and integrate convenient and safe pedestrian connections throughout the Project site. The circulation plan includes a hierarchy and standards for vehicular circulation and pedestrian circulation concept.

3.4.2 Vehicular Circulation Network and Hierarchy

A. Pepper Avenue

Primary access to the Project site is provided by Pepper Avenue from the north and south. Pepper Avenue is a public street designated as a Major Arterial in the City of Rialto General Plan. The project includes improvements to Pepper Avenue by including four lanes of travel and a Class II bike lane in both directions. Also, the Project accommodates the construction of four new signalized and non-signalized intersections that will provide access to the Project site, detailed below. Pepper Avenue also includes a raised median at some locations, inclusive of turn pockets, as depicted in *Figures 3-3a and 3-3b, Circulation Plan and Inset*. On-street parking will be prohibited along Pepper Avenue within the Specific Plan area. Typical roadway cross sections for Pepper Avenue are shown on *Figures 3-4, 3-5, 3-6,* and *3-7*.

Figure 3-3a
Circulation Plan



Source: Google Earth and Urban Crossroads

Figure 3-3b
Circulation Plan Inset

Source: Urban Crossroads

Figure 3-4
Section A-A

Figure 3-5
Section B-B

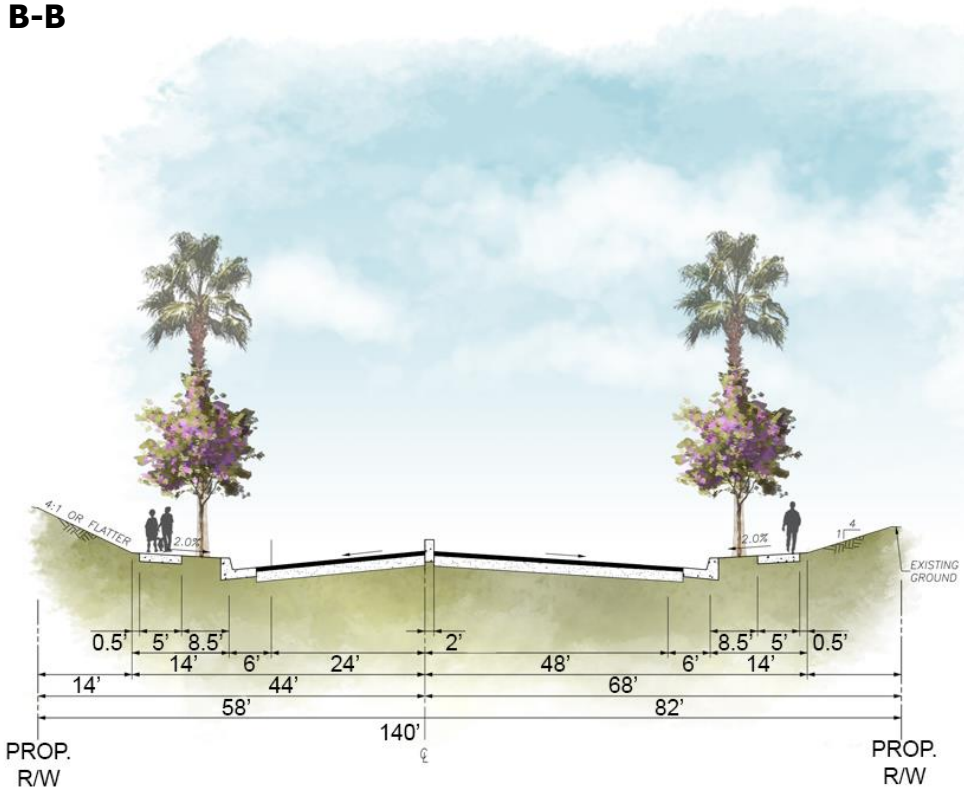


Figure 3-6
Section C-C

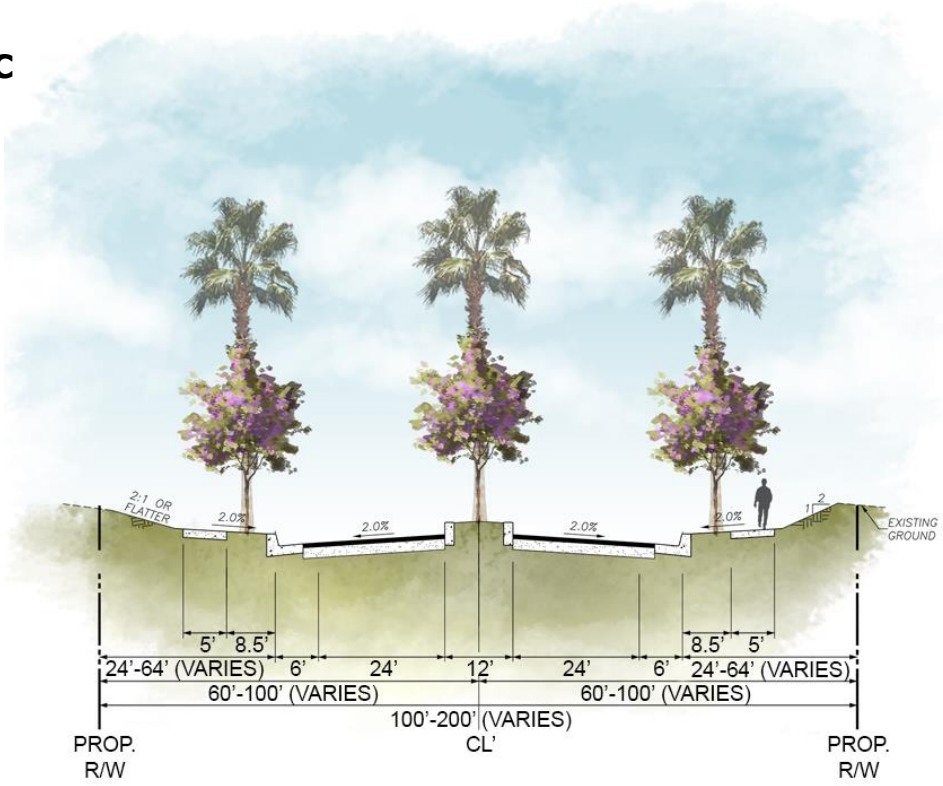
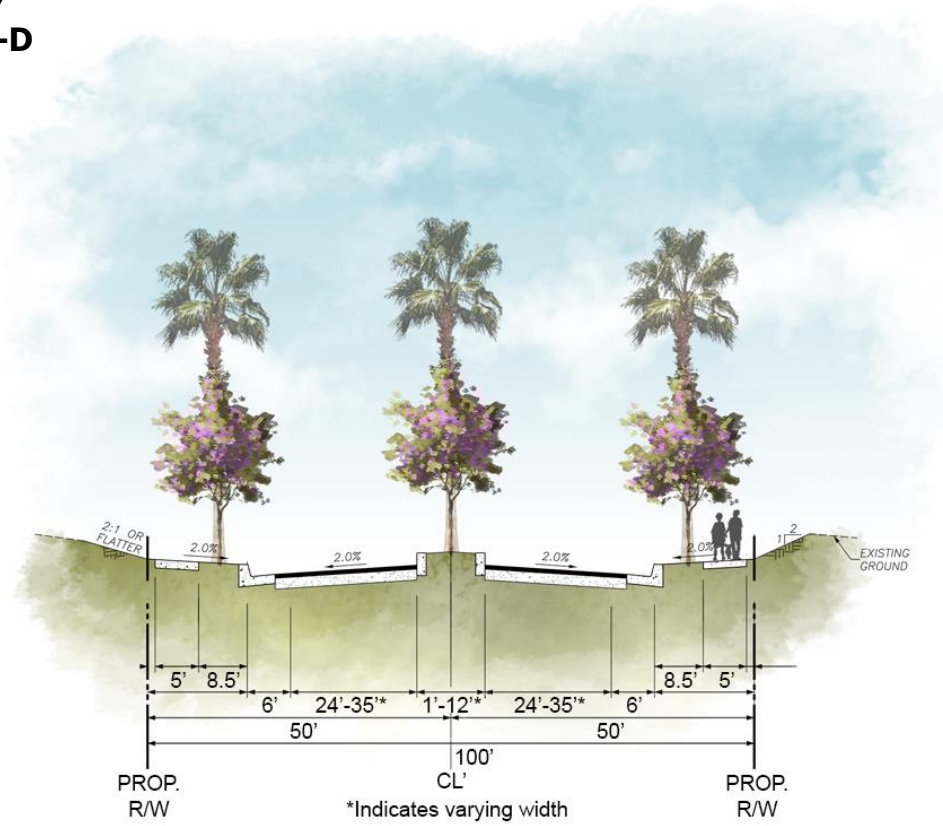


Figure 3-7
Section D-D



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

Four driveways are proposed to provide efficient access to the Project's PAs, as shown on *Figure 3-3, Circulation Plan*. Two driveways will be signalized and two others will only allow for right-in, right-out traffic to ensure safe, orderly and predictable vehicular travel. The Circulation Plan and *Table 3-3, Pepper Avenue Intersection Detail* describe the driveway locations, approximate distances between driveways, approaches, turns, and traffic control device along Pepper Avenue within the Project. Intersection details are also described below. The standards for internal driveways approaches and parking areas shall be subject to the applicable design guidelines contained in *Section 4, Design Guidelines* and *Section 5, Development Standards*.

Table 3-3
Pepper Avenue Intersection Detail

	Traffic Control	Number of Approaches	Pepper Avenue Pedestrian Crossing
Driveway 1	Stop Sign	3	No
Main Driveway	Signalized	4	Yes
Driveway 2	Stop Sign	3	No
South Driveway	Signalized	3	Yes

Driveway 1

The Driveway 1 intersection is the northernmost driveway, and is a right-in, right-out non-signalized configuration that provides direct access into PA 5. A stop sign would control traffic flow from PA 5 onto Pepper Avenue.

Main Driveway

The Main Driveway intersection is a four-way signalized intersection that provides direct access into PAs 1, 2, 5, and 6. All turning movements will be conducted via a turn lane, with the exception of the southbound Pepper Avenue traffic into PAs 1 and 2, which will feature a dual turn lane. This intersection will also be the entry for the Town Center portion of the Project. The Main Driveway intersection will have pedestrian crossings in all directions.

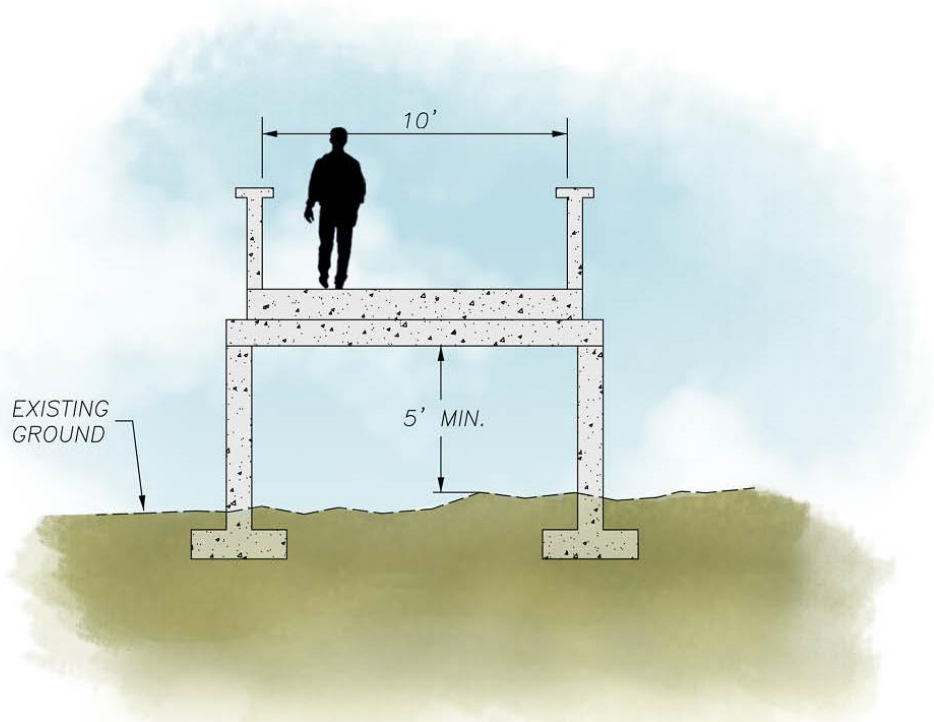
Driveway 2
The Driveway 2 intersection is a right-in, right-out non-signalized configuration that provides direct access into PA 6. A stop sign would control traffic flow from PA 6 onto Pepper Avenue.

South Driveway
The South Driveway intersection is a three-way signalized intersection that provides direct access to PA 2 and access to PA 3 through PA 2. The South Driveway Intersection will have pedestrian crossings in all directions.

3.4.3 Pedestrian Circulation

A highlight of the Project is a ten-foot wide pedestrian bridge proposed to span PA 9 and terminate in PA 5, connecting Frisbie Park and the surrounding neighborhoods to the Project site. A section of the pedestrian bridge is depicted in *Figure 3-8, 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 3-8
Pedestrian Bridge Section



Source: Fuscoe Engineering

Wide, enhanced sidewalks will be provided along both sides of the "main street" of the retail center in PAs 1 and 2, which terminates in a plaza space that could be used for relaxation, dining, passive recreation, or a visual terminus, such as a building. The sidewalks along the main driveway shall have a minimum width of 15 feet. These sidewalks may include planters, seating areas, tree wells and outdoor dining as long as a five-foot minimum path of travel is maintained. This pedestrian circulation concept for the main retail axis is designed to bolster retail activity along the "main street" and plaza, while providing a pleasant and walkable shopping experience for users of the site. Refer to *Figure 4-4, Town Center Section View "B-B"* for a graphic example of this condition.

Examples, Main Street

3.5 INFRASTRUCTURE PLAN

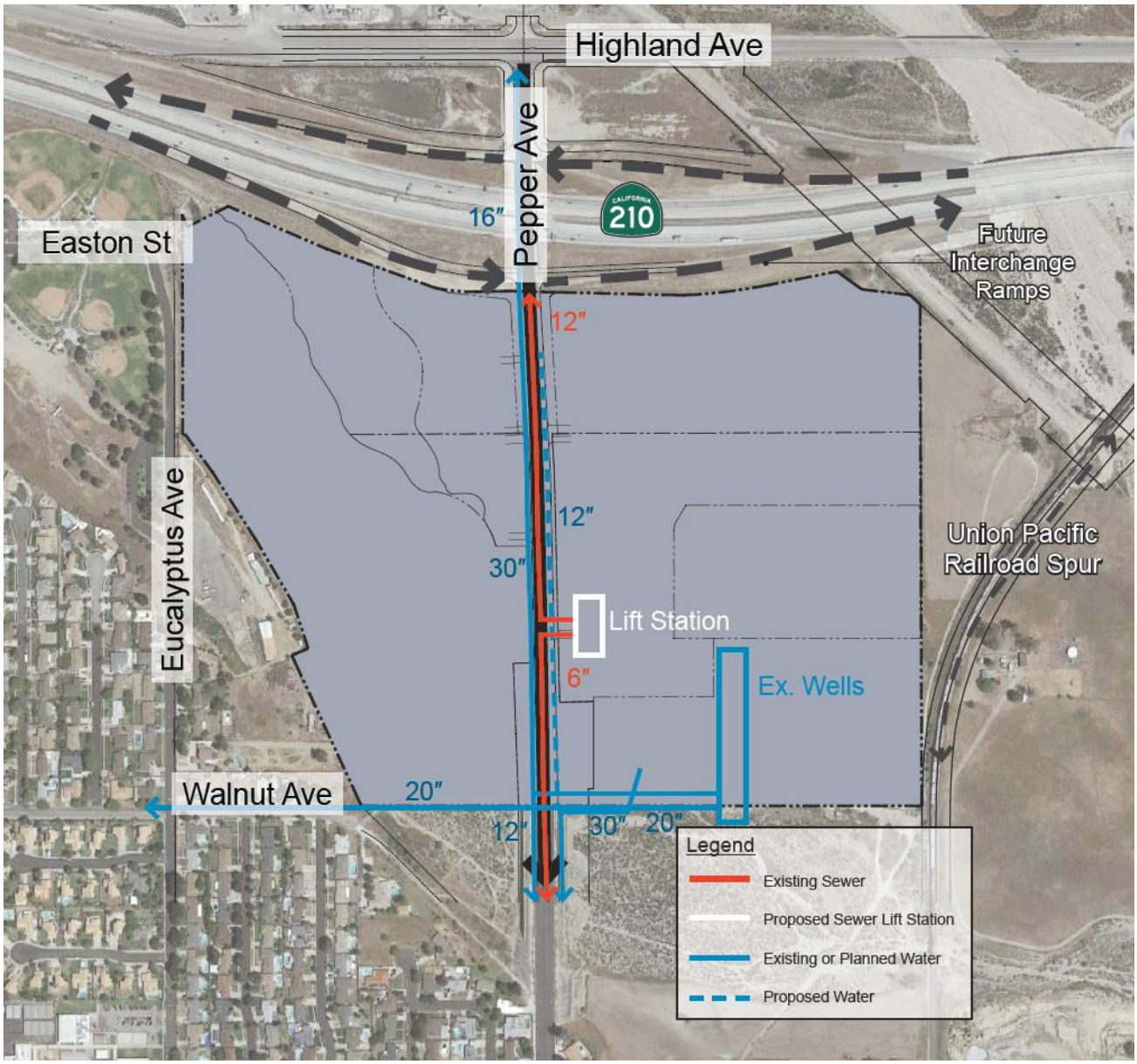
3.5.1 Water System

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 3-9
Water and Sewer Service



Source: Google Earth and 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, biosawles, 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 market place 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.

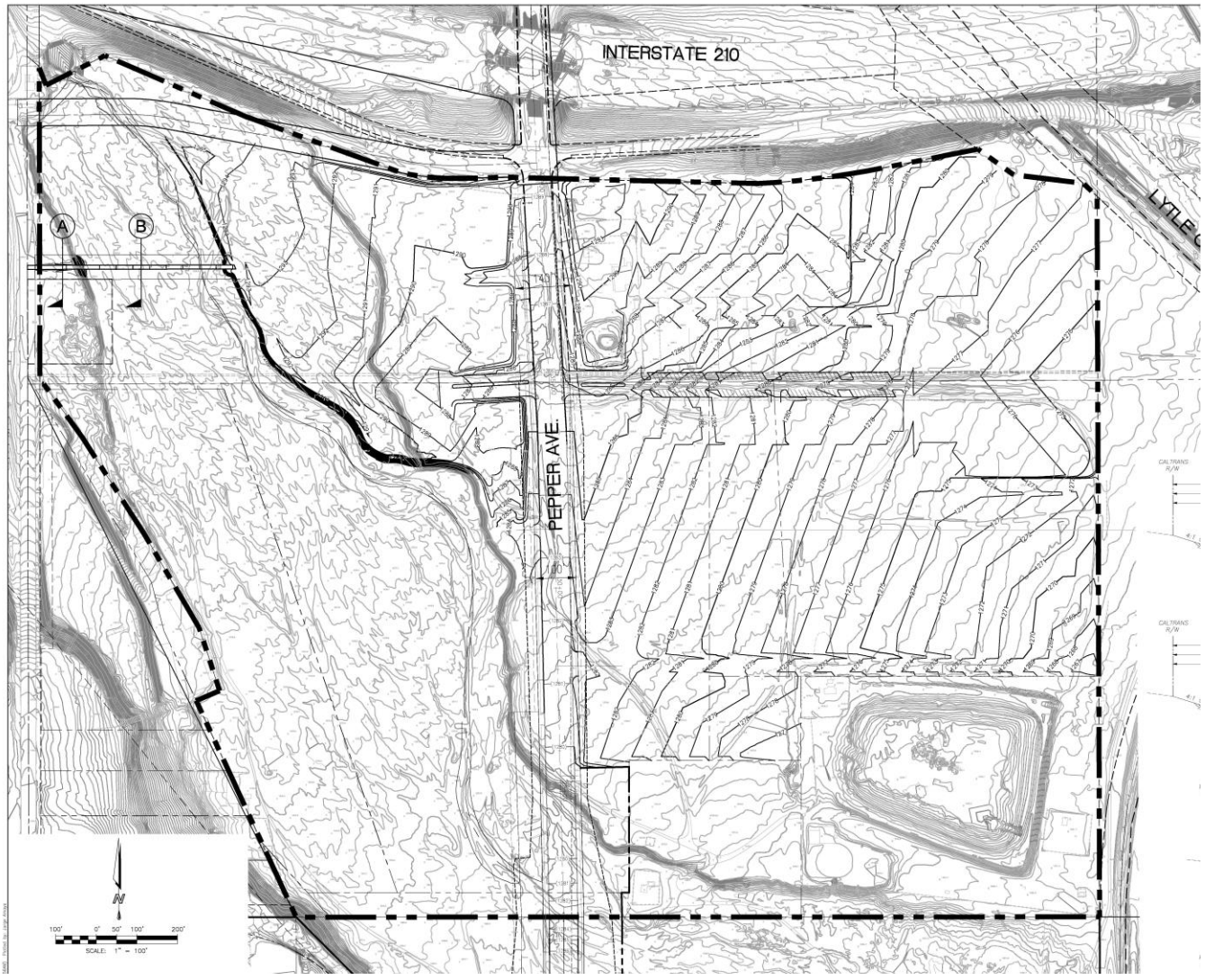
F. Solid Waste Disposal and Recycling Services

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 3-10
Grading Plan



Source: Fuscoe Engineering

4.0 DESIGN GUIDELINES

4.1 INTRODUCTION

This Chapter contains the site planning, architectural, and landscaping design guidelines for the Pepper Avenue Specific Plan. These guidelines, when implemented, will ensure that the Project develops as a quality retail center with consistent design elements.

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 COMMUNITY DESIGN

4.2.1 Designing the City's Eastern Gateway

The location of the Project provides a unique opportunity to create a gateway statement into the City of Rialto. The Project is located upon Rialto's eastern city limit, immediately adjacent to the 210 Freeway. Pepper Avenue, a major arterial street, bisects the project and will eventually be connected to the 210 Freeway via a proposed interchange. Focal features (e.g. art installations) are encouraged to be integrated into the Project site. These features may take the form of murals, sculptures, fountains, unique landscaping features or architectural elements that are specifically designed for the Project and contribute to the high-quality design and character of the Specific Plan They are also encouraged to represent the agricultural history of the City and the site, or the community at-large.

Additionally, site specific monumentation will be incorporated at major entry points to the Project along Pepper Avenue and along the 210 Freeway frontage, such that they will be visible to drivers passing by. The signage will be of appropriate scale and design to provide a sense of entry that corresponds to the character of the Project, and attractive landscaping will be incorporated along Pepper Avenue to complement this design, which will further enhance the feeling of arrival to both the City of Rialto and the Specific Plan Area.

Example, Site Monumentation

4.2.2 Authentic Sense of Place

The Project's planning areas will implement cohesive architectural and place-making design that will create a unique sense of place. The built environment will utilize high quality materials, landscaping and design appropriate to the architecture, which will establish and reinforce the Mediterranean character throughout the Project.

Example, Mediterranean Character

4.2.3 Main Street Concept

Community commercial uses off the main driveway in PAs 1 and 2 will be oriented around a retail axis that will act as the Project's "main street" and retail center. The success of this retail center will be dependent at least in part upon the activation of pedestrian spaces along the street, which should lead to increased rates of walking and interest in the area. To ensure a positive pedestrian experience is facilitated, several pedestrian-oriented design measures described below shall be enacted within the main street district.

Example, Main Street Concept

Example, Angled Parking on Main Street

Example, Well-Furnished Pedestrian Walkway

Example, Trees and shrubs in Parkway

On-street parking will be of either parallel, head-in perpendicular or head-in angled design. Such parking orientation will make on-street shops more accessible and will reduce the visual impact of automobiles upon the aesthetics of the main street area. Stores should enter off the main street, and should have highly articulated and unique facades that generate visual interest. A community plaza space will be provided at the end of the main street, where a combination of high-quality architecture, landscaping elements, and public art should be implemented that visually anchor this retail space. This plaza could perform multiple functions, and may be utilized for community events, relaxation, dining, or other similar uses.

Well-furnished pedestrian walkways that include landscaped parkways and hardscaping elements should run the length of the main street and make the linear connections between various retail areas and the community plaza space. In addition to sidewalk parkways, the primary driveway in the main street area will also have a landscaped median that is aesthetically appealing; both sidewalk parkways and street medians should include trees, shrubs and groundcover that are consistent with the architectural vernacular of the Project.

4.2.4 Interface with Surrounding Areas

Employing four-sided architecture where buildings are visible from the public realm can ensure that the Project does not turn its back to the surrounding context. High quality landscaping and fencing established at exterior boundaries of the planning areas will screen access roads and provide an attractive

means to buffer the project from preserved natural open space areas, as well as restrict access to certain areas of the Project. The welcoming plaza and pedestrian bridge crossing PA 9 will also interface with the natural open space by providing the opportunity for interpretive signage that describes the function of the habitat area to pedestrians.

4.2.5 Community Gathering Spaces

The project will have two principal community gathering spaces – a welcoming plaza and a retail plaza, as described below.

Example, Community Gathering Area

The welcome plaza is located at the end of the pedestrian bridge that connects the Project with Frisbie Park to the west. The plaza will incorporate enhanced planting and hardscape features, and will immediately establish the desired aesthetic and sense of place for the Specific Plan. Because the pedestrian bridge will serve as one of the main pedestrian entrances to the Project, the welcome plaza will serve as one of the Project's primary pedestrian gateways.

The retail plaza is located at the eastern end of the main street feature of the community commercial use area. This plaza is intended to act as a visual anchor to the retail main street, and should be designed to reflect the Mediterranean "Veneto" aesthetic desired for the Project. In addition to providing visual interest, the retail plaza will bring the opportunity for outdoor retail uses, such as kiosks and outdoor dining, to the Project. The retail plaza should utilize design cues that emphasize the pedestrian scale.

Example, Welcoming Plaza

4.3 PUBLIC REALM DESIGN GUIDELINES

4.3.1 Architecture Forward

Architecture and urban design within the planning areas should face the public realm. This means that aesthetically appealing design features should contribute their Mediterranean character not just to the private realm within the community commercial planning areas, but also to the public realm and especially along Pepper Avenue. Neglecting to embellish portions of the Project that face the interior public realm or the exterior surrounding neighborhoods, parks, roads and freeway will detract from the quality and character of the Project. Buildings within the Project should put architecture forward and incorporate the public realm as a consistently themed part of the Project.

4.3.2 Public Realm Landscape

The Project's landscape concept is designed to be functional and aesthetically appealing. Landscape should be consistent with the Veneto architectural style and should visually and physically buffer pedestrian and retail areas from parking lots and vehicular rights-of-way. Three tiered levels of plantings at low, medium, and tall heights will allow the landscape to be relatable at a human scale as well as be visually congruent with taller buildings and architectural features. Skyline palms, specific plant groupings, and a consistent plant palette will act as unifying elements throughout the Project that promote the desired Mediterranean aesthetic.

Landscape will also provide visual and physical buffers from traffic by implementing medians and parkways within and along the streets. In the Town Center, traffic calming measures will be implemented with finger islands that break up parking lanes while bringing landscaping to the roadway edge, reducing the visual impact of cars on the pedestrian and encouraging traffic to slow down. *Figures 4.1* through *4.8* include plan view and cross sections of the landscape concept in key project areas.

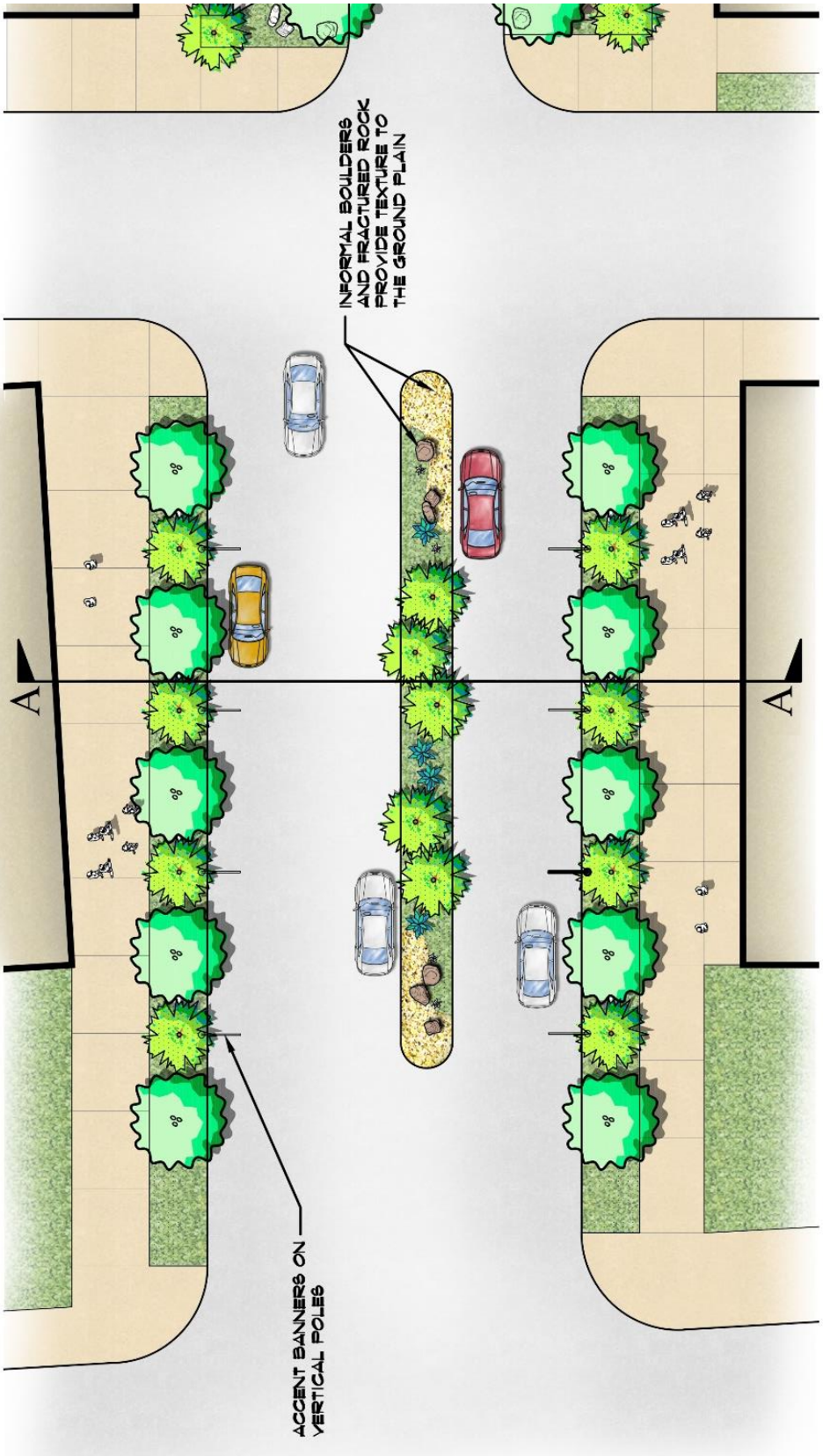


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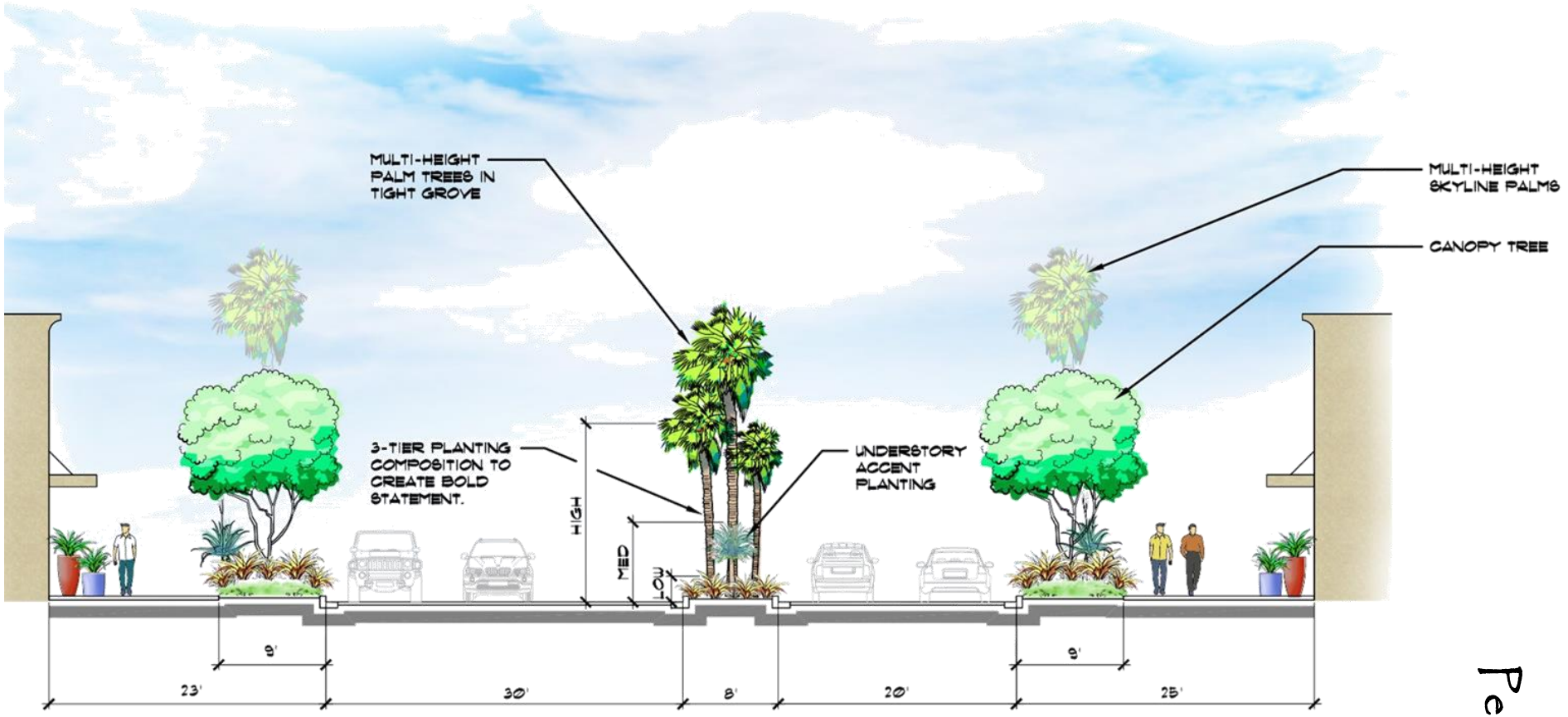
Figure 4.1, Primary Project Entry

Figure 4.2, Primary Project Entry Section View "A-A"



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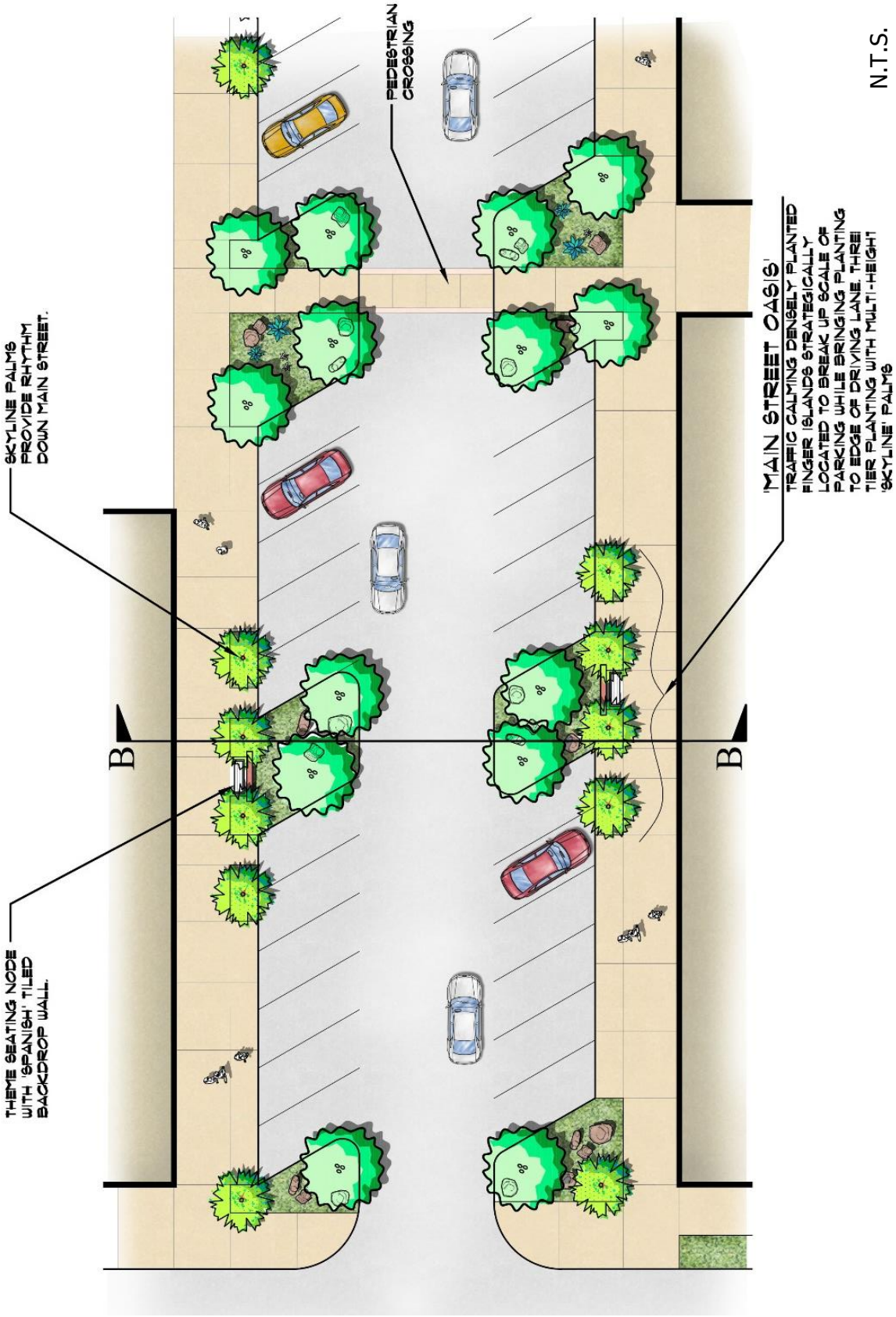

Figure 4.3, Town Center

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Figure 4.4, Town Center Section View "B-B"

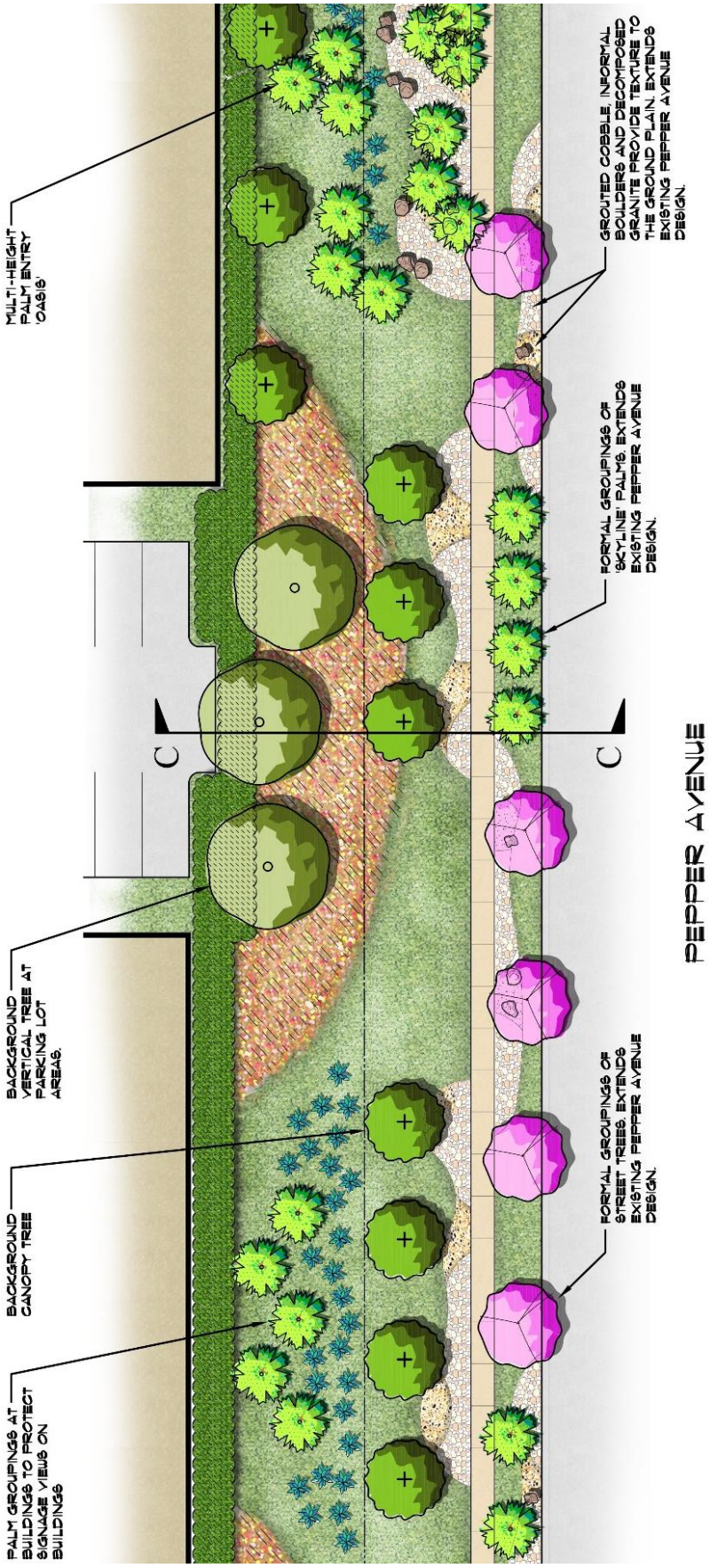

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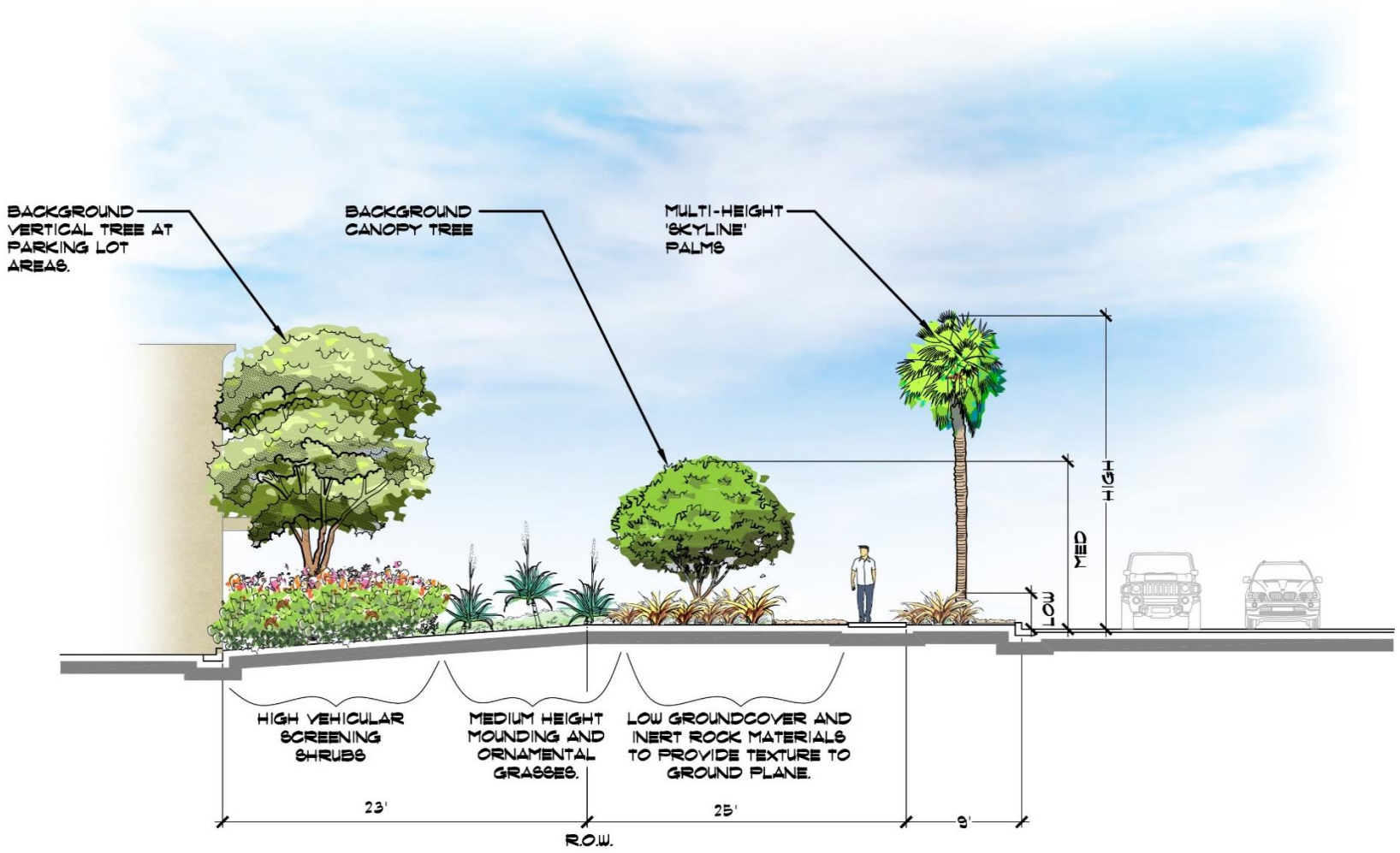
Figure 4.5, Pepper Avenue Public Realm Landscape

Figure 4.6, Pepper Avenue Public Realm Section View "C-C"



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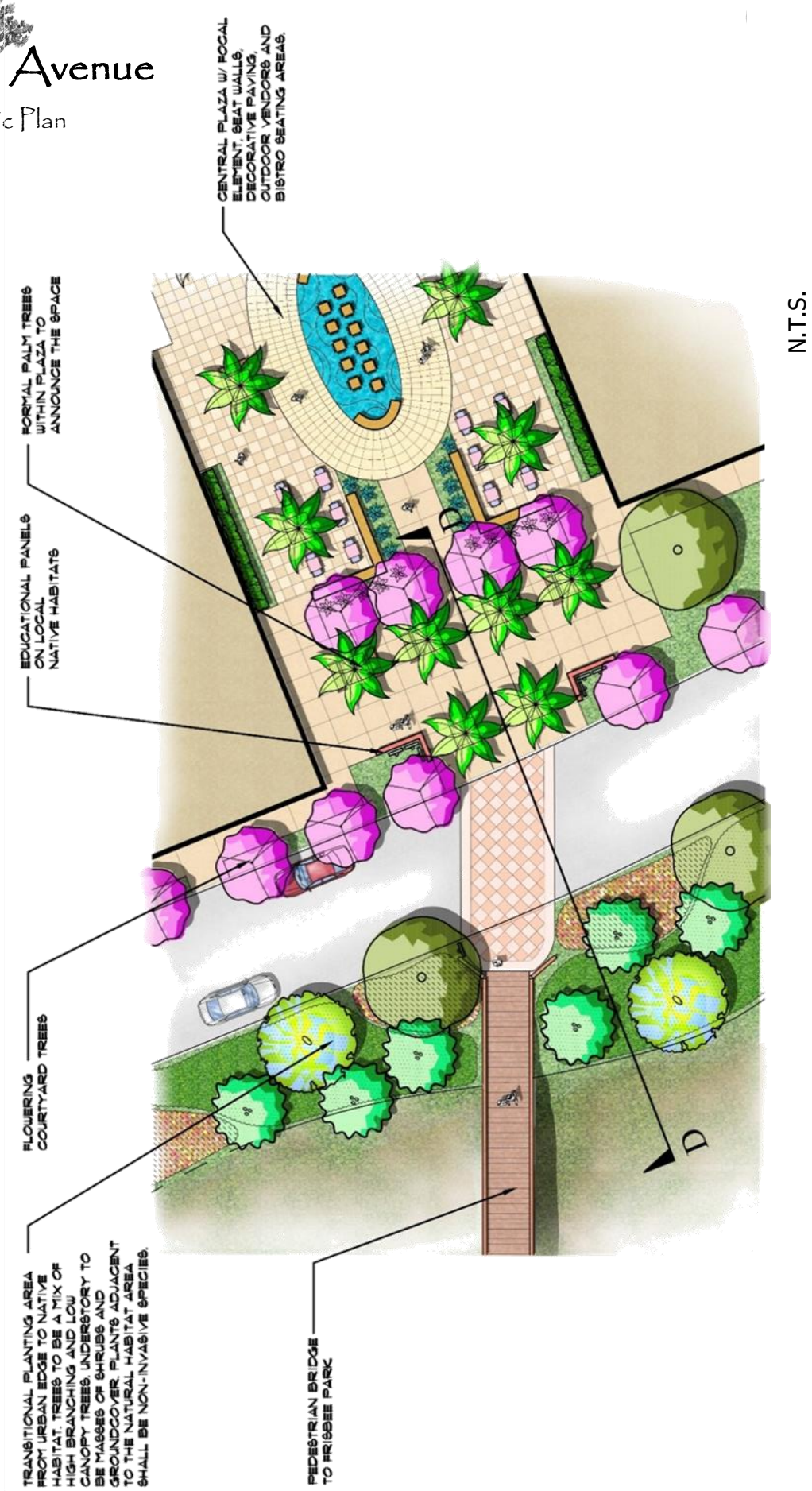

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Figure 4.7, Pedestrian Bridge and Welcoming Plaza

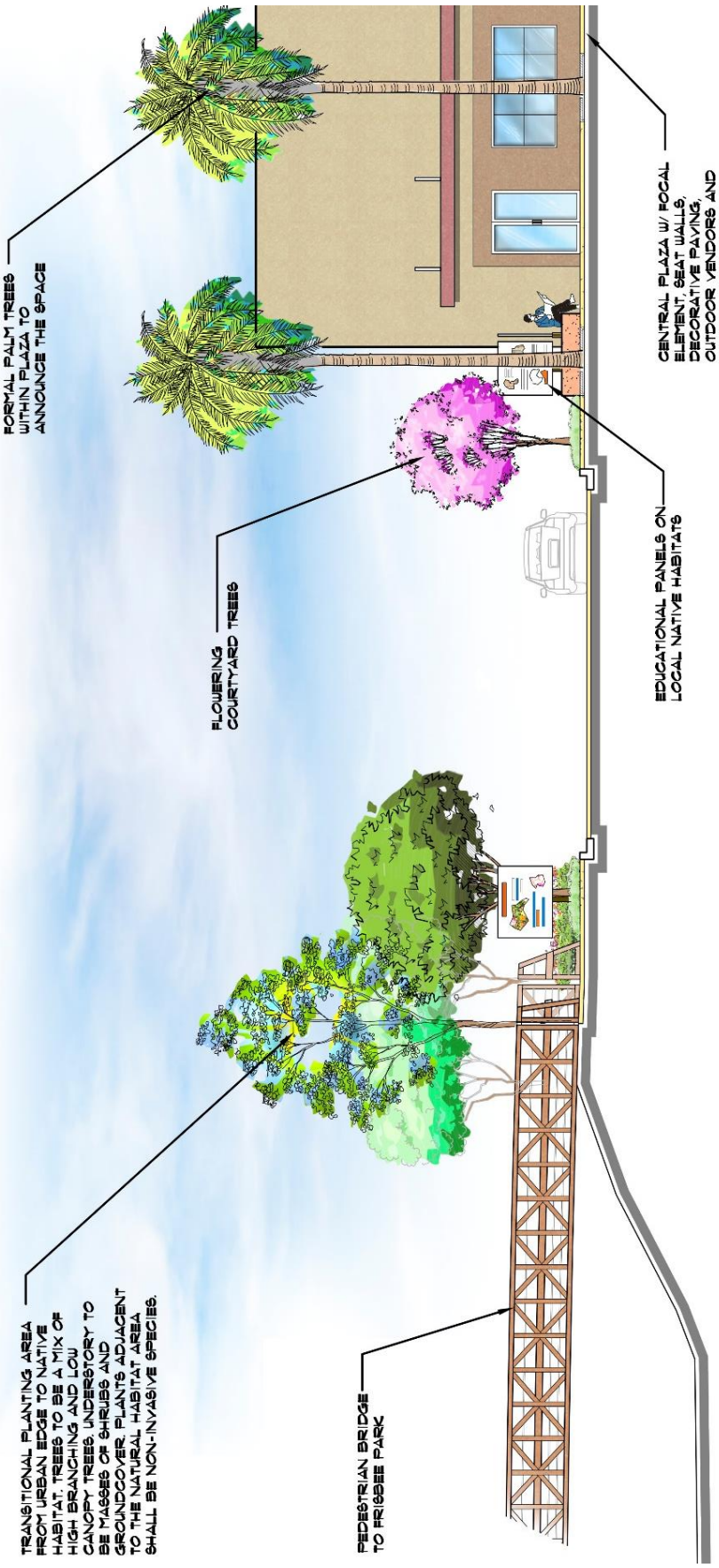

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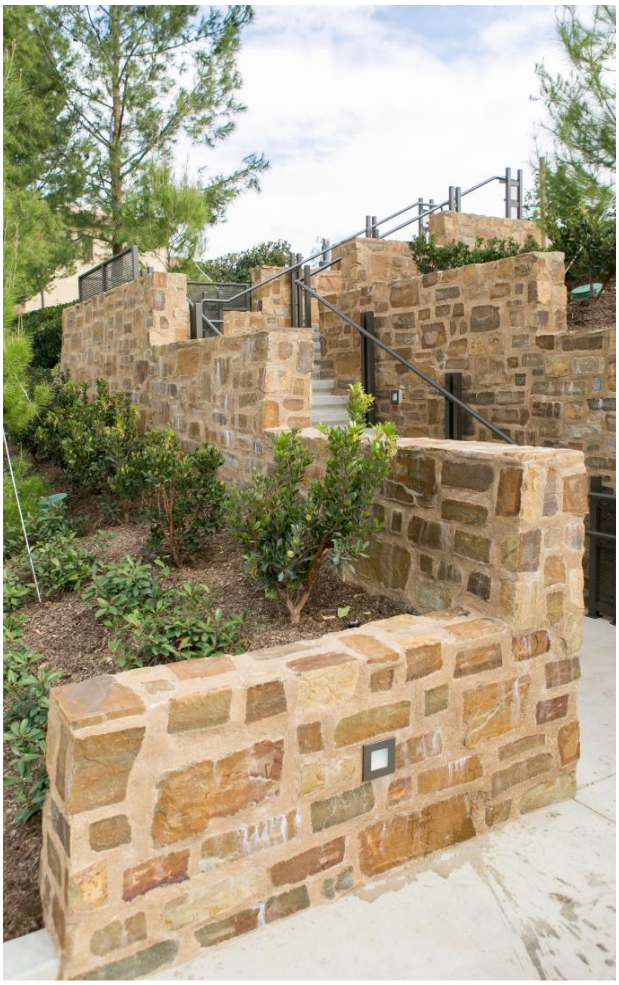
Figure 4.8, Pedestrian Bridge and Welcoming Plaza Section View "D-D"

4.3.3 Walls and Fences

Fencing and walls within the Project should be visually minimized. The following guidelines apply to walls and fences within the Specific Plan area.

- If walls are not required for a specific screening or security purposed, the should not be utilized.
- Walls, fences and gates shall be designed to be compatible with the Veneto architectural style of the project. Landscaping should be in combination with walls. All materials shall be made of attractive, durable, and weather-resistance materials.
- When security fencing is required, it shall consist of solid pillars, or short solid wall segments and wrought iron grille work.
- Long expanses of fence or wall surfaces shall be articulated with intervening pillars, alternating heights, offsets, and/or varying materials to prevent monotony.
- Except for the West Valley Water District property, barbed wire, razor wire, chain link and wooden walls/fences shall be prohibited.

Example, Appropriate Fencing



Example, Wall Compatible with Veneto Architectural Style

4.4 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

Example, Aesthetically-Interesting Massing

Example, Dynamic Massing Relationship

Example, Varying Roof Heights

development within the Community Commercial zone.

4.4.1 Building Form and Massing

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.

4.4.2 Roof Design and Materials

Roof form is an 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.

4.4.3 Building Color

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.

4.4.4 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

Example, Muted Natural Colors

Example, Architectural Detailing

Example, Visually-Interesting Place

Example, Awnings as Overhangs

Example, Change in Color

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 are 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.
- 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.

4.4.5 Functional Elements and Articulation

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 streetscene.
- Planters.
- Seating opportunities.
- Accent or festive lighting.
- Focal objects (e.g. water, murals, sculpture, topiary).
- Outdoor dining spaces.
- 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

Example, Planters and Landscape Features

Example, Outdoor Dining Spaces

Example, Substantial and Durable Columns

Example, Canopy and Outdoor Patio at Entry

- Materials 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.

4.4.6 Building Entries

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.

4.4.7 Parking Lot Guidelines

- 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.

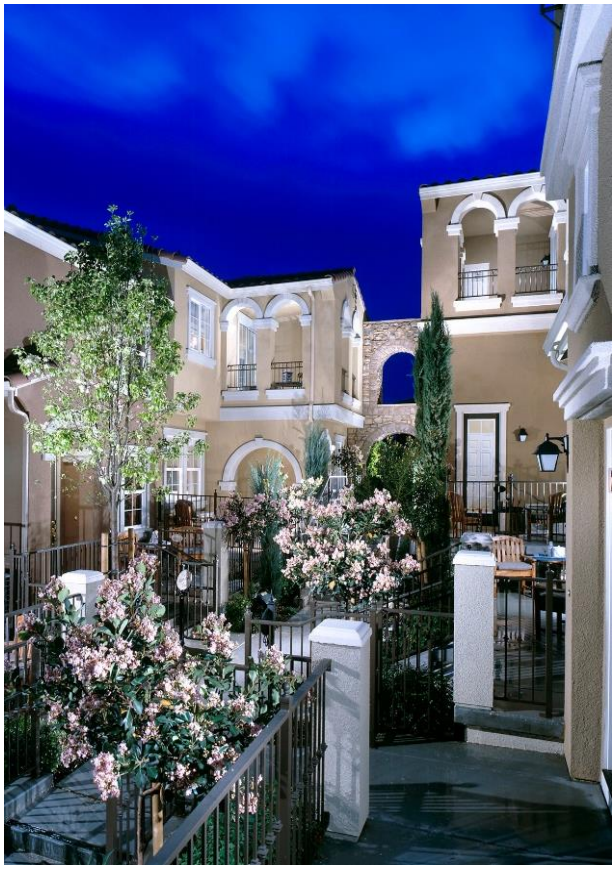
4.4.8 Screening of Mechanical and Functional Equipment

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.
- On-site 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

Example, Parking Lot Close to Building Entries

Example, On-Site Utility Screening



Example, High-Quality Residential Development

Example, Socially Interactive Neighborhood

4.5 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.

4.5.1 Neighborhood Planning

A. Pedestrian Scale

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; and
- Ensuring indoor privacy while promoting outdoor socialization.

C. Garages, Driveways and Parking Areas

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

Example, Functional Vehicle Access

Example, Shared Outdoor Recreation

Example, Offset Garages

Example, Landscape Between Parking Spaces

Example, Refuse Enclosure

Example, Offset Massing

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.
- 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.

4.5.2 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.
- Streetscenes and/or elevations with multiple, complex massing breaks should be avoided.

Example, Offset Form Consistent with Architectural Style

Lower Height Elements

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 streetscene:

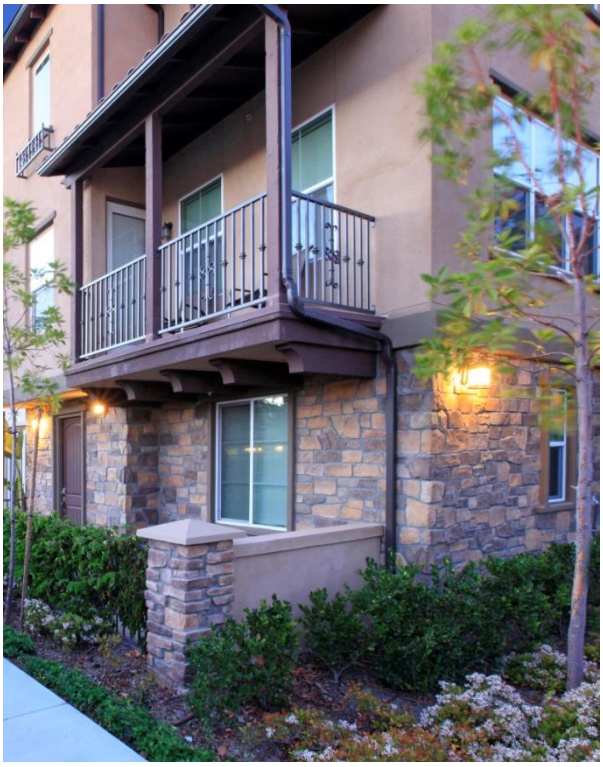
Example, Recessed Massing Above First Floor

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

Architectural Projections

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

Example, Projections (Shed Roofs)



Example, Projecting Balconies

Example, Varied Roof Forms Adjacent to Open Space

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

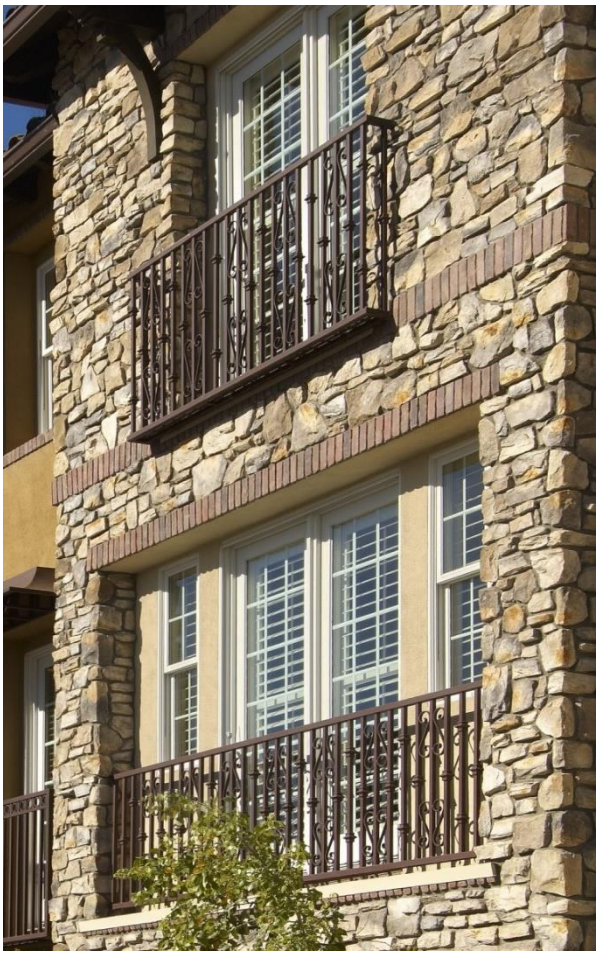
Undesirable colors on building exteriors include, but are not limited to:

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

Example, Muted, Natural Colors

D. Architectural Detailing

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.

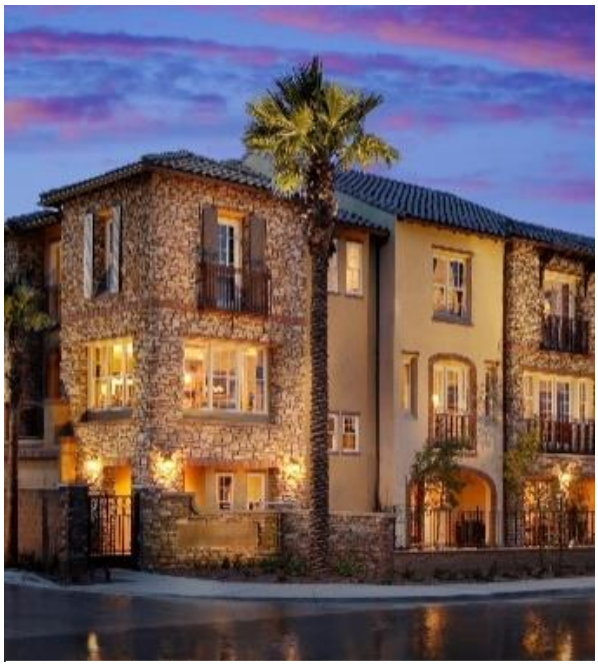


Windows

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.

Example, Grouped Windows with Unifying Header and Sill



Example, Material Changes at Inside Corners

- 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.

- 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

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
- On-site 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.

Example, Grouped Windows with Unifying Header and Sill

Example, Unfavorable Utility Installations

4.6 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 publically visible-elevations. The body may also be designed to mimic stone.

4.7 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.

4.7.1 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*.

Example, Freeway Signage

4.7.2 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

Example, Monument Sign

Example, Tenant Signage

Example, Wayfinding

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).

4.7.3 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.

4.7.4 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.

4.7.5 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.

4.8 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.

4.8.1 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 pf pervious materials for walkways, trails, driveways and parking lots.
- Minimize the amount of paved areas for roads, parking and patios where feasible.

Example, Green Building Practice (Solar PV)

Example, Green Building Practice (EV Charging Station)

Example, Green Building Practice (Bike Share and Parking)

Example, Green Building Practice (Green Roof)

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

4.8.2 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.

4.8.3 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.

4.8.4 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 retail soil moisture.

4.8.5 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.

5.0 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.

5.3. ZONE DESCRIPTIONS

A. The Community Commercial designation provides for commercial and retail uses, as well as business park development that consists of office, research and development, light industrial, and other complementary uses.

B. The Open Space designation is applied to preserved natural open space areas that include habitat space for native species and an existing natural wash.

C. The Public Facility designation is applied to the location of an existing West Valley Water District facility and conditionally allows uses consistent with a utility provider facility.

D. The Residential Overlay Zone designates the location of a potential multi-family development in PA 3 that would be made possible by a comparable reduction of retail square footage.

E. The Community Commercial Overlay allows PAs 7 and 8 within the Open Space designation to be developed as Community Commercial uses, provided future applicants mitigate impacts to the natural habitat.

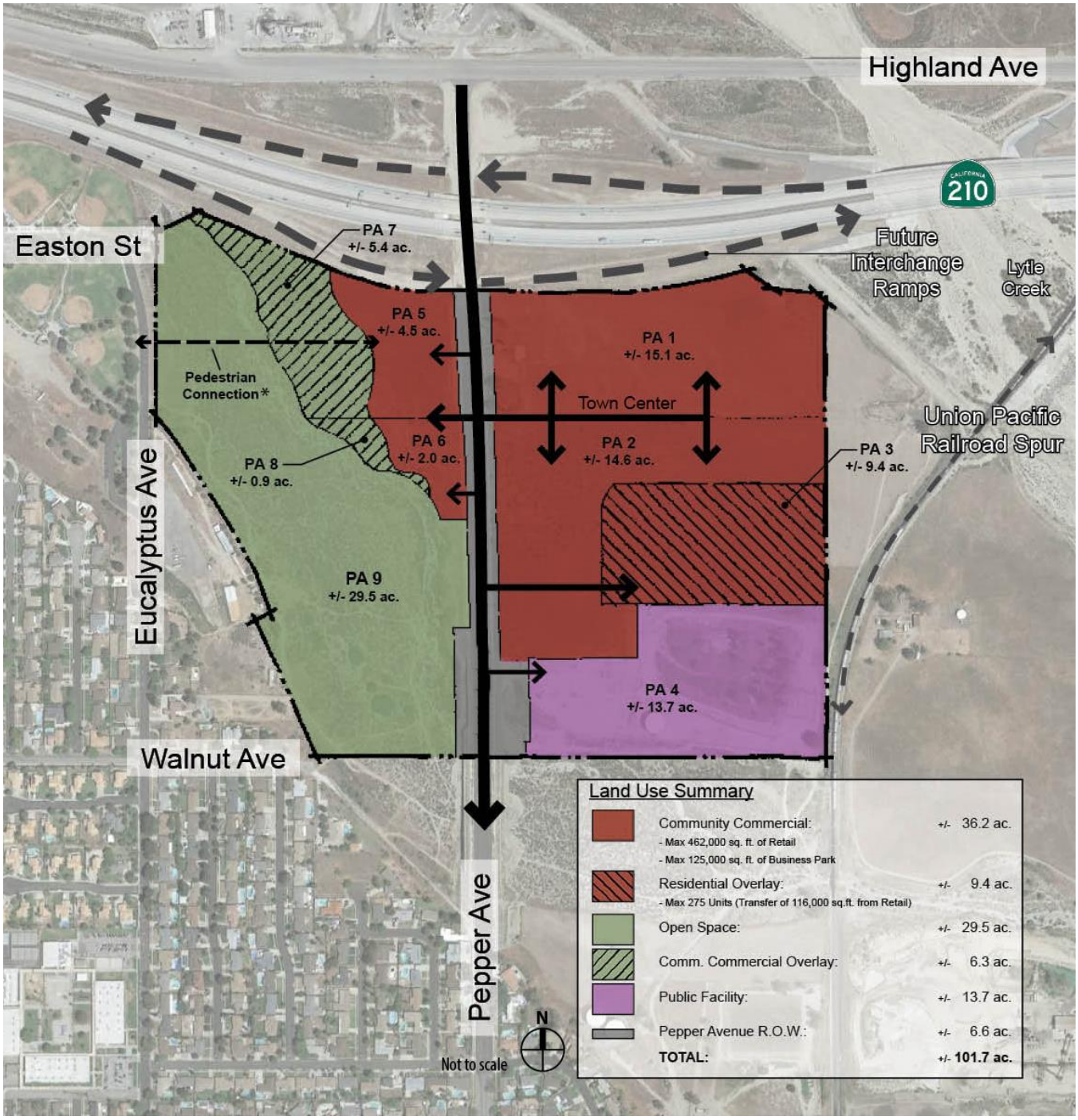
5.4 MAXIMUM ALLOWABLE DEVELOPMENT

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

Table 5-1 Planning Area Zoning Designation Summary			
Planning Area	Acres	Zone	Development Potential
PA 1	15.1	Community Commercial (CC)	95,000 sf Business Park Uses 108,650 sf Retail Uses
PA 2	14.6	Community Commercial (CC)	30,000 sf Business Park 127,000 sf Retail Uses
PA 3	9.4	Community Commercial (CC) with Residential Overlay (Res. O'lay)	116,000 sf Retail Uses*
PA 4	13.7	Public Facility (PF)	West Valley Water District Facilities
PA 5	4.5	Community Commercial (CC)	41,000 sf Retail Uses
PA 6	2.0	Community Commercial (CC)	8,400 sf Retail Uses
PA 7	5.4	Open Space (OS) with Community Commercial Overlay (CC O'lay)	52,700 sf Retail Uses
PA 8	0.9	Open Space (OS) with Community Commercial Overlay (CC O'lay)	8,250 sf Retail Uses
PA 9	29.5	Open Space (OS)	Natural Open Space
Pepper Avenue Right-of-Way (ROW)	6.6	ROW	ROW
Totals:	101.7		462,000 Total Retail Uses 125,000 Total Business Park Uses*

** As part of the Residential Overlay zone, up to 275 multi-family dwelling units may be permitted with a corresponding reduction of up to 116,000 square feet of retail uses, as described in Section 5.4.2, Residential Overlay Development Equivalency.*

Figure 5-1
Land Use Plan



**Length of pedestrian bridge could be reduced to the edge of development should any development occur on PA 7*

Source: Google Earth

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.*

5.4.2 Residential Overlay Development Equivalency

To allow for limited flexibility in the Project area, multi-family units may be developed in PA 3 at a rate of 421.81 retail square feet per dwelling unit, at the discretion of the future developer. This exchange operates on a sliding scale, and may be used to exchange up to 116,000 square feet of community commercial uses for up to 275 multi-family units in total. For example, should a future application include a proposal for 100 multi-family dwelling units, the allowed 116,000 square feet of retail development for PA 3 shall be reduced by 42,181 square feet (421.81 multiplied by 100), resulting in the potential remaining development of 73,819 retail square feet on PA 3.

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 **A = Accessory Use (Use is Permitted as an Accessory Use Only)** **C = Conditional Development Permit Required** **T = Temporary Use Permit Required** **X = Prohibited Use**	**ZONES** CC – Community Commercial (including Overlay) PF – Public Facilities OS – Open Space Res. O'lay – Residential Overlay			
Principal Uses				
	CC	**PF**	**OS**	**Res. O'lay**
Antique store	P	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
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
Art gallery or art supply and studios	P	X	X	X
Bakeries employing not more than five persons	P	X	X	X
Barber shops and beauty parlors	P	X	X	X
Bicycle shop	P	X	X	X
Book store	P	X	X	X
Bowling alleys, game arcades, and pool or billiard halls (over two tables/games/lanes)	C	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
Cash for gold facilities	C	X	X	X
Catalog sales store	P	X	X	X
Check cashing facilities/payday loan facilities	C	X	X	X
Child care facility	C	X	X	C
Churches or other places used exclusively for religious worship	C	X	X	C
Clothes and wearing apparel shop	P	X	X	X
Convenience markets or liquor stores (per Section 18.106 of the Rialto Municipal Code)	C	X	X	X

Table 5-2, Continued				
Principal Uses, Continued				
LAND USE	**CC**	**PF**	**OS**	**Res. O'lay**
Cultural centers and performing arts centers	C	X	X	X
Decorating or drapery shop	P	X	X	X
Department store	P	X	X	X
Drive-in or drive-thru facilities	C	X	X	X
Drug store	P	X	X	X
Educational institutions, including private schools	C	X	X	X
Employment agency	P	X	X	X
Entertainment establishments (per Section 18.04.315 of the Rialto Municipal Code)	C	X	X	X
Financial institutions including banks	P	X	X	X
Savings and loan, finance companies	P	X	X	X
Florist shop	P	X	X	X
Flood control facilities and devices	P	P	P	P
Furniture store	P	X	X	X
Gift shops	P	X	X	X
Government offices	P	X	X	X
Grocery, fruit, or vegetable store, excluding convenience markets as defined in Chapter 18.106 of the Rialto Municipal Code	P	X	X	X
Gymnasiums or physical culture, aerobic and dance studio	P	X	X	X
Hardware or appliance store	P	X	X	X
Health clubs, martial arts studios, and dance studios	C	X	X	X
Hobby shop	P	X	X	X
Hotels, motor inns, motels and other traveler accommodations	C	X	X	X
Ice cream and/or frozen yogurt shop	P	X	X	X
Indoor commercial recreation centers and uses; roller hockey; and other similar facilities	C	X	X	X
Institutions of a philanthropic nature and charitable and/or nonprofit institutions or organizations	C	X	X	X

Table 5-2, Continued				
Principal Uses, Continued				
LAND USE	**CC**	**PF**	**OS**	**Res. O'lay**
Insurance brokers and services, investment brokers, real estate brokers and offices of title and escrow companies	P	X	X	X
Jewelry store	P	X	X	X
Leather goods and luggage store	P	X	X	X
Libraries and museums	C	X	X	X
Lock and gunsmith shop	P	X	X	X
Massage/acupressure services	C	X	X	X
Meat market or delicatessen shop	P	X	X	X
Medical, dental, vision and health related services of all types (excluding veterinary medicine),	P	X	X	X
Multi-family dwellings	X	X	X	C
Music store and record shop	P	X	X	X
Musical, vocal and dance instruction	P	X	X	X
Newsstand	P	X	X	X
Nursing homes, convalescent facilities, senior housing, assisted living facilities and the like	C	X	X	X
Off-sale of alcoholic beverages (per Section 18.110 of the Rialto Municipal Code)	C	X	X	X
Offices, general and professional (e.g. architectural, broker, telemarketer and the like)	P	X	X	X
Outdoor vending of a permitted use (e.g. flower stands, hotdog stands, etc.)	P	X	X	X
Outlet Mall	P	X	X	X
Paint and wall or window coverings	P	X	X	X
Park-and Ride Facility	P	X	X	X
Parks, paseos, greenbelts and playgrounds	P	P	X	P
Pawn shops	C	X	X	X
Pedestrian bridges	P	X	P	P
Pet shop	P	X	X	X
Photographers studio, camera shop	P	X	X	X
Postal services, private and governmental	P	X	X	X
Printing shop employing no more than five persons	P	X	X	X

Table 5-2, Continued				
Principal Uses, Continued				
LAND USE	**CC**	**PF**	**OS**	**Res. O'lay**
Private swim schools (indoor or outdoor)	C	X	X	X
Public utility or public services buildings, structures and uses	C	C	X	C
Radio and television transmitters	C	C	X	C
Recording studios; provided, however, that such uses must occur entirely within an enclosed building	C	X	X	X
Recreational or community centers	C	X	X	C
Recycling facilities (per Section 18.108 of the Rialto Municipal Code)	C	X	X	X
Rent to own businesses	C	X	X	X
Research and development; provided, however, that such uses must occur entirely within an enclosed building	P	X	X	X
Restaurants, cafes, cafeterias, dining rooms, grills, diners, etc. (excluding drive-in or drive-thru)	P	X	X	X
Retail stores	P	X	X	X
Second hand store/thrift store	C	X	X	X
Shoe store, shoe repair and shine parlor	P	X	X	X
Single price overstock/discount store	C	X	X	X
Smoke shops/discount tobacco product stores	C	X	X	X
Soda fountain	P	X	X	X
Sporting goods store	P	X	X	X
Tailor, dressmaker and clothing alterations	P	X	X	X
Theaters, live or motion picture	C	X	X	X
Toy store	P	X	X	X
Travel agency and airline ticket agency	P	X	X	X
Veterinarian, with or without overnight indoor boarding	C	X	X	X
Video sales and rental shop	P	X	X	X
Water stores (e.g. aqua sales)	C	X	X	X
Watch and clock repair shop	P	X	X	X
Wireless telecommunication facilities (per Chapter 18.111 of the Rialto Municipal Code)	C	C	X	C

Table 5-2, Continued				
Principal Uses, Continued				
LAND USE	**CC**	**PF**	**OS**	**Res. O'lay**
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
Accessory Uses				
LAND USE	**CC**	**PF**	**OS**	**Res. O'lay**
Antennas and satellite dishes	A	A	X	A
Bowling alleys, game arcades, and pool or billiard halls (less than three tables/machines/lanes)	A	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
Fences and walls	A	X	A	A
Garden supply stores and retail plant nurseries	A	X	X	X
Home occupations[1]	X	X	X	A
Incidental products or services for employees or business, such as cafeterias, and business support uses	A	X	X	X
Rental leasing offices	X	X	X	A
Signs	A	X	X	A
Swimming pools and spas	A	X	X	A
Tennis clubs, ball fields and courts, and similar recreation uses, lighted or unlighted	X	X	X	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

[1]Home occupations, subject to review and approval in accordance with the provisions set forth in Chapter 5.68 of the Rialto Municipal Code; provided, such uses fully comply with the regulations set forth in Chapter 5.68 of the Municipal Code and any other additional conditions imposed upon the home occupation permit by the Director of Development Services or the Planning Commission.

Table 5-2, Continued				
Temporary Uses				
LAND USE	**CC**	**PF**	**OS**	**Res. O'lay**
Christmas tree sales	T	T	X	X
Halloween pumpkin sales	T	T	X	X
Farmers' markets	T	X	X	X
Outdoor fireworks displays	T	T	X	X
Outdoor concerts	T	X	X	T
Sales and leasing offices/trailers	X	X	X	T
Sidewalk/Garage sales	T	X	X	T
Temporary Swap meets	X	X	X	X
Temporary storage of building materials used in the construction of a building.	T	T	X	T
Fairs, street fairs, carnivals, and circuses	T	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:

1. A minimum separation distance of two linear miles shall be maintained between similar establishments.

2. The business owner must provide proof of possession of a valid secondhand dealer's license issued by the California State Department of Justice.

3. The business establishment shall be subject to random inspections by the Rialto police department.

4. Security standards as directed by the Rialto police department including:

   i. Thumbprint identification of all customers;
   ii. Possession of a valid California ID for all customers;

iii. A thirty-day hold on all items received;
iv. Registration of each transaction; and
v. A minimum customer age of eighteen years.

5. 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.
- Manufacturing uses as the primary use.
- Medical marijuana facilities.
- Mining and processing.
- Solid waste transfer stations.
- Truck terminals.
- Warehouses.

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

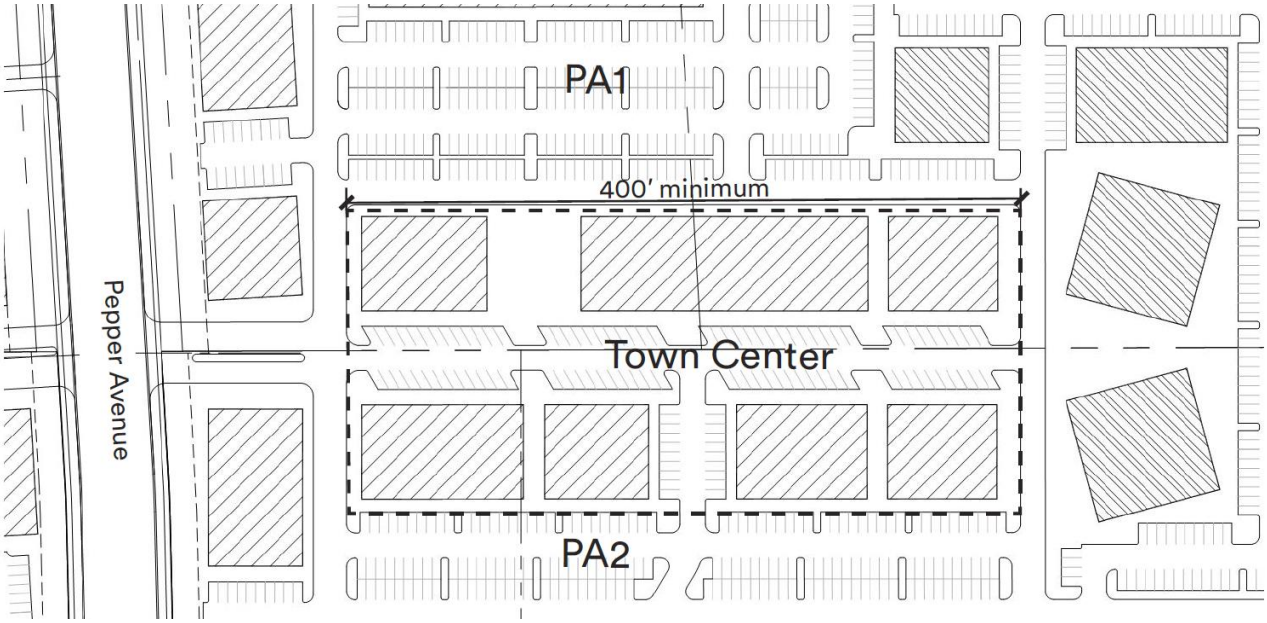
STANDARD	**CC (inc. CC O'lay)**	**Res. O'lay**	**PF**
Minimum Size Development Site	None	1 acre	None
Maximum Density (in dwelling units per acre)	Not applicable	30	Not applicable
Minimum Lot Width	None	150 feet	None
Maximum Building Coverage	Not applicable	70%	Not applicable
MINIMUM BUILDING SETBACKS	**CC (inc. CC O'lay)**	**Res. O'lay**	**PF**
To Pepper Avenue ROW	25 feet (fully landscaped)	25 feet (fully landscaped)	25 feet (fully landscaped)
Other Front Property Line	None	15 feet	None
Side and Rear Property Lines	None	5 feet	5 feet
Adjacent to Off-Site Commercial, Office, or Light Industrial Uses	None	25 feet	Not applicable
MINIMUM PRIVATE OUTDOOR SPACE (Required for Each Dwelling Unit)	**CC (inc. CC O'lay)**	**Res. O'lay**	**PF**
Ground Level (patio, deck or porch) - Min. 8-Foot Dimension	Not applicable	100 sf	Not applicable
Above Ground Level (balcony) - Min. 6-Foot Dimension (applies to useable balconies only; no minimum dimension requirement for decorative balconies)	Not applicable	60 sf	Not applicable
MINIMUM BUILDING SPACING	**CC (inc. CC O'lay)**	**Res. O'lay**	**PF**
Minimum Building Separation	Not applicable	10 feet	Not applicable
Buildings with Front Entry to Front Entry	Not applicable	25 feet	Not applicable
Buildings with Front Entry to Rear Entry	Not applicable	25 feet	Not applicable
Buildings with Front Entry to Building Side	Not applicable	20 feet	Not applicable
Buildings with Rear Entry to Rear Entry	Not applicable	20 feet	Not applicable

Table 5-3, Continued			
MINIMUM SPACING BETWEEN GARAGES ON ALLEY	**CC (inc. CC O'lay)**	**Res. O'lay**	**PF**
Between Opposite Main Buildings on Alleys with or without Facing Garages	Not applicable	28 feet	Not applicable
BUILDING HEIGHT	**CC (inc. CC O'lay)**	**Res. O'lay**	**PF**
Maximum Building Height	4 stories/55 feet	3 stories/35 feet	3 stories/35 feet
MINIMUM DWELLING UNIT SIZE	**CC (inc. CC O'lay)**	**Res. O'lay**	**PF**
Bachelor and Studios	Not applicable	600 s	Not applicable
One Bedroom	Not applicable	700 sf	Not applicable
Two Bedroom	Not applicable	850 sf	Not applicable
Three Bedroom	Not applicable	1000 sf	Not applicable
Four Bedroom	Not applicable	1200 sf	Not applicable

5.6.1 "Town Center" Buildings

A. The Town Center is defined as the both the north and south sides of the primary entry drive between PAs 1 and 2. The Town Center begins after the first internal cross street and shall extend a minimum of 400 linear feet. Refer to *Figure 5-2, Town Center Diagram.*

Figure 5-2
Town Center Diagram



B. Buildings fronting onto Town Center area identified in *Figure 5-2, Town Center Diagram* shall provide a 15-foot wide sidewalk and/or landscape area in front of the building.

C. The primary entries of the buildings shall be oriented towards the main retail axis, or towards a corner if located at a drive or paseo intersection. Secondary entrances may be on any other elevation.

5.6.2 Specific Standards Related to Multi-Family Projects

A. Laundry facilities shall be provided in the multi-family residential development either by: 1) installing centralized laundry facilities, including washers and dryers, in one or more central locations within each multi-family building, and hookups to accommodate washers and dryers in each dwelling unit, or 2) installing washers and dryers in each unit. The project master developer or builder shall determine which option to implement on a case-by-case basis.

B. Trash collection areas should, in general, be located within 200 feet of the furthest residential unit they are to serve. Consideration should be given to siting trash collection areas for convenient access while avoiding impacting important common use areas such as, but not limited to, entries, recreation areas, leasing offices, and clubhouses. Such units shall be constructed to City standards and situated so as to reduce noise and visual intrusion on adjacent units and properties.

D. Common Open Space.

E. Each development shall provide a minimum of 400 square feet of usable outdoor living area per residential dwelling unit. Public or private driveways, parking areas, required trash or setback areas, or other areas designed for operational functions shall not be considered open space. The common open space shall have a minimum dimension of 25 feet. Open space areas may include game courts, swimming pools, sauna baths, tennis courts, play lots, outdoor cooking areas, and lawn bowling.

D. Open Space Maximum Slope. The gradient or slope of all required outdoor living space shall not be greater than five percent in any direction except when grade variations are used as landscape features.

E. Recreational Facility Percentage of Common Open Space. Recreational facilities, such as swimming pools, recreation rooms, tennis courts, etc., provided for the common use of all the residents shall not consist of more than 50 percent of the required common open space, described in subsection C, above.

F. Building Bulk. Townhomes, which is a residential product type where units attached side to side, shall not consist of more than six (6) attached units unless evidence is submitted to the City that attachment of more than six (6) units as proposed would not be detrimental to residents or to adjacent properties. Additionally, townhomes shall have an offset in the front building line of at least four (4) feet for every two (2) dwelling units within such structure.

G. On-Site Management. Strong on-site management is encouraged for all rental multi-family facilities to ensure that housing and its associated landscaping and amenities are well-maintained.

5.6.3 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 on-site 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 streetscene. 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. Each individual porches and decks on front entry elevations where the required building separation is 20 feet or larger may encroach up to 5 feet into the required distance between buildings. All other covered porches, decks and upper-floor balconies may encroach up to 30 inches into all other required setbacks and building separations. Covered porches and balconies shall have a minimum 8-foot clearance from the floor below.

B. Retail and office door swings may encroach up to 18 inches into the Pepper Avenue setback.
C. 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.

D. Cornices, eaves, sills, buttresses and other architectural features may encroach up to 30 inches into all required setbacks.

E. Awnings, lighting fixtures and canopies may encroach up to three (3) feet into all required setbacks.

F. Detention/retention basins, walls and fences may encroach into any setback, subject to *Section 5.10, Walls and Fences*.

G. Project monumentation may encroach into any setback, subject to the requirements in *Section 5.9, Signage*.

H. 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.

I. 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.

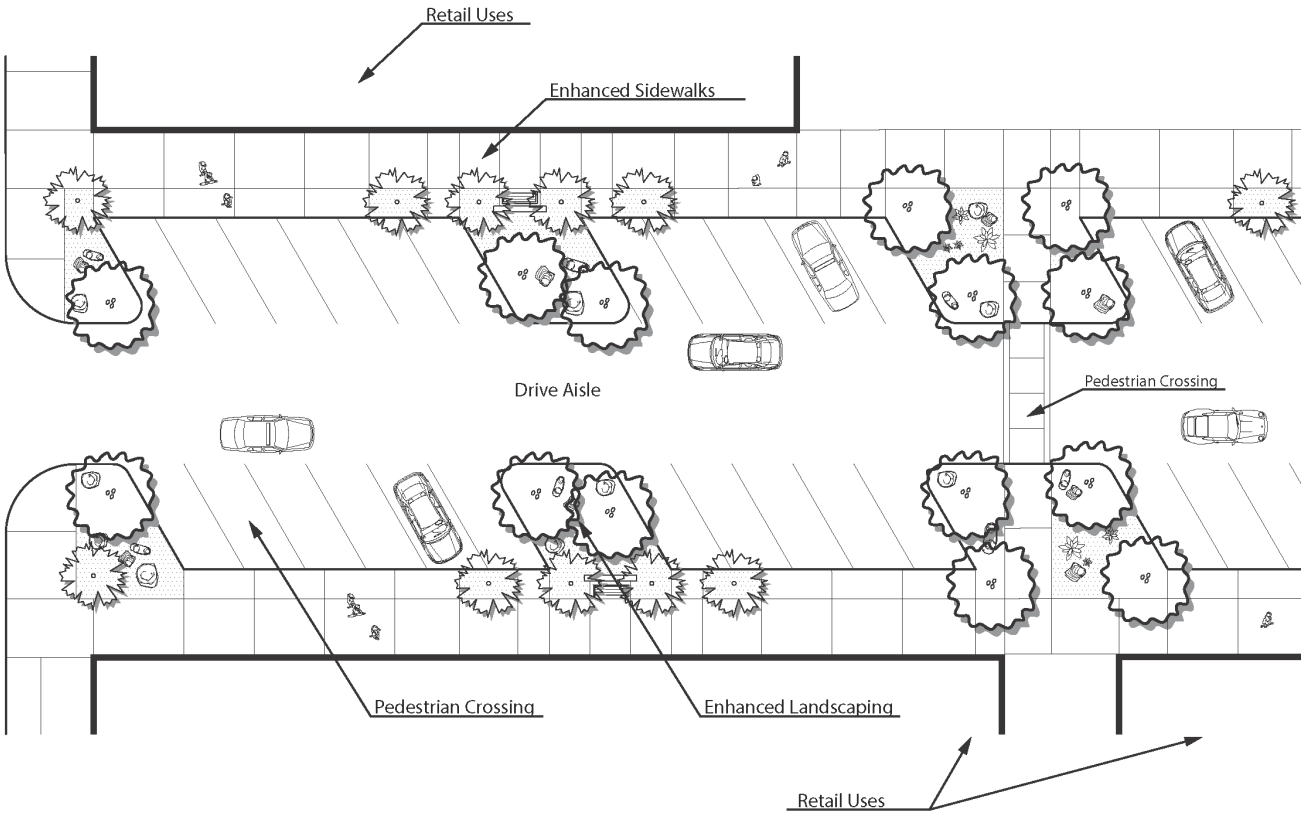
5.8 OFF-STREET PARKING STANDARDS

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 Town Center Parking

Within the town center area along the main retail axis, street parking will be implemented to foster a "main street" aesthetic; the design of these parking spaces will be in the form of head-in perpendicular, or head-in angled parking spaces. *Figure 5-3, Town Center Parking Diagram*, illustrates the relationships between pedestrian, vehicular and retail spaces in the Town Center area.

Figure 5-3
Town Center Parking Diagram



5.8.2 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, number of rooms, employees or other quantity of land use.

B. Select the unadjusted parking demand ratio for that use. The unadjusted parking demand ratio is the base parking demand if each site was developed independently from each other. These ratios are segmented by use and into two (2) categories, weekday and weekend. The specific values shall be obtained from the most recent edition of Shared Parking, published by the Urban Land Institute (ULI) and Parking Generation published by Institute of Transportation Engineers (ITE). Multiply this value by the value obtained in 1, above. This will yield the unadjusted parking demand.

C. Multiply the unadjusted parking demand determined in 2, above, by the following adjustment factors for each use to yield the minimum number of parking spaces required:

    1. Occupancy rate adjustment associated with peak demand month, pursuant to Urban Land Institute's Shared Parking publication.
    2. Occupancy rate adjustment associated with peak demand hour, pursuant to Urban Land Institute's Shared Parking publication.
    3. Non-captive ratio adjustment (number of visits per trip).
    4. Driving ratio adjustment (mode and persons per car).
    5. Reserved spaces for specific uses.

The scenario (of weekday or weekend) that requires the highest parking demand shall be used in determining the minimum number of required parking spaces. The required number of parking spaces shall be sufficient to satisfy the highest parking demand, as determined by the shared parking study.

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.

5.8.3 Omnitrans Coordination

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

5.9 SIGNAGE

Signage within the Project will help establish and maintain the desired aesthetic character throughout the Project, and will maximize the visibility of the commercial tenants and residential neighborhoods within the Specific Plan 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*. Permitted signs for multi-family residential uses shall be the same as indicated in Section 18.102.060.E of the Rialto Zoning Code.

Table 5.4

Sign Standards

SIGN TYPE	MAXIMUM NUMBER	MAXIMUM SIGN AREA OR ALLOWED RATIO	MAXIMUM SIGN STRUCTURE DIMENSIONS
Freeway-Oriented Signage	• 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 (1) west of Pepper Avenue.	• 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.	• 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)	• Up to four (4) primary monument signs • Up 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.	• Primary monument signs (advertising area only): 40 square feet. • Secondary monument signs (advertising area only): 25 square feet.	• 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	• One sign per elevation of a building or tenant space elevation facing a public street, parking lot and/or freeway.	• 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	• 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 5-4
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:

1. Incorporate the architectural aesthetic of the Pepper Avenue Specific Plan into the structural and face designs. The freeway-oriented signage shall be aesthetically consistent.

2. Include business and/or tenant identification where appropriate.

3. A backlit graphic image may be located on the freeway-oriented signage that can change periodically according to various events or seasons.

4. The tenant sign area shall be proportional and appropriate to the overall sign size.

5. 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:

1. 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.

2. 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.

3. Monument signs not located within the Pepper Avenue median shall be set back a minimum of five (5) feet from the right-of-way.

4. 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:

1. Tenants shall display only their established trade name or their basic product name. The name shall be consistent if multiple signs are permitted.

2. Signs shall maintain a minimum distance of the average letter height from architectural features, parapets, and building corners.

3. Logos are encouraged if they meet the following criteria and shall be reviewed on a case-by-case basis:

   i. Logos shall be included in the calculation of permitted total sign area.
   ii. Logos shall not be larger in height than 1.5 times the height of an upper-case letter in the business name.
   iii. Logos independent of the main business identification may be permitted as a separate sign.

4. 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*.

5. 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

A. 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.

B. 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.

C. 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.

D. 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.

E. 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.

6.0 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 the 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 IMPLEMENTING 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)		○	○		
Specific Plan Use - Interpretations	○				
Specific Plan – Minor Adjustments (see Section 6.6.1)		○	○		
Specific Plan Amendment (see Section 6.6.2)				○	○
Tentative Tract Map				○	
Sign Program (See Section 6.8)	○				

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:

   1. Conformance with the goals and objectives of the Specific Plan; and

   2. 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*.

6.4.1 Mello-Roos Community Facilities Act of 1982

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

6.4.2 Special Assessment Districts

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

6.4.3 Impact Fees and Extractions

In certain instances, funding for on-site 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. On-site 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.

6.4.4 Developer Funding

In certain instances, funding for on-site 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. On-site 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 Equivalency

This Specific Plan provides development flexibility by allowing for permitted shifts between retail square footage and multi-family dwelling units within PA 3, in the Residential Overlay zone. For each dwelling unit, the retail square footage permitted in PA 3 shall decrease by the amount identified in *Section 5.4.2, Residential Overlay Development Equivalency* of this Specific Plan. Any said transfer in development equivalency shall be reviewed by the Design Review Committee (DRC) as part of the Design Review process. In no case shall more than 275 multi-family dwelling units be permitted within the Project site.

6.5.2 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 on-site 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. Minor modifications to the architectural or landscape design guidelines.

E. Minor modifications to the grading plan.

F. Minor modifications to the water, sewer, and/or drainage plan.

G. Any modifications to project phasing.

H. 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 the Development Standards Chapter (Chapter 5.0), 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:

1. Is consistent with the goal and policies of the General Plan and with its purposes, standards and land use guidelines;

2. Will help to achieve a balanced community of all races, age groups, income levels, and ways of life;

3. Results in development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhoods;

4. Contributes to a mix of land uses that will enable local residents to work and shop in the community in which they live;

5. Respects the environmental and aesthetic assets of the community consistent with economic realities; and,

6. 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:

    1. 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.

    2. 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.

    3. 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.

    4. 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:

1. A complete application signed by the property owner or its authorized representative.

2. A deposit or fee.

3. 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*.

4. Plans that include the following:

    a. Sign details indicating maximum sign area, maximum sign size, maximum sign height, maximum character size, maximum letter height, location, and method of illumination.

    b. Site plan indicating the general location of all existing signs and proposed sign types.

    c. Building elevations indicating the general location of existing signs and proposed sign types.

5. 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

This Appendix to the Specific Plan document contains an analysis of the consistency between the Pepper Avenue Specific Plan and the goals and policies contained in the City of Rialto General Plan as required by Section 65454 of the California Government Code. Only those goals and policies that either relate directly to or have the potential to relate to the Pepper Avenue Specific Plan project have been addressed. For brevity and clarity, those General Plan goals and policies that do not relate to new development or to the Project have been omitted and are not addressed below. As evidenced by this consistency analysis, the Pepper Avenue Specific Plan is consistent with the City of Rialto General Plan.

1.1 LAND USE ELEMENT

LAND USES

NEIGHBORHOOD PRESERVATION

Goal 2-8: Preserve and improve established residential neighborhoods in Rialto.

Policies

2-8.1: Promote neighborhood identity and preservation of individual neighborhood character by preserving or creating neighborhood gateway features. This includes the Las Colinas Core Group and the North End (Pepper Avenue) Neighborhood Group.

2-8.3: Require all new housing built adjacent to designated major or secondary highways to face a residential street, with driveways on the side street. Require landscaped barrier walls to preserve the privacy of residential side yards and protect them from traffic noise and pollution.

Consistency Analysis

The Project site is separated from the North End Neighborhood Group by an unnamed wash. The southern portion of the site consists of the WVWD facility and a wash. These uses will not be altered as part of the Project. The Project includes gateway features, which will announce the Project site as the northeastern entrance into Rialto.

The Project includes an option to allow for multi-family residential in the eastern portion of the Project site in PA3. This area is not located adjacent to Pepper Avenue and will require internal private drives to access Pepper Avenue. The Design Guidelines chapter of this Specific Plan identifies that the multi-family residential should be designed to interact with the adjacent commercial uses. However, if a residential development is adjacent to the side or rear portions of

the commercial development, the residential development should have walls and/or landscape that will be provided between the residential and commercial developments to function as a barrier.

INCOMPATIBLE LAND USES

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.

Policies

2-9.1: Require mitigation and utilize other techniques to protect residential development and other sensitive land uses near industrial land uses or within identified health risk areas from excessive noise, hazardous materials and waste releases, toxic air pollutant concentrations, and other impacts.

Consistency Analysis

The design of the Project, identified in the Specific Plan, will buffer existing residential development from proposed uses by preserving the natural drainage feature in the western and southern portions of the site. The significance of impacts resulting from retail and business park uses upon surrounding residential neighborhoods will be buffered by this open space. Furthermore, hazardous and toxic wastes will not occur from permitted uses on the site. Should any hazardous materials associated with certain uses be proposed (i.e. service stations), a Conditional Development Permit will be required to study and appropriately mitigate any potential impacts from hazardous materials. Additionally, the Project will implement all applicable mitigation measures to reduce or eliminate potential impacts.

COMMUNITY DESIGN

PUBLIC REALM – GATEWAYS

Goal 2-10: Create distinctive gateways at all entry points into Rialto and for individual districts or neighborhoods.

Policies

2-10.1: Continue the use of monument signs at focal points within the community and at major and minor gateways. Establish unified entry treatments at major entries into the City.

2-10.2: Design and implement themed landscape treatments near freeway off- and on-ramps to announce entry into Rialto.

2-10.3: Encourage new and established neighborhoods to provide ground signs and landscaping at a major street entrance to reinforce their identity.

Consistency Analysis

Signage and monumentation for the Pepper Avenue Specific Plan Project is outlined in *Chapters 4, Design Guidelines* and *5, Development Standards*. Since the Project is the gateway to the northeastern area of the City, the Project will incorporate freeway-oriented signage, where appropriate, and monument signage that will contribute to the overall sense of place. The signage shall be well designed and will be consistent with the Project's high quality architecture.

Landscaping within the Pepper Avenue median and parkway is planned to be implemented as part of the Project. This landscape theme is consistent with the existing landscape already installed in Pepper Avenue, as identified in Chapter 4, Design Guidelines. This landscaping will be attractively designed and announce the entry into both the Project and the City. Medians and parkways on the "main street" within the Project will reinforce the commercial identity by utilizing special landscaping treatments. Special signage will be incorporated into the Project and tailored in design to effectively communicate directional information throughout the site and establish retail and/or residential character.

PUBLIC REALM – STREETSCAPES

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.

Policies

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.

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.

2-11.4: Incorporate street trees and other landscape treatments along corridors to provide sufficient shade canopy and promote pedestrian comfort.

2-11.5: Require that projects with perimeter walls (including gated residential communities) provide an interesting streetscape, with pedestrian access to major travel ways.

Consistency Analysis

On the east side of Pepper Avenue, the Project will screen loading and service areas from public view through the building orientation, design, walls and/or landscape. On the west side of Pepper Avenue, walls and landscape screen will detract from the overall aesthetic of the site and be an inappropriate buffer from the adjacent natural open space. However, service areas will be screened by using unique architectural and landscape treatments, as indicated in *Chapter 4, Design Guidelines*. Also, these buildings require architecture and appropriate landscape treatments on all exposed elevations, similar to the level of design on the front elevation. The Design Guidelines include sample, innovative treatments to reduce the visual impact of service areas.

Medians are provided, where feasible, within the public right-of-way of the Project. Trees, shrubs and ornamental landscaping shall be planted within medians and parkways throughout the public realm. Ornamental and functional landscaping within the private realms of the project shall be consistent with that of the public realm, such that landscaping in both areas demonstrates the desired Mediterranean, "Veneto" aesthetic and contributes to the overall sense of place of the Project. Pedestrian comfort will be considered when designing landscaping along sidewalks and pedestrian paths. Where feasible, canopy trees will be planted to shade pedestrian walkways.

PUBLIC REALM – PEDESTRIAN FRIENDLY ENVIRONMENT

Goal 2-12: Design new streets to be pedestrian friendly.

Policies

2-12.1: Require the use of attractive street furniture (benches, trash receptacles, planters, bicycle racks) in the Downtown area, along Foothill Boulevard, and other highly visible areas to communicate the City's identity and pride.

2-12.2: Use textured paving or similar design features to define pedestrian crossings, particularly near pedestrian activity areas such as Downtown.

2-12.3: Install curb extensions (i.e., bulb out or similar enhancements) at pedestrian crossings to shorten the crossing distance required, wherever feasible. Additional pedestrian protections, including bollards and defensible space landscape treatments, should be utilized as well.

2-12.4: Enhance pedestrian walkways directly under building canopies by one or more of the following techniques: interlocking or textured paving, turf block walls, theme plantings, trees projecting through canopies, bollards and kiosks, pavilions or gazebos, and trellises and arbors planted with flowering vines.

2-12.5: Maximize potential pedestrian connections through the use of highly visible gateways, walkways, and directional signs and the installation of traffic-calming devices where appropriate.

2-12.6: Require landscape screens in new commercial developments larger than 15,000 square feet directly in front of the stores rather than leaving the façade barren. The intent of the landscape screen is to improve the scale by visually lowering the building height and mass without impeding access or identity of the buildings function.

2-12.7: Shade bus shelters and other outdoor use areas from the sun. Commercial projects along major corridors in Rialto shall incorporate at least one bus shelter, taxi stop, bicycle rack, and/or similar transportation or pedestrian features. The design of these features shall be consistent with the identity, feel, and theme of that corridor.

Consistency Analysis

The Project will enhance pedestrian experience by creating an attractive and safe environment suitable and desirable for pedestrian use. As identified in *Chapter 4, Design Guidelines,* the design and use of street furniture, such as benches, planters, bike racks, pedestrian level signage, lighting fixtures, trash receptacles, etc., will bolster the Project's character and create an approachable, enjoyable environment.

In areas with high levels of expected pedestrian activity, textured, stamped, or stained paving will be encouraged to generate visual interest at the pedestrian level. Pedestrian crossings for major streets will be delineated using one of the aforementioned paving techniques, and will reduce the crossing distance by using curb extensions where feasible or appropriate. Bollards, landscaping buffers, and other techniques that define pedestrian spaces can also be utilized as appropriate.

Highly visible gateways will communicate the pedestrian nature of the walkway and denote the beginning and end of major pedestrian paths. Landscaping, signage, and traffic calming design features installed at these pedestrian activity areas will further encourage pedestrian usage.

As described in Chapter 4, Design Guidelines, landscape screening shall be implemented upon commercial buildings that exceed 15,000 square feet in size to reduce the negative visual impacts of large, uninterrupted facades upon the pedestrian and to create articulation that improves the pedestrian experience.

Pepper Avenue north of Baseline Road does not currently have any public transit services. With the recent opening of the Pepper Avenue extension, bus services could be extended to the Project site. *Chapter 5, Development Standards* requires that all major developments (new construction over 20,000 square feet) shall work with Omnitrans in determining if bus services shall service the Project site. Should services be provided to the site, the developer shall install a bus shelter consistent with the Mediterranean "Veneto" architectural theme of the Project. Bicycles racks are also to be provided as part of the Project.

PUBLIC REALM – SIGNAGE

Goal 2-13: Achieve quality aesthetic design of all signage in the City of Rialto.

Policies

2-13.2: Require consistent design quality and themes for directional signage along public streets.

2-13.3: Require that all ground signs incorporate landscape treatment to reduce visual height and impact from the street.

Consistency Analysis

Directional, tenant, and pageantry signage shall be placed in a logical manner that effectively orients and directs people through the site. Rather than detracting from the aesthetic experience of the site, all signage will exhibit thoughtful and consistent design that will be pleasing, rather than visually obstructive. Interplay between landscape and signage elements shall reduce the negative visual impacts of signs while emphasizing and contributing to the architectural character of the Project.

PUBLIC REALM – PUBLIC ART

Goal 2-15: Establish a public art program that engages the public and enriches the pedestrian experience.

Policies

2-15.1: Encourage the incorporation of public art into large-scale development projects.

2-15.3: Encourage the creation of art pieces that represent the agricultural history of the community, family-first values, and vision for the future.

Consistency Analysis

As described in *Chapter 4, Design Guidelines*, public art is encouraged be incorporated into high visibility areas of the Project. Specifically, public art should be considered for implementation along the "main street", the community commercial plaza, and the welcome plaza adjacent to the pedestrian bridge. This art may take the form of murals, sculptures, fountains, unique landscaping features or architectural elements that are specifically designed for the Project and contribute to the high-quality design and character of the Specific Plan area. Public art is encouraged to represent the agricultural history of the City and the site, or the community, family-first or family-first values.

PRIVATE REALM

Goal 2-16: Improve the architectural and design quality of development in Rialto.

Policies

2-16.1: Require new development and construction to exhibit a high level of quality architectural design to emphasize community uniqueness, individuality, and historical references.

2-16.2: Require architectural identity for individual commercial corridors, while also encouraging a variety of architectural features to create visual interest and pedestrian scale.

2-16.3: Discourage architectural monotony.

2-16.4: Discourage the design of boxy structures; emphasize articulation of the front façade and the horizontal plane with multi-story structures.

2-16.5: Require developers to vary building and parking setbacks along the streetscape to create visual interest.

2-16.6: Require architectural treatments on all façades facing rights-of-way, public streets, and alleys, including windows, doors, architectural details, and landscape treatment.

Consistency Analysis
Chapter 4, Design Guidelines include provisions that will ensure a high-level of quality architectural design that is consistent throughout the Project and provides a unique retail experience within the City of Rialto. Where appropriate, historical references will be made through the incorporation of design themes and public art.

Variations in scale, massing, setbacks and design of commercial areas will be designed to reinforce the identity of the Project through architecture style and thematic landscaping, while allowing for unique and interesting architectural features throughout the planning areas. Highly articulated façades and rooflines will create visual interest and discourage architectural monotony.

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

Policies
2-17.1: Require the planting of street trees along public streets and inclusion of trees and landscaping for private developments to improve air shed, minimize urban heat island effect, and lessen impacts of high winds.

2-17.2: Require all new development to incorporate tree plantings dense enough to shade and beautify residential and commercial areas.

2-17.3: Require the use of drought-tolerant, native landscaping and smart irrigation systems for new development to lower overall water usage.

Consistency Analysis
The Project will comply with these policies by requiring medians and parkways in the right-of-way and other public realms to be planted with trees and thoroughly landscaped with ornamental drought tolerant landscaping. Trees planted within community commercial and multifamily residential areas shall be dense enough to provide shade and will minimize urban heat island effect, especially within parking lots and open spaces. As indicated in *Section 4.8, Sustainable Design Strategies*, the Project encourages implementation of a design that drought tolerant, incorporates the use of state-of-the-art irrigation controllers, and green waste mulch to reduce overall water usage, as compared to developments consisting of turf.

Goal 2-18: Protect Rialto's small-town character.

Policies
2-18.1: Require all new development and renovations within residential neighborhoods to be consistent with the existing scale, massing, and landscaping of that neighborhood.

2-18.2: Protect, to the extent feasible, the natural character of the areas bordering or in close proximity to the Santa Ana River and Lytle Creek.

Consistency Analysis
The Specific Plan design considers the scale, massing, landscaping and typology of the existing development near the Project site. The site is currently undeveloped, and is close to some existing single-family homes, across a natural wash to the south and west of the Project site. This neighborhood will be buffered by the large natural open space that encompasses the natural drainage features in PA 9. Furthermore, height restrictions for the Project are similar to those in other commercial areas of the City. Given the distance from existing single-family homes and the height limitations of the Project, there are no inconsistencies in scale, massing, and landscape between the Project site and the nearby single-family residential.

The Project preserves a large open space wash that will continue to function as a natural habitat area and drainage feature that flows into Lytle Creek.

RESIDENTIAL DESIGN

Goal 2-19: Encourage neighborhood preservation, stabilization, and property maintenance.

Policies

2-19.1: Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context and building form and scale.

2-19.2: Encourage property maintenance by requiring new development to submit precise plans of design to maintain landscape areas that incorporate property maintenance standards from the City's property maintenance ordinance.

2-19.5: Integrate residential developments with their built surroundings, and encourage a strong relationship between dwelling and the street.

Consistency Analysis
Due to the height and massing restrictions including within *Chapter 4, Design Guidelines* and *Chapter 5, Development Standards* of this Specific Plan, the new residential development will respect the scale and massing of these nearby neighborhoods. Additionally, the Project's Multi-Family Overlay zone is located on a lower grade than the nearby single-family residential. With the multi-family portion limited to three stories in height and the distance of the multi-family housing from the existing single-family homes (1,500 feet), the multi-family housing will not be incompatible with the nearby single-family homes.

As mentioned in *Chapter 5, Development Standards*, plans for future development will include the specific design and maintenance standards identified in the City's Landscaping Maintenance specifications.

Chapter 4, Design Guidelines include design guidelines that will ensure development within the multi-family overlay zone will integrate into surrounding development, with units having a strong interrelationship with the street and open spaces in PA3. The multi-family development within the overlay zone will be designed so that it does not appear as a "residential island," isolated amid community commercial uses. The multi-family residences will be physically separated from community commercial uses, but require strong pedestrian connections between the uses.

Goal 2-20: Require high-quality multi-unit design, landscaping, and architecture.

Policies

2-20.1: Require multi-unit buildings design to be visually and architecturally pleasing by varying the height, color, setback, materials, texture, landscaping, trim and roof shape.

2-20.2: Do not allow box-like forms with large, unvaried roofs by using a variety of building forms and roof shapes by creating clusters of units, variations in height, setback, and roof shape.

2-20.3: Require use of porches, stairs, railings, fascia boards, and trim to enhance multi-unit buildings' character.

2-20.4: Provide for multi-unit buildings to relate to the street and be located to reinforce street frontages.

2-20.5: Emphasize private, ground-level entries to individual units so that primary building entries are prominent and visible.

2-20.6: Require pedestrian accessibility to adjacent uses with paseos, gates, pedestrian walkways, crossings, and sidewalks.

2-20.7: Require parking lots to be located at the rear or side of a site to allow a majority of dwelling units to front on the street.

2-20.8: Encourage that each unit have some form of useful private open space, such as a patio, porch, deck, balcony, yard, or shared entry porches or balconies.

Consistency Analysis

As identified in *Chapter 4, Design Guidelines*, multi-unit residential buildings shall be architecturally pleasing by incorporating varying height, color, setback, materials, texture, landscaping, trim and roofs within the multi-family overlay zone. These design features will create visual interest and contribute to the Mediterranean, "Veneto" character of the Project. Functional aspects of the unit designs, such as porches, stairs, and railing shall be designed to be aesthetically appealing,

consistent with the desired community aesthetic while performing their practical purpose as a functional architectural element.

As described in the design guidelines, units should be clustered and will incorporate ground level entries that face the street to promote a strong relationship between the residences with the public realm. Parking lots should be located in the rears to reduce the visual impact of parked cars upon the public realm, and promote residential character of the multifamily residential zone by having units fronting onto the streets/drives. As identified in *Chapter 5, Development Standards*, each individual multi-family unit will be required to have some form of private open space, such as a patio or balcony. Residential projects within the multi-family overlay will have a series of internal sidewalks, paseos and crossings to provide a pedestrian-friendly environment, and to connect the dwellings to the community commercial uses and facilitate access between the two uses.

PLANNED DEVELOPMENT

Goal 2-21: Ensure high-quality planned developments in Rialto.

Policies

2-21.1: Require the provision of landscape buffers, walls, additional setbacks, and landscaped parking lots as buffers between commercial and/or industrial uses with residential land uses.

2-21.2: Require that the layout of units and/or buildings be staggered to maximize visual interest and individual identity.

2-21.3: Discourage rectangular building footprints that lack visual interest or articulation along street frontages, and encourage the arrangement of structures on the site to allow for adequate screening of parking and loading areas as well as alleys on all industrial and commercial sites.

2-21.4: Encourage creative site planning, making use of patio homes, zero lot line units, planned unit "cluster" development, attached townhouse products, and auto courts.

2-21.5: Encourage the clustering of residential units which provide semi-private common areas, maximize views, and provide passive open space and recreation uses within multi-unit developments.

2-21.6: Encourage developments to incorporate meandering greenbelts into subdivision projects, particularly along trails, collector streets, secondary streets, and major highways, protected environmental areas, or other special features. Bicycle and pedestrian trails should be connected with similar features in neighboring projects so that upon completion newer neighborhoods will be linked at the pedestrian level.

2-21.7: Require parkways to be placed on the outside of the public sidewalk immediately adjoining the curb to provide shade for pedestrians, and provide a canopy of trees to be either uniformly spaced or informally grouped.

2-21.8: Require that new residential subdivisions adjacent to secondary or major highways be oriented inward and provided with buffers to reduce exposure to traffic and noise.

Consistency Analysis
The Design Guidelines chapter of this Specific Plan identifies that the multi-family residential 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 development, the residential should have walls and landscape to function as a barrier to reduce impacts associated with an undesirable commercial edge.

In accordance with *Chapter 4, Design Guidelines*, multi-family units shall be staggered and designed to generate visual interest and contribute to the Mediterranean, "Veneto" character of the overall project. Articulated walls and footprints will discourage monotony in architecture, and a well-designed and creative site plan will promote the livability, walkability, aesthetics, and inviting open spaces. Sidewalks and paseos within each developed planning area will make internal connections to various points of interest within that planning area, and will also connect to surrounding uses.

Public parkways will be placed on the outside of the sidewalk, separating the curb and the pedestrian walkway. Trees will be planted in these landscaped parkways to shade sidewalks and encourage walkability.

Residential units are only permitted to be located within PA3, which is separated from both Pepper Avenue and the 210 Freeway by community commercial uses.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT DESIGN

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.

Policies
2-22.1: Require that developments incorporate varied planes and textures and variety in window and door treatments on building façades.

2-22.2: Encourage architecture which disaggregates massive buildings into smaller parts with greater human scale.

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.

2-22.4: Require all major commercial developments to incorporate theme elements to create a distinct identity, foster individuality, and provide gathering opportunities.

2-22.5: Require developments to provide pedestrian and vehicle connections and pathways between parking lots at the rear and front of buildings.

2-22.6: Require delivery areas to be separated from pedestrian areas.

2-22.7: Require outdoor storage areas, where permitted, to be screened from public view.

2-22.8: Insist that full architectural treatments and details be provided on all facades visible to the street of development projects.

Consistency Analysis

As identified in *Chapter 4, Design Guidelines*, commercial buildings within the Specific Plan are encouraged to be arranged to minimize the appearance of long, unbroken, rectangular axes, where feasible, without compromising the efficiency of the site design and layout. Landscaping will be used to visually "break up" long, straight axes. For smaller buildings, treatments may include clustering them together around a small plaza, green space, or other focal point. To the extent feasible, large commercial buildings should be visually broken into smaller components by changes in color, texture, rooflines, window and door spacing, or massing. Landscaping and vertical trees will also help to visually break up building massing, and will also be used to highlight building entries and architectural features. Commercial building facades will incorporate varied planes, colors, and textures to promote interest. Architectural detailing should take place upon any building façade that is visible from a public street, 210 Freeway, or the unnamed wash to the west and south of the Project site.

Community commercial development are encouraged to incorporate theme elements intended to distinguish them from other developments, foster individuality, and promote gathering opportunities. Such elements may include, but are not limited to, outdoor cafes, gateways, kiosks, flag courts, trellises and arbors, bell towers, theme towers, galleries, patios and plazas, water elements, booths, outdoor markets, colonnades, and arcades.

Commercial developments will provide either mid-building pedestrian access or fully treated rear entrances. Service and delivery areas shall be separated from pedestrian areas such that they will not interfere with pedestrian traffic and will have minimal aesthetic impact on pedestrian nodes.

Any accessory outdoor storage areas will be reviewed as part of the project's design and be appropriately screened from public view.

PARKING LOT DESIGN

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

Policies

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.

2-23.2: Encourage the inclusion of textured paving along pedestrian walkways and under building canopies.

2-23.3: Require use of drainage improvements designed, with native vegetation where possible, to retain or detain water runoff and minimize pollutants into drainage system.

Consistency Analysis

Chapter 18.58 of the City of Rialto Zoning Code requires that a minimum of 10 percent of the parking area shall be landscaped. Design guidelines are included in this Specific Plan that encourage parking lots to include a combination of landscaping belts, planters, and design features that reduce the massive and unbroken appearance of paved surfaces. Where appropriate and feasible, parking lot drainage design should utilize landscaping planters to reduce runoff. Native vegetation should be planted where possible to reduce the amount of water required for irrigation.

OPEN SPACE AND RECREATION

OPEN SPACE

Goal 2-24: Take advantage of opportunities to increase and enhance open spaces throughout Rialto.

Policies

2-24.1: Identify and explore opportunities for acquisition of land in the Lytle Creek floodplain and fault-impacted areas for use as open space, parkland, or recreational areas.

Consistency Analysis

A significant portion of the Specific Plan area includes a fault hazard and the portion closest to the identified fault line is zoned as "Open Space." This area of the Project also consists of protected habitat. The pedestrian bridge connecting Frisbie Park and the community commercial uses within the Project will provide species information and offer views of the habitat to visitors of the Project site.

Goal 2-26: Maximize open spaces in urban areas.

Policies

2-26.1: Require that private open space be integrated into new development by providing green spaces and landscaped plazas between buildings.

2-26.2: Enhance street corridors by incorporating small green areas, extensive landscaping, and street trees.

2-26.3: Explore opportunities to create pocket parks within urbanized areas for public and/or private use.

Consistency Analysis

As indicated in *Chapter 4, Design Guidelines*, the Project design includes plazas and resting areas within the "main street" area, as well as a welcoming plaza at the terminus of the pedestrian bridge into the Project. The main street will also feature special landscape treatment on both sides of the street for an aesthetically pleasing pedestrian experience. The Pepper Avenue right-of-way will be enhanced by incorporating street trees, small green areas and extensive landscaping into medians and parkways.

Where appropriate, additional private green spaces will be incorporated into the site design. Opportunities for the implementation of pocket parks within the multi-family overlay zone will be reviewed at the subsequent development design-level. In any case, each multi-family residential will be required to provide a minimum of 400 square feet of common open space per dwelling unit, as indicated in *Chapter 5, Development Standards*.

RECREATION

Goal 2-27: Provide a variety of park facilities that meet the diverse needs and interest of the community.

Policies

2-27.1: Establish a Master Plan for Parks and Recreation that achieves a park ratio of 3.0 acres per 1,000 residents, evenly distributes park facilities throughout the community, and contains strategies for funding facilities and maintenance.

Consistency Analysis

Chapter 5, Development Standards, requires that each multi-family development shall provide a minimum of 400 square feet of open space per unit and will be evaluated at the subsequent development review. This open space may or may not qualify as "parkland" and will be dependent on the ultimate size, location and design of the common open space area. Should an individual project provide less parkland than the 3.0 acres per 1,000 residents, the Project shall provide additional, off-site parkland or pay park in-lieu fees to meet this requirement.

CONSERVATION

WATER RESOURCES

Goal 2-29: Conserve water resources.

Policies

2-29.1: Require new development to use features, equipment, technology, landscaping, and other methods to reduce water consumption.

2-29.2: Use reclaimed water as available for irrigation of City parks, median strips, and other public areas, and encourage its use in industrial applications, large turf and expansive landscaped areas, golf courses, mining, and other uses where potable quality of water is not necessary to its application.

Consistency Analysis

As identified in *Chapter 4, Design Guidelines*, the Specific Plan encourages sustainable building techniques and design strategies intended to help conserve, protect and enhance natural resources in the community. The use of irrigation timers, automatic sprinklers, drip irrigation (where appropriate), low flush toilets, low water use shower heads, and other water conservation measures are strongly encouraged. Native, drought tolerant vegetation will be planted where possible and aesthetically appropriate to reduce the water required to adequately irrigate landscaping. Public education in the form of signage, pamphlets, etc. may be implemented in pedestrian areas near the proposed natural open space to communicate to the community on the importance of surface water quality and conservation.

SUSTAINABLE BUILDING PRACTICES AND ENERGY CONSERVATION

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

Policies

2-30.2: Promote sustainable building practices that go beyond the requirements of Title 24 of the California Administrative Code, and encourage energy-efficient design elements, as appropriate.

2-30.3: Support sustainable building practices that integrate building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction, and operation of the built environment.

Consistency Analysis
As identified in *Chapter 4, Design Guidelines*, sustainable building practices are encouraged, including, but not limited to passive design strategies, low-E/Energy Star windows, use of low VOC paints, wallpapers, and carpets, and minimize turf areas. These practices promote building methods that promote environmental quality, economic vitality and social benefit through the design, construction and operation of the built environment. All construction will meet or exceed Title 24 building standards for energy efficiency, as applicable.

Goal 2-31: Conserve energy resources.

Policies
2-31.1: Require the incorporation of energy conservation features into the design of all new construction and site development activities.

Consistency Analysis
As identified in *Chapter 4, Design Guidelines*, the Project encourages energy conservation features. All future projects shall meet Title 24 requirements and the California Green Building Standards.

AIR QUALITY AND CLIMATE

Goal 2-35: Reduce air pollution emissions from both mobile and stationary sources in the City.

Policies

2-35.2: Require that new development projects incorporate design features that encourage ridesharing, transit use, park and ride facilities, and bicycle and pedestrian circulation.

2-35.3: Establish a balanced land use pattern, and facilitate developments that provide jobs for City residents in order to reduce vehicle trips citywide.

2-35.4: Require new development and significant redevelopment proposals to incorporate sufficient design and operational controls to prevent release of noxious odors beyond the limits of the development site.

Consistency Analysis

As identified in *Chapter 4, Design Guidelines*, the Project encourages transportation demand management strategies. The Circulation Plan identifies the development of Class II bike lanes on Pepper Avenue and a potential pedestrian bridge to connect the retail uses with Frisbie Park to the west. Bicycle storage is also indicated as a requirement in Chapter 18.58 of the Rialto Zoning Code for uses within the Project site.

The Project proposes 462,000 square feet of retail uses and 125,000 square feet of business park uses. Up to 275 multi-family units are permitted as an option, with a corresponding reduction of 106,000 square feet of retail. In either case, the Project is predominately commercial within an area generally consisting of single-family uses, providing Rialto residents jobs for which would result in a reduction of vehicle trips citywide.

The Specific Plan does not permit by right any uses that could potentially release noxious odors. Some uses that may release noxious odors will be reviewed under a Conditional Development Permit.

Goal 2-38: Mitigate against climate change.

Policies

2-38.3: Provide enhanced bicycling and walking infrastructure, and support public transit, including public bus service, the Metrolink, and the potential for Bus Rapid Transit (BRT).

Consistency Analysis

The Circulation Plan for the Project identifies the development of Class II bike lanes on Pepper Avenue and a potential pedestrian bridge to connect the retail uses with Frisbie Park to the west. Bicycle racks are also indicated as a requirement for uses within the Project site. Bus services currently are not available to the Project site. However, should Omnitrans desire to offer services to the site, the Specific Plan does not prohibit these services.

BIOLOGICAL RESOURCES

Goal 2-39: Conserve and enhance Rialto's biological resources.

Policies

2-39.2: Pursue open space, wildlife corridors, or conservation easements to protect sensitive species and their habitats.

Consistency Analysis

The Open Space land use designation within the Specific Plan identifies areas within the Project that are preserved as natural habitat open space. The Project's open space functions as a natural drainage feature, but also acts as natural habitat and allows for wildlife migration through the Project into adjacent open spaces and eventually into Lytle Creek.

1.2 ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC DEVELOPMENT

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

Policies

3-1.6: Attract regional commercial uses along the SR-210 and I-10 Freeways, particularly at on- and off-ramps, by providing incentives such as fast-tracking review of projects and fee credits.

Consistency Analysis

The project will contribute to the economic base of Rialto by providing new retail and business opportunities within the City. These new uses will provide tax revenue to the City and will provide new and existing residents important services and employment opportunities. The Project will allow for businesses of varying size and type to locate within the Project site. It is envisioned that smaller businesses will locate in the "main street" area and larger businesses in other portions of the Project site.

INFRASTRUCTURE

PROVIDING ADEQUATE INFRASTRUCTURE

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

Policies

3-6.1: Coordinate all development proposals with other affected public entities to ensure the provision of adequate public facilities and infrastructure services.

3-6.2: Work with the school districts to ensure that local school facilities can support the pace of residential development and growth.

Consistency Analysis

As part of the development of the environmental documentation for the Project, the Project team reached out to all public entities, including the City of Rialto (Sewer and Parks), Rialto Fire Department, Rialto Police Department, West Valley Water District, Rialto Unified School District, CalTrans, San Bernardino County (Library and Flood Control), Omnitrans, AT&T, SCE, Southern California Gas Company, and Time Warner Cable to ensure adequate infrastructure, public facilities and services are provided to the site. The details can be found in the EIR for this project.

Goal 3-7: Upgrade public infrastructure as an inducement to promote private investment.

Policies

3-7.1: Link redevelopment tools with the processes of community facilities district formation and other similar funds to improve roadway and utility systems in areas with the greatest need for upgrades.

Consistency Analysis

The Project infrastructure report identifies the infrastructure improvement needs to serve the site, including a sewer lift station and extending a potable water line. The project may use a variety of funding mechanisms to implement these improvements. These mechanisms are identified in *Chapter 6, Implementation*.

WATER

Goal 3-8: Promote affordable and quality water service capable of adequately meeting normal and emergency water demands to all areas in Rialto.

Policies

3-8.1: Require that all new development or expansion of existing facilities bear the cost of expanding the water system to handle the increased demands which they are expected to generate.

3-8.10: Support water conservation through requirements for landscaping with drought-tolerant plants and efficient irrigation for all new development and City projects.

Consistency Analysis

The Project infrastructure report identifies the infrastructure improvement needs to serve the site, including the possibility of extending a potable water line to the Project site. As part of any new development, new projects will be required to pay for their connections to the potable water source, in accordance with applicable WVWD fees and regulations.

The Specific Plan includes a drought-tolerant landscape palette and encourages efficient irrigation methods, as identified in *Chapter 4, Design Guidelines*. Furthermore, the Specific Plan includes sustainability provisions, which include water conservation, also identified in *Chapter 4, Design Guidelines*.

Goal 3-9: Upgrade and maintain an improved wastewater system with adequate plant efficiency and capacity to protect the health and safety of all Rialto residents, businesses, and institutions.

Policies

3-9.1: Require that all new development or expansion of existing facilities bear the cost of expanding the wastewater disposal system to handle the increased loads which they are expected to generate.

Consistency Analysis

The Project infrastructure report identifies the infrastructure improvement needs to serve site, including a sewer lift station. As part of any new development, new projects will be required to pay for their connections to the wastewater service system in accordance with applicable City of Rialto fees and regulations. The report identifies that there is sufficient capacity in the existing sewer system to accommodate the proposed Project.

1.3 CIRCULATION ELEMENT

EXPANDING RIALTO'S MOBILITY

Goal 4-1: Provide transportation improvements to reduce traffic congestion associated with regional and local trip increases.

Policies

4-1.20: Design City streets so that signalized intersections operate at Level of Service (LOS) D or better during the morning and evening peak hours, and require new development to mitigate traffic impacts that degrade LOS below that level. The one exception will be Riverside Avenue south of the Metrolink tracks all the way to the City's southern border, which can operate at LOS E.

4-1.21: Design City streets so that unsignalized intersections operate with no vehicular movement having an average delay greater than 120 seconds during the morning and evening peak hours, and require new development to mitigate traffic impacts that increase delay above that level.

Consistency Analysis

As indicated in the traffic study for the Project, roads and intersections within the Project will be designed such that they meet or exceed the level of service requirement of D during morning and evening peak hours, and unsignalized intersections shall be designed to operate with no vehicular movement having an average delay greater than 120 seconds during morning and peak hours.

Goal 4-3: Protect residences, sensitive land uses, and pedestrians from activities along rail corridors.

Policies

4-3.1: Require that development projects within rail corridors provide protective fencing, landscaping, and/or walls between rail tracks and new residences or other new development sensitive to noise or danger from rail operations.

Consistency Analysis

The Project includes the option for up to 275 multi-family dwelling units within PA3, which is partly adjacent to the Union Pacific Railroad spur. As indicated in *Chapter 5, Development Standards*, should multi-family housing be considered in PA 3, the multi-family property abutting the railroad spur shall provide protective fencing, landscape and/or walls between any multi-family development and the railroad spur.

MEETING OUR PARKING NEEDS

Goal 4-5: Ensure the provision of adequate, convenient, and safe parking for all land uses.

Policies

4-5.1: Support provision of park-and-ride facilities near the I-10 and SR-210 freeways to encourage carpooling, van pooling, and other ride sharing opportunities.

4-5.4: Allow for joint use and the sharing of parking facilities in mixed-use developments and for other projects which demonstrate the benefits of alternative parking approaches.

Consistency Analysis

Park-and-ride facilities are allowed as a permitted use within the Project. As indicated in *Chapter 5, Development Standards*, shared parking may be allowed, provided a shared parking study is performed by a qualified traffic engineer and demonstrates no significant negative impacts associated with shared off-street parking.

ENCOURAGING RAIL AND BUS RIDERSHIP

Goal 4-6: Provide for all residents and businesses to have equal access to reliable and convenient public transit services.

Policies

4-6.2: Establish new bus turnouts along appropriate arterials based on and in coordination with local and regional transit providers' master plan of stops.

4-6.3: Require major developments to include bus turnouts, bus shelters, and other transit facilities as appropriate.

4-6.5: Encourage clean, lighted, and convenient bus shelters and transit stops that are within walking distance of major activity areas and residential neighborhoods and along arterial roadways.

Consistency Analysis

Pepper Avenue north of Baseline Road does not currently have any public transit services. With the recent opening of the Pepper Avenue extension, bus services could be extended to the Project site. *Chapter 5, Development Standards* requires that all major developments shall work with Omnitrans in determining if bus services shall service the Project site. Should bus services be provided, there is adequate space within the Pepper Avenue right-of-way to accommodate a bus turnout between the Project's two signalized intersections. Furthermore, the project will provide bus shelters and other illuminated transit facilitates, should it be determined that transit services be provided to the site.

ACCOMODATING BICYCLISTS AND PEDESTRIANS

Goal 4-8: Establish and maintain a comprehensive system of pedestrian trails and bicycle routes that provide viable connections throughout the City.

Policies

4-8.1: Expand Class I bicycle trails with amenities, particularly adjacent to open space areas, utility and flood control corridors, and abandoned rail corridors.

4-8.4: Require provision of secure bicycle storage, including bicycle racks and lockers, at the Metrolink station, public parks, schools, shopping centers, park-and-ride facilities, and other major activity centers.

4-8.5: Require major developments to include bicycle storage facilities, including bicycle racks and lockers.

Consistency Analysis
The Project includes a pedestrian bridge that connects the Community Commercial area to Frisbie Park to the west. Internally, the Project contains numerous design guidelines in *Chapter 4, Design Guidelines*, which encourage pedestrian connectivity between Planning Areas, including the welcoming plaza located at the terminus of the pedestrian bridge within the Community Commercial zone. Due to the location, size and scope of the project, regional Class I bike paths and trails will not be extended to reach the Project.

As indicated in Chapter 18.58 of the City of Rialto Zoning Code, all projects will provide secure bicycle storage as required per the Planning Division. This storage will be incorporated throughout the site and distributed through both the Community Commercial and Residential Overlay designations. The location of the bike racks should be concentrated in areas of high expected pedestrian activity, such as plazas, bus stops, and other major activity centers.

Goal 4-9: Promote walking.

Policies
4-9.2: Require sidewalks and parkways on all streets in new development.

4-9.3: Provide pedestrian-friendly and safety improvements, such as crosswalks and pedestrian signals, in all pedestrian activity areas.

4-9.4: Accommodate pedestrians and bicyclists — in addition to automobiles — when considering new development projects.

4-9.6: Encourage new development to provide pedestrian paths through projects, with outlets to adjacent collectors, secondaries, and arterial roadways.

4-9.7: Require ADA compliance on all new or modified handicap ramps.

Consistency Analysis
The Specific Plan will promote walking as a means of transportation in accordance with the intent described in the General Plan. As indicated in *Chapter 3, Plan Elements*, the design of Pepper Avenue includes sidewalks and parkways. Internal drives will also provide sidewalks and parkways at select locations to foster a pedestrian-friendly environment. As discussed throughout the Specific Plan, the pedestrian circulation network will include amenities and safety improvements, such as crosswalks, pedestrian signals and pinched curbs to reduce crossing distances. Furthermore, the layout of the Project will consider pedestrian, cyclist, and automobile traffic at the design-level.

The pedestrian circulation network will make meaningful connections within and outside of the project site. Areas of activity and interest within the Project will be connected and walkable to one another. These places will also be connected to Frisbie Park, located to the west of the Project site. Whenever possible, all new pedestrian infrastructure in the site shall be designed such that it is ADA compliant.

FACILITATING GOODS MOVEMENT

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

Policies

4-10.4: Encourage the development of adequate on-site loading areas to minimize interference of truck loading activities with efficient traffic circulation on adjacent roadways.

Consistency Analysis

As indicated in *Chapter 4, Design Guidelines*, loading areas shall be designed so that they minimize impacts to traffic circulation.

1.4 SAFETY AND NOISE ELEMENT

SEISMIC HAZARDS

Goal 5-1: Minimize hazards to public health, safety, and welfare associated with geotechnical hazards.

Policies

5-1.1: Require geotechnical investigations by certified engineering geologist or other qualified professionals for all grading and construction projects subject to geologic hazards, including fault rupture, severe ground shaking, liquefaction, landslides, and collapsible or expansive soils. Particular attention should be paid to areas within Alquist-Priolo Earthquake Fault Zones.

5-1.2: Require all construction to be in conformance with the Uniform Building Code (UBC) and the California Building Code (CBC), and to be consistent with the Municipal Code as it provides for earthquake resistant design, excavation, and grading.

Consistency Analysis

As described in the environmental documentation for the Project, future developments will need to provide a geotechnical study and comply with all applicable restrictions and requirements as it applies to Alquist-Priolo Special Studies Zones. All construction will conform to all applicable state and municipal regulations regarding building and grading design.

FLOOD HAZARDS

Goal 5-2: Minimize the risk and damage from flood hazards.

Policies

5-2.2: Require the implementation of adequate erosion control measures for development projects to minimize sedimentation damage to drainage facilities.

5-2.4: Require water retention devices in new developments to minimize flooding of the surface drainage system by peak flows.

Consistency Analysis

The Specific Plan incorporates Best Management Practices and erosion control measures to minimize sedimentation damage to drainage facilities. Planning and design for water quality protection employs three basic strategies in the following order of relative effectiveness: 1) reduce or eliminate post-project runoff; 2) control sources of pollutants; and 3) treat contaminated stormwater runoff before discharging it to natural water bodies. These principles are consistent with the typical permit and local program requirements for projects that require a consideration of a combination of source control BMPs (that reduce or eliminate runoff and control pollutant sources) and treatment control BMPs with specific quantitative standards.

FIRE HAZARDS

Goal 5-3: Increase the City's fire protection capabilities, and implement fire prevention regulations and standards that minimize potential fire hazards and fire losses.

Policies

5-3.3: Require that development be phased in relation to the City's ability to provide an adequate level of fire protection, as per the City standards.

5-3.4: Require that all site plans, subdivision plans, and building plans be reviewed by the Fire Department to ensure compliance with appropriate fire regulations.

Consistency Analysis

Development of the Specific Plan shall be phased such that growth does not outpace the City of Rialto's ability to provide adequate levels of fire protection. All site plans, subdivision plans, and building plans for the Pepper Avenue Specific Plan will be reviewed by the City's Fire Department to ensure compliance with appropriate fire regulations.

NOISE

Goal 5-11: Minimize the impacts of transportation-related noise.

Policies

5-11.2: Require development which is, or will be, affected by railroad noise to include appropriate measures to minimize adverse noise effects on residents and business persons.

Consistency Analysis

As indicated in the environmental documentation for the Pepper Avenue Specific Plan, the Project incorporates mitigation measures to ensure that any noise emanating from nearby trains and/or the Project are reduced to minimize noise impacts.

1.5 HOUSING ELEMENT

HOUSING AVAILABILITY AND PRODUCTION

Goal 6-2: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.

Policies

6-2.6: Promote the phased and orderly development of new neighborhoods consistent with the provision of infrastructure improvements.

Consistency Analysis

As indicated in the environmental documentation for the Project, and in *Chapter 6, Implementation*, adequate infrastructure will be provided to the Project site prior to any occupancy approvals for growth to occur in an orderly manner.

HOUSING AFFORDABILITY

Goal 6-3: Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.

Policies

6-3.4: Support the development of rental units with three or more bedrooms to provide affordable housing that adequately accommodates larger families, thereby reducing overcrowding and overpayment.

6-3.5: Encourage the construction of apartment complexes with strong on-site management to ensure that housing is well maintained.

Consistency Analysis

The Project's proposed Residential Overlay is expected to develop with multi-family dwelling units, a portion of which may contain rental units consisting of three or more bedrooms. The exact number three bedroom of units will be determined by the developer of the future project. The Specific Plan includes development standards that encourage the construction of apartment complexes with strong on-site management to ensure that housing and its associated landscaping and amenities are well-maintained.

APPENDIX B
DEVELOPMENT TRACKING SPREADSHEET

This Appendix to the Specific Plan document contains an analysis of the consistency between the Pepper Avenue Specific Plan and the goals and policies contained in the City of Rialto General Plan as required by Section 65454 of the California Government Code. Only those goals and policies that either relate directly to or have the potential to relate to the Pepper Avenue Specific Plan project have been addressed. For brevity and clarity, those General Plan goals and policies that do not relate to new development or to the Project have been omitted and are not addressed below. As evidenced by this consistency analysis, the Pepper Avenue Specific Plan is consistent with the City of Rialto General Plan.

PEPPER AVENUE SPECIFIC PLAN TRACKING TABLE

Updated as of: _____

	PA1			PA2			PA3			PA5			PA6			PA7			PA8					
Land Use Description	Maximum Intensity	Intensity Approved	Remaining Intensity	Maximum Intensity	Intensity Approved	Remaining Intensity	Maximum Intensity	Intensity Approved	Remaining Intensity	Maximum Intensity	Intensity Approved	Remaining Intensity	Maximum Intensity	Intensity Approved	Remaining Intensity	Maximum Intensity	Intensity Approved	Remaining Intensity	Maximum Intensity	Intensity Approved	Remaining Intensity	**Maximum Intensity**	**Intensity Approved**	**Remaining Intensity**
Community Commercial (square feet)	108,650	0	108,650	127,000	0	127,000	116,000	0	116,000	41,000	0	41,000	8,400	0	8,400	52,700	0	52,700	8,250	0	8,250	462,000	0	462,000
Business Park (square feet)	95,000	0	95,000	30,000	0	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125,000	0	125,000
Multi-Family Overlay (dwelling units)**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

* PA 4 allows for West valley Water District facilities, but does not identify a development intensity and is not included within this table. PA 9 is reserved for permanent open space and is not included in this table.

**The multi-family overlay indicates 0 dwelling units, but up to 275 dwelling units may be permitted in PA3 with a corresponding reduction of 421.81 square feet of retail per dwelling unit. When a proposed number of units is entered, the maximum allowed amount of retail will automatically update.