



Pepper Avenue Specific Plan

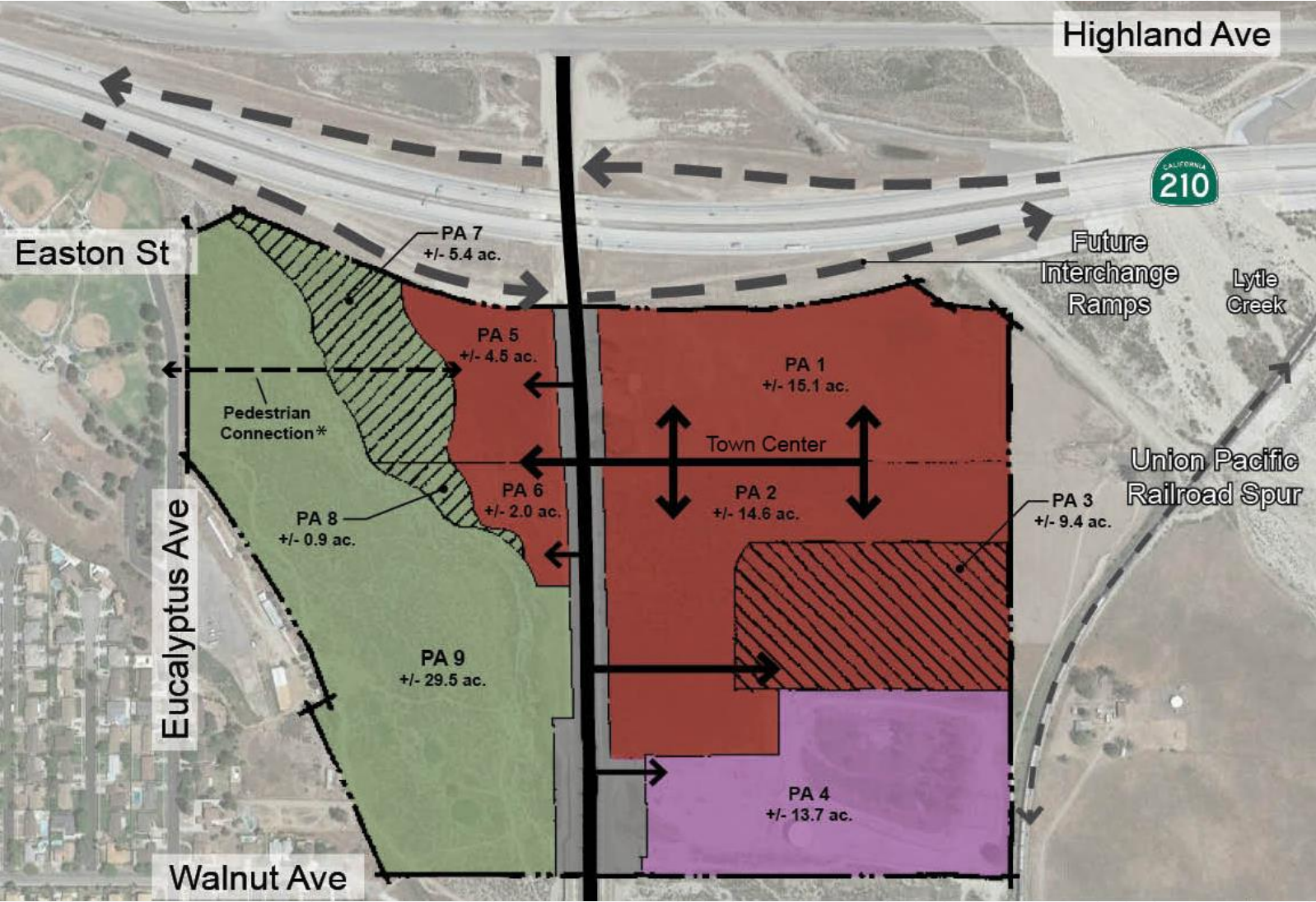
City Council Meeting - December 12, 2017

Documents Considered



- Draft EIR
 - Pepper Avenue Specific Plan
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Pepper Avenue Land Use Plan



Land Use Summary

	Community Commercial:	+/- 36.2 ac.
	- Max 462,000 sq. ft. of Retail	
	- Max 125,000 sq. ft. of Business Park	
	Residential Overlay:	+/- 9.4 ac.
	- Max 275 Units (Transfer of 116,000 sq.ft. from Retail)	
	Open Space:	+/- 29.5 ac.
	Comm. Commercial Overlay:	+/- 6.3 ac.
	Public Facility:	+/- 13.7 ac.
	Pepper Avenue R.O.W.:	+/- 6.6 ac.
	TOTAL:	+/- 101.7 ac.



Pepper Avenue Specific Plan Overview

- Located in the Northeast Corner of the City, Pepper Avenue Specific Plan is a Gateway into the City of Rialto
 - 107.1 Acres
 - Nine (9) Planning Areas (PAs) Including:
 - Commercial Center with Community Commercial and Business Park Uses
 - Natural Open Apace
 - Public Facility Uses
 - Option to Incorporate Multi-family Residential Uses
 - Town Center and Gathering Place for Northeast Rialto
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High Density Residential Overlay

- Addresses Market Conditions and Housing Needs
- Limited to PA3
- 30 Units Per Acre
- Maximum of 275 Units
- Reduces Retail Intensity at a Rate of 422 Square Feet per Dwelling Unit

Development Scenarios Summary

Scenario 1

Retail	462,000 SF
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Business Park	125,000 SF
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Scenario 2

Residential	275 Units
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Retail	346,000 SF
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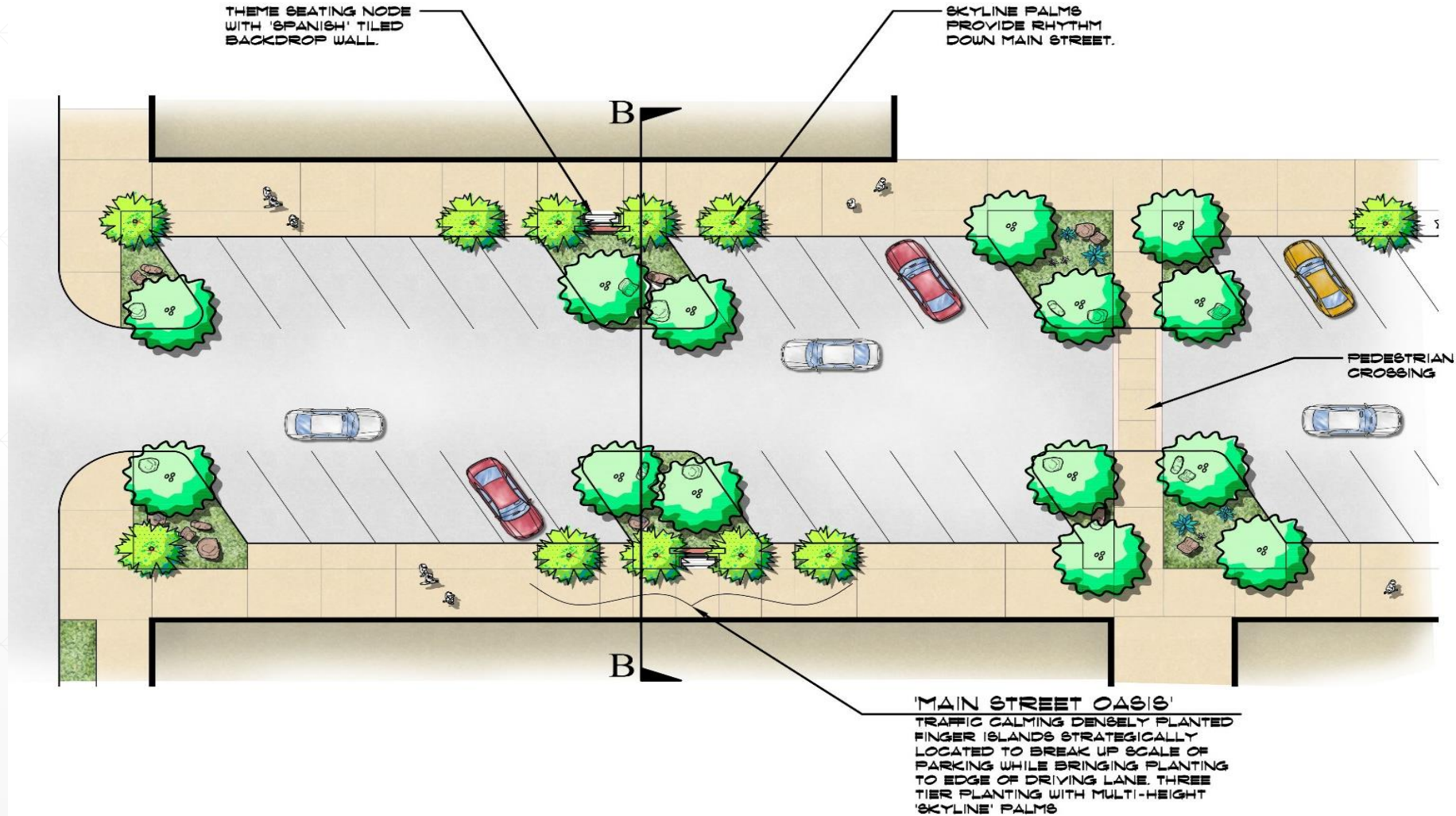
Business Park	125,000 SF
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Town Center Design

Town Center Perspective



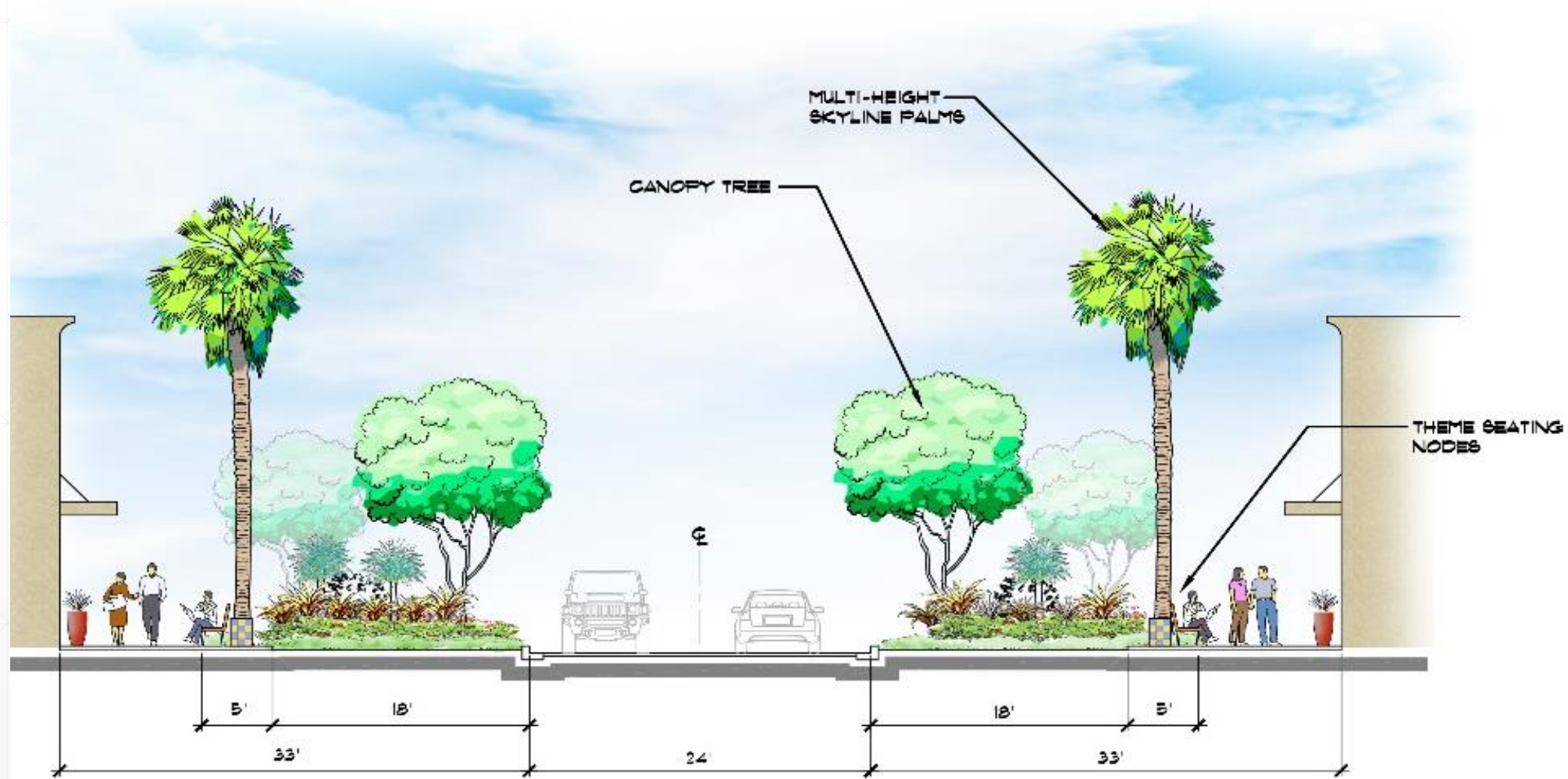
Town Center, Plan View



Main Street

- Seating
- Tiered Landscape
- Traffic Calming

Town Center, Section View



Open Space & Optional Pedestrian Bridge

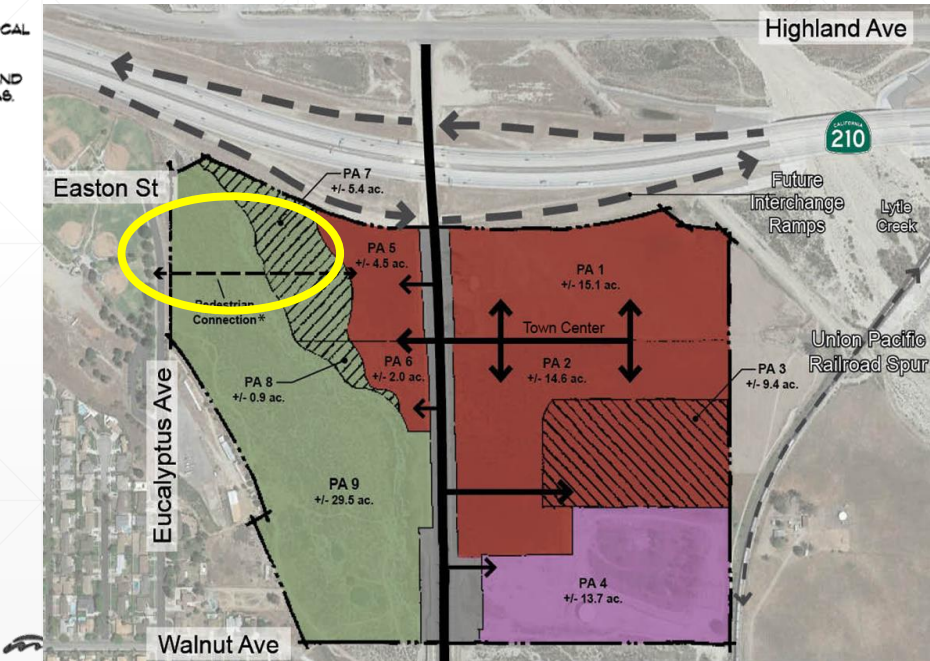
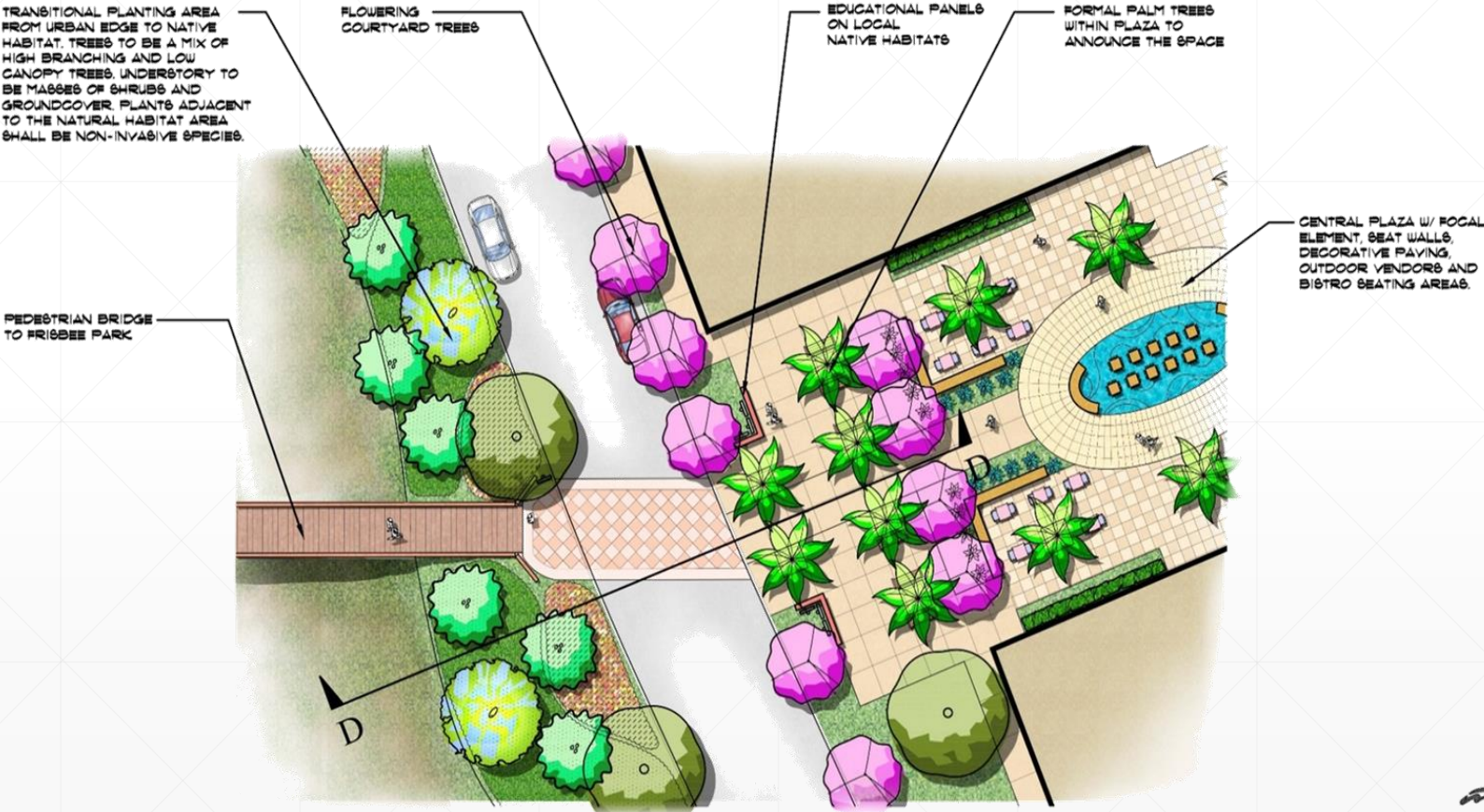
Open Space & Optional Pedestrian Bridge



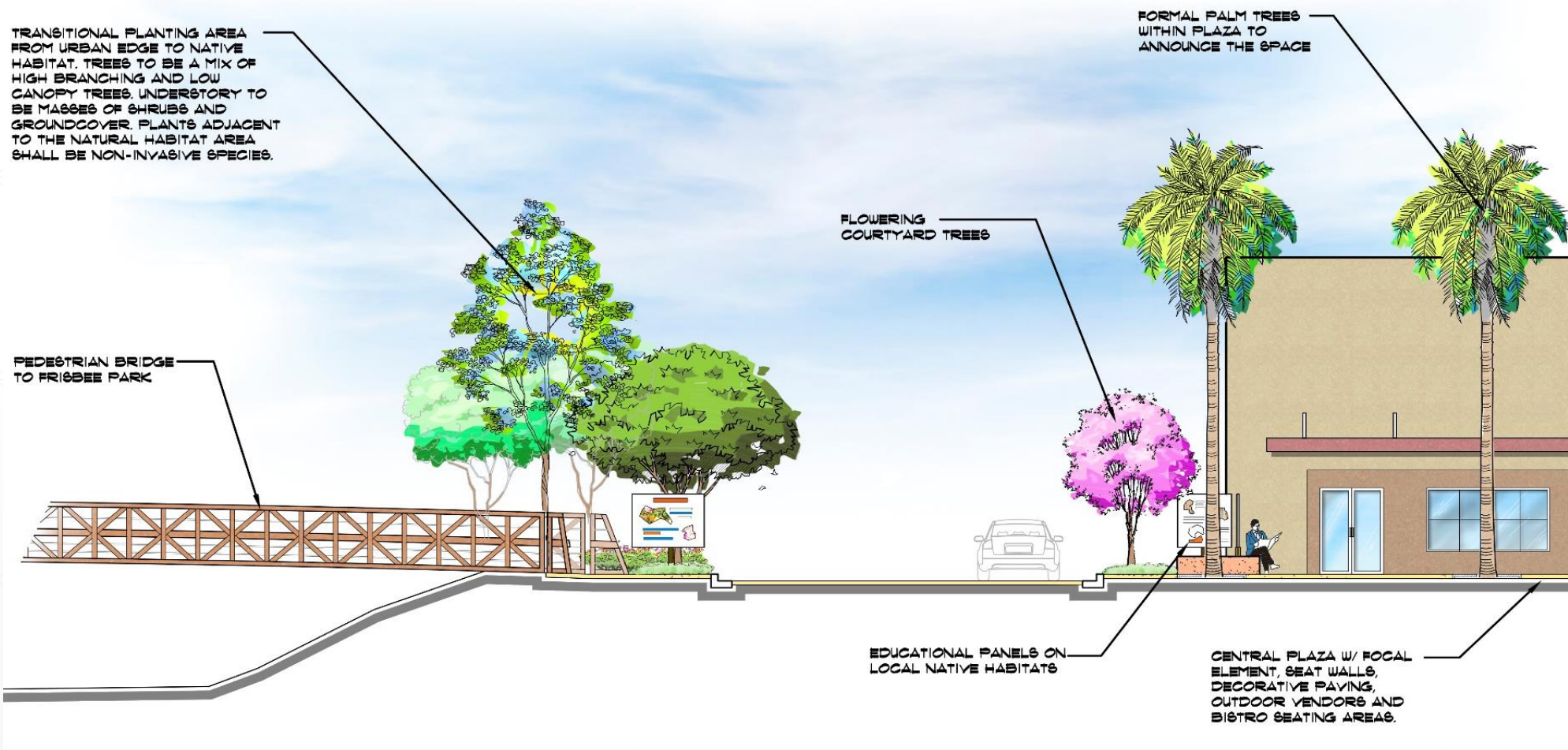
- Minimum of 29.5 Acres Preserved as Open Space to Protect Natural Habitat
- If PAs 7 and 8 are not Developed, an Additional 6.3 Acres Preserved as Open Space (35.8 Acres Total)
- May Be Used For Conservation Credits



Optional Welcome Plaza & Pedestrian Bridge, Plan View

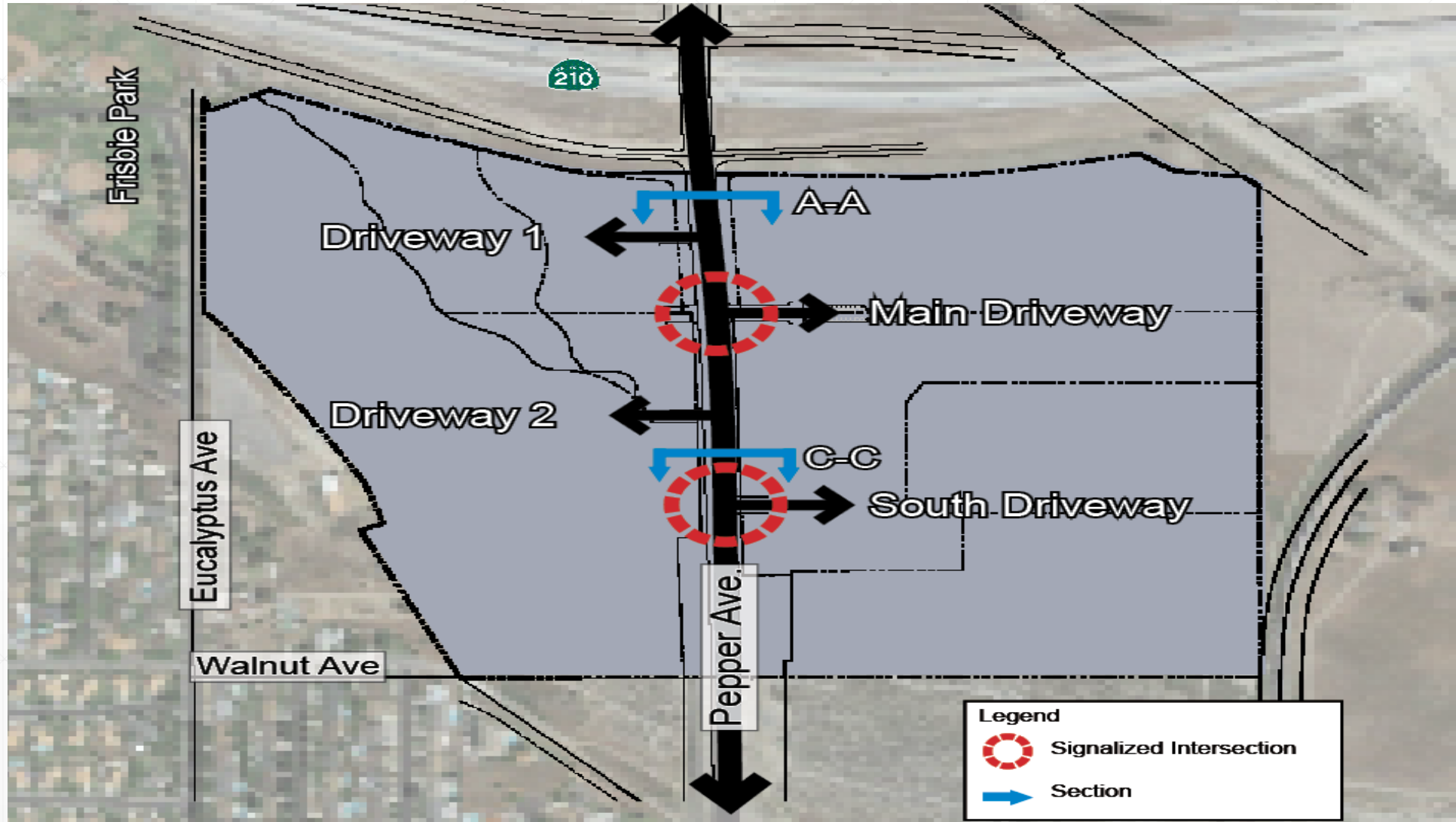


Optional Welcome Plaza & Pedestrian Bridge, Section View

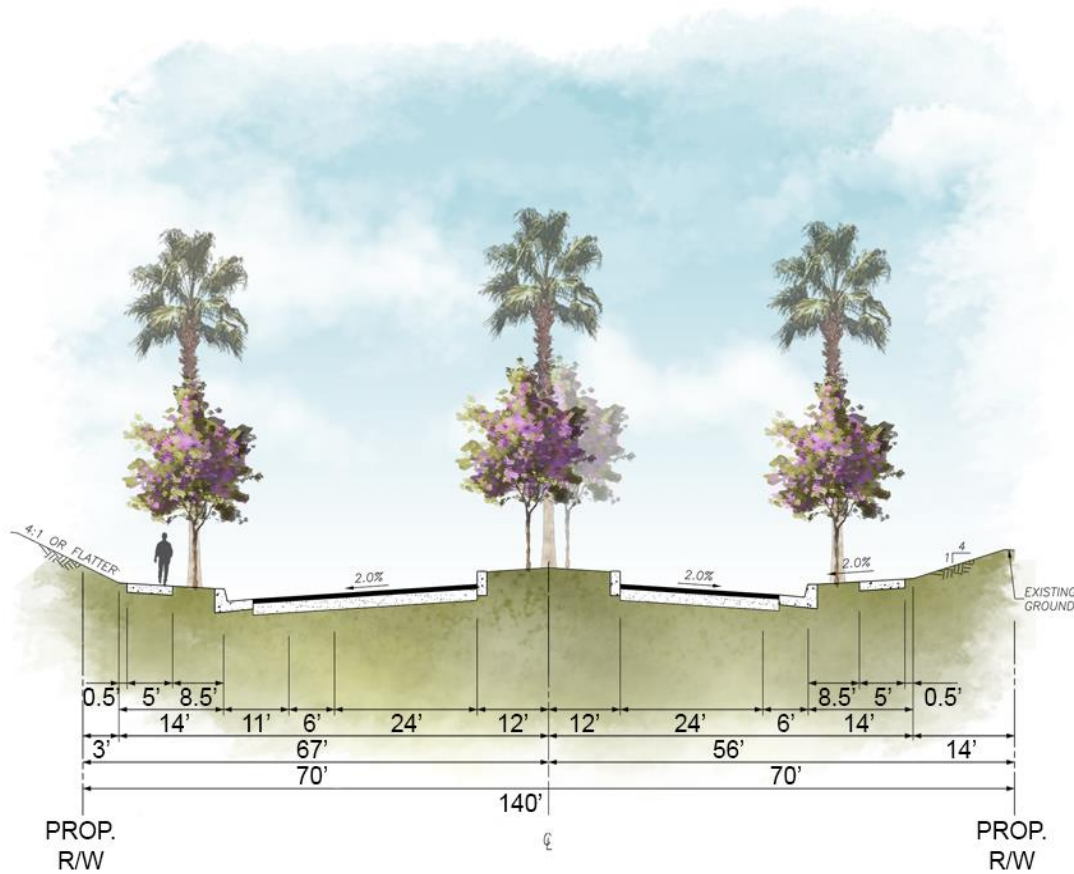


Plan Features

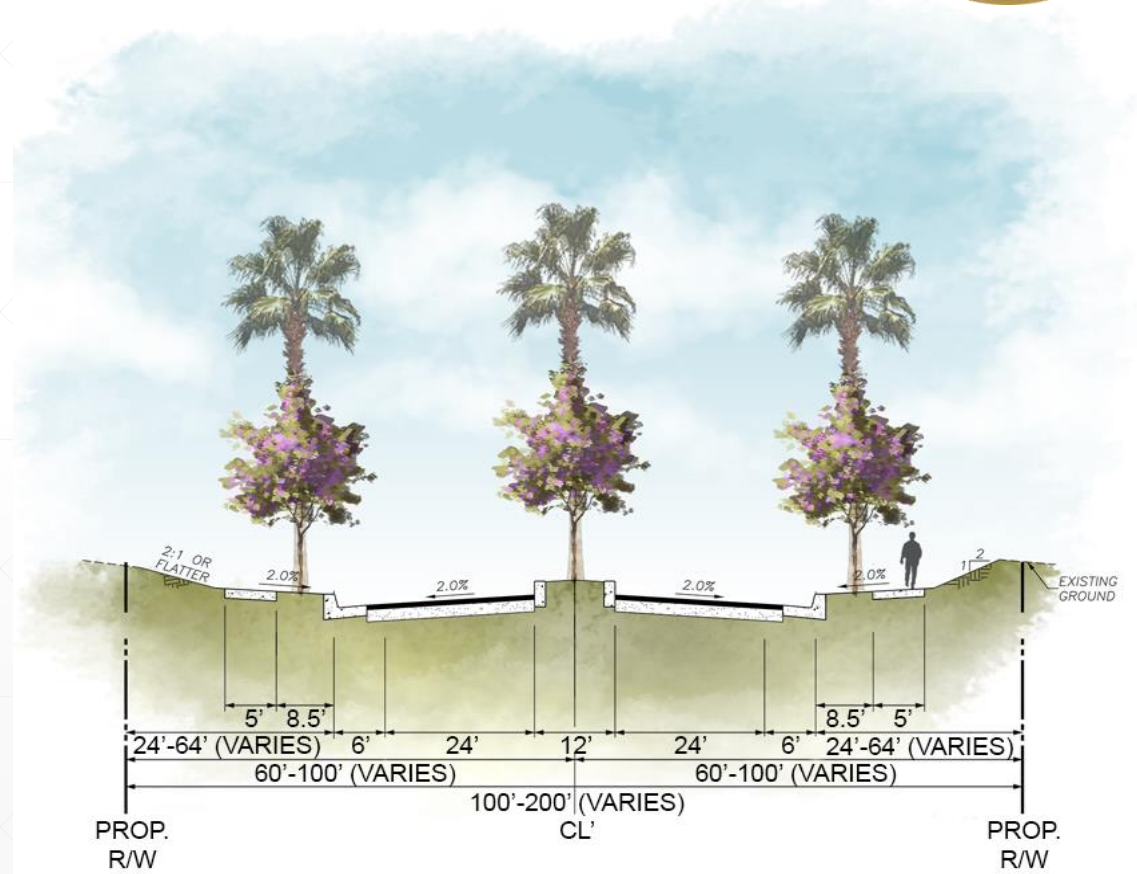
Pepper Avenue Improvements



Pepper Avenue Improvements

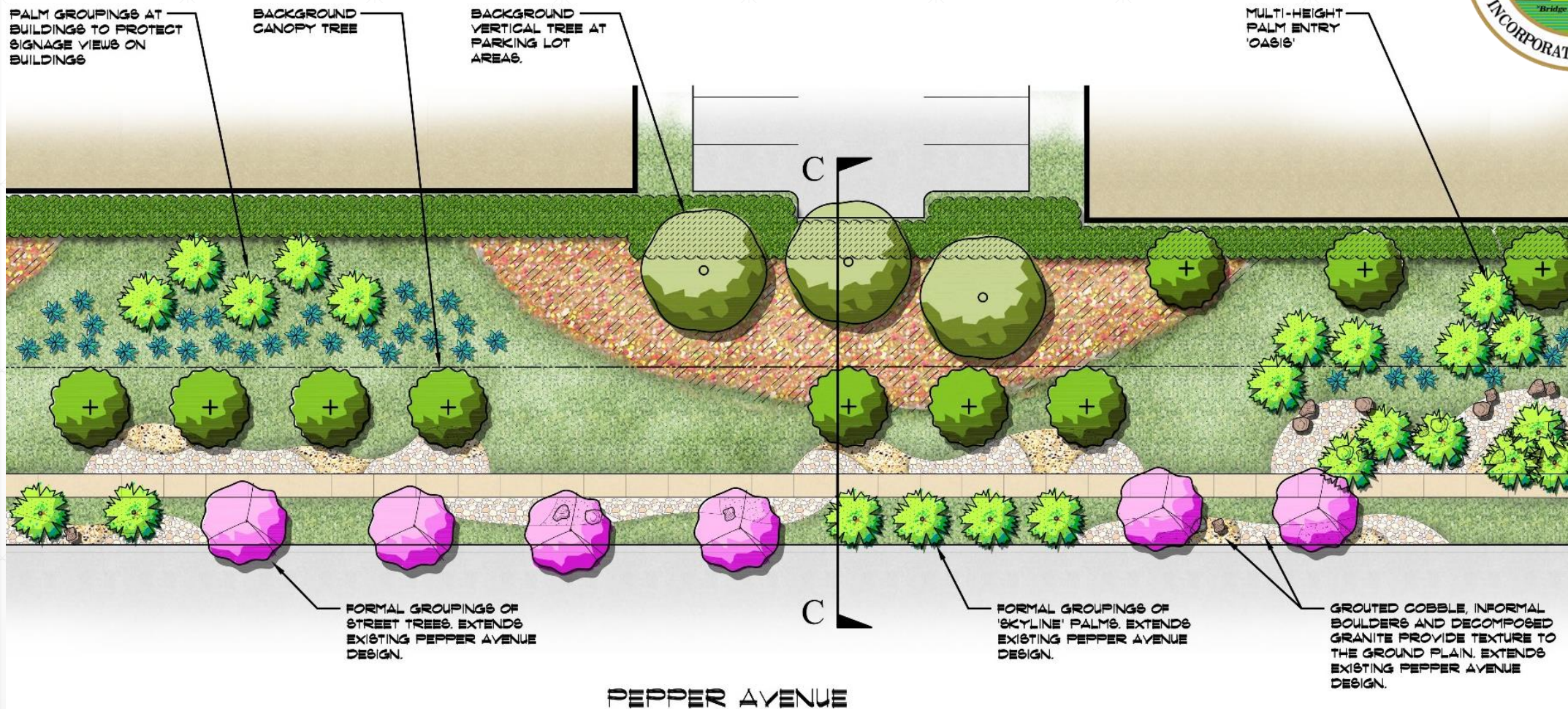


Section A-A

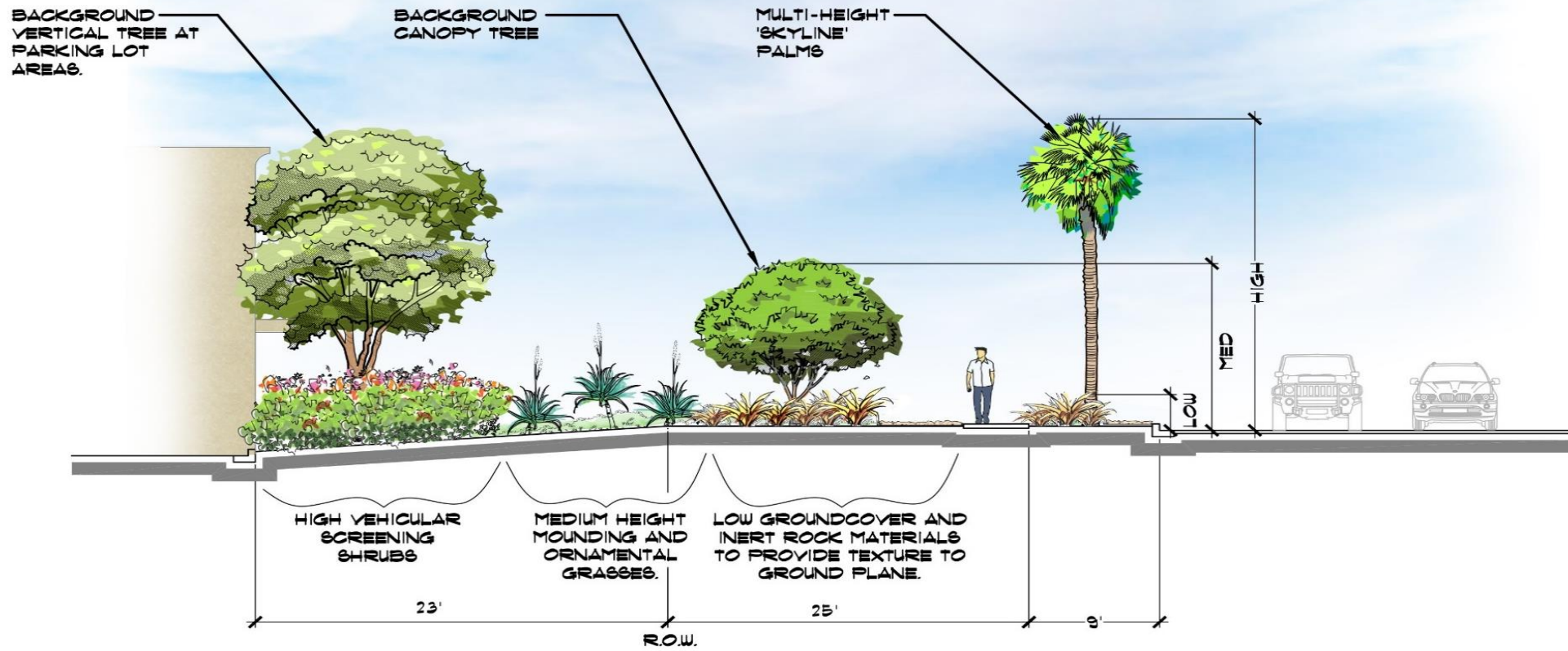


Section C-C

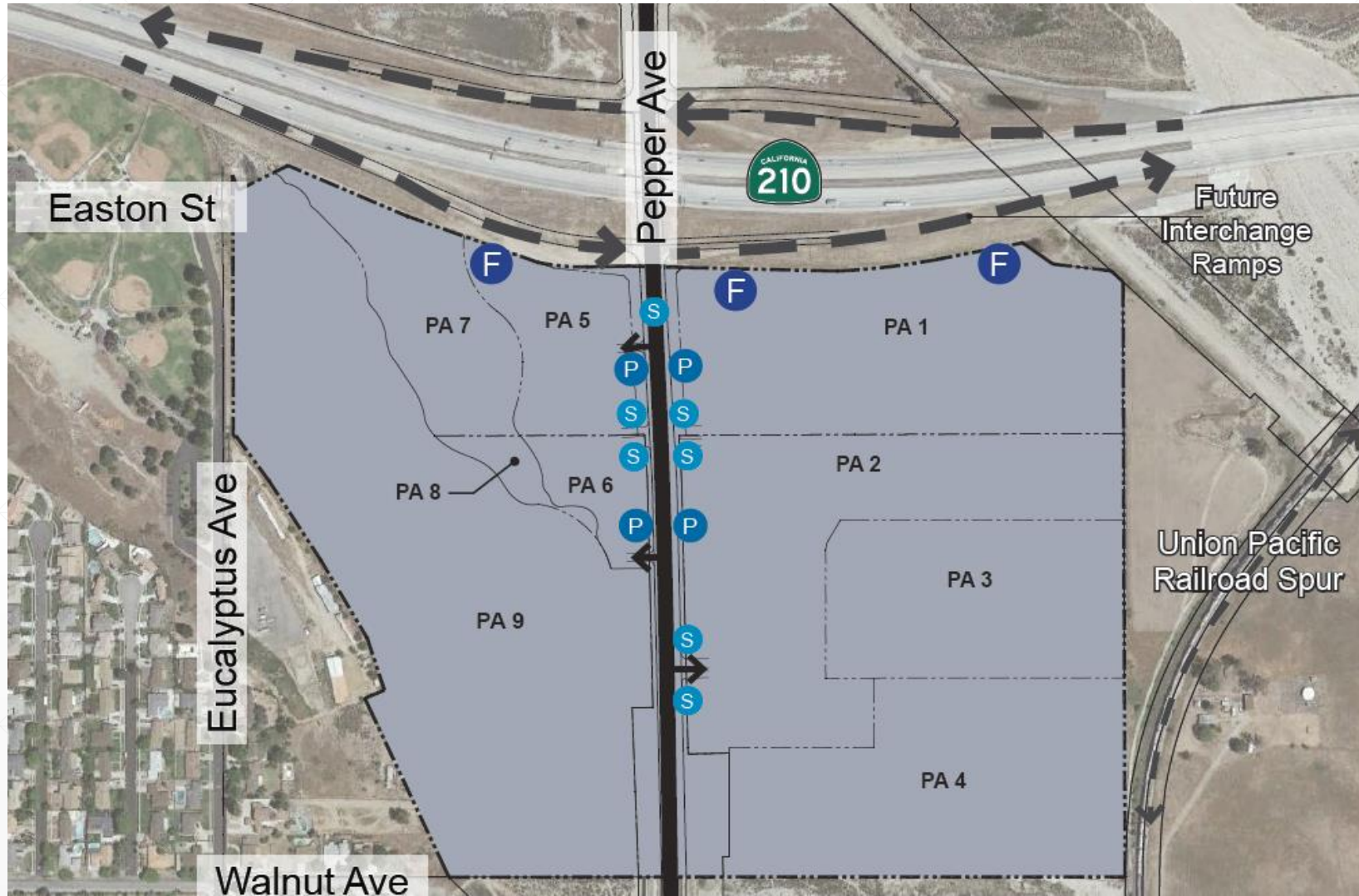
Pepper Avenue Concept Landscape, Plan View



Pepper Avenue Concept Landscape, Section View



Signage



Legend	
	Freeway Oriented Signage
	Primary Monumentation Sign
	Secondary Monumentation Sign
Locations shown are approximate and subject to change	

Multi-Tenant Freeway Sign

- Freeway-Oriented Pylon Signs Encouraged to be Highly Visible from 210 Freeway
- Two-sided, Up to Eight (8) Tenants per Pylon Side
- Up to Three (3) Pylon Signs Allowed, Evenly Spaced Along Edge of 210 Freeway
 - Two (2) East of Pepper Avenue
 - One (1) West of Pepper Avenue



SAMPLE

Draft Environmental Impact Report



Draft EIR

- Draft EIR for Pepper Avenue Specific Plan
 - Draft EIR comment period: 3.7.2017 to 4.21.2017
 - Final EIR Response to Comments and Mitigation Monitoring Plan
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DEIR Significant Effects



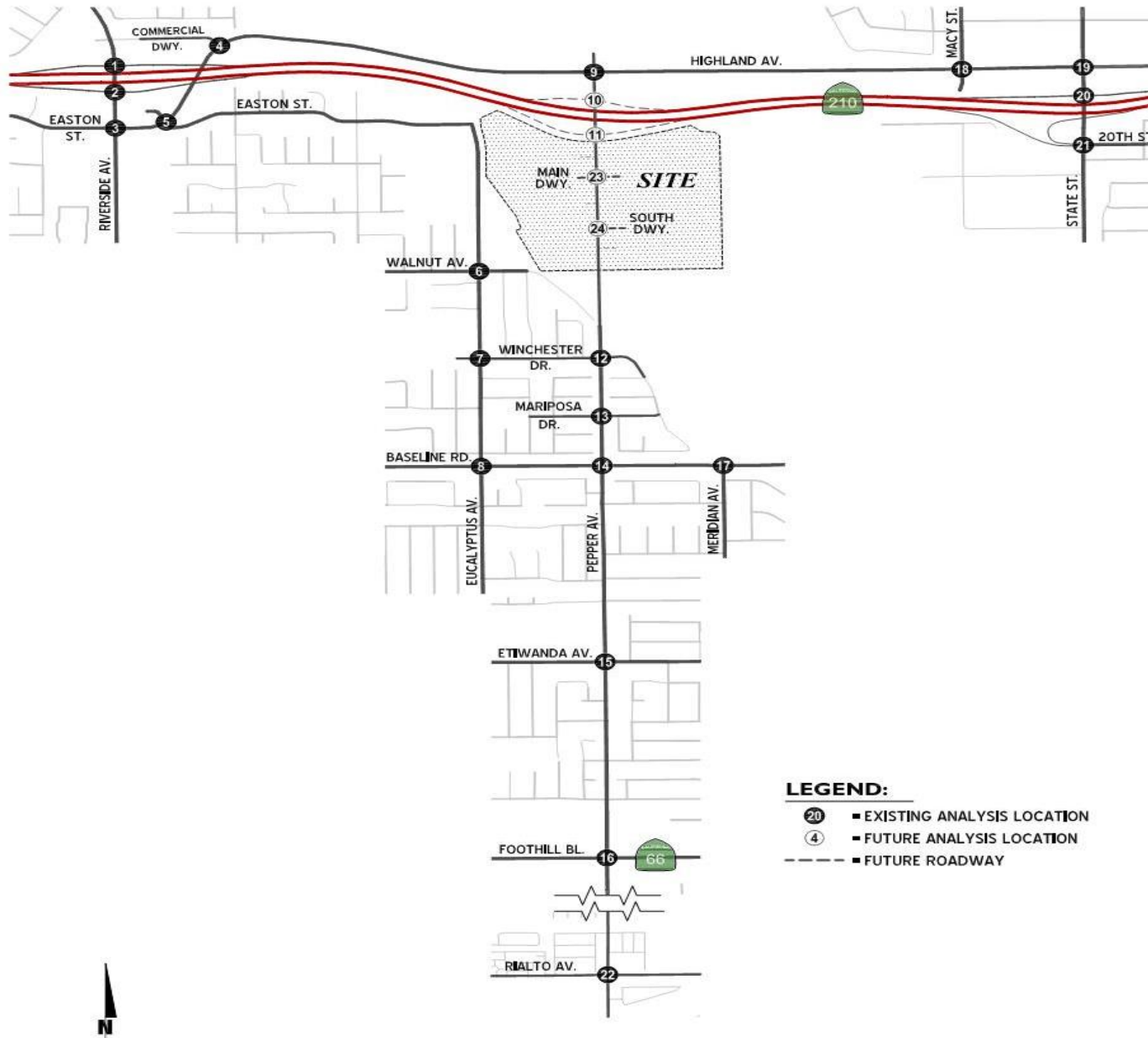
- Long-Term Operational Traffic Noise Cumulative Impacts
 - Statement of Overriding Considerations
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Traffic (TIA Framework)



- Up to 19,309 Total External Trips
 - LOS D Standard of Significance
 - 24 Intersections Evaluated
 - Fair Share Contributions for Intersections & Roadways
 - \$578,530
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Traffic (Intersections Analyzed)



Traffic (RSP Improvement)



#	Intersection	Recommended Improvements
3	Riverside Avenue / Easton Street	<ul style="list-style-type: none">• Modify the traffic signal to accommodate overlap phasing for the WB R turn lane
8	Eucalyptus Avenue / Baseline Road	<ul style="list-style-type: none">• Restripe to provide a separate NBL turn lane• Restripe to provide a separate SBL turn lane
9	Pepper Avenue / Highland Avenue	<ul style="list-style-type: none">• Restripe NB through lane to provide a shared NB through-right lane• Restripe EB approach to provide a separate right turn lane• Modify the traffic signal to accommodate overlap phasing for the EB R turn lane
10	Pepper Avenue/ SR-210 WB Ramps	<ul style="list-style-type: none">• Modify traffic signal for the NB/SB approach from protected phase to permitted phase.• Restripe NB through lane to provide a shared NB left-through lane• Construct a 2nd WBL turn lane
11	Pepper Avenue / SR-210 EB Ramps	<ul style="list-style-type: none">• Construct a separate NBR turn lane• Construct a 2nd EBR turn lane
12	Pepper Avenue / Winchester Drive	<ul style="list-style-type: none">• Install traffic signal• Restripe NB approach to provide a separate left turn lane• Restripe NB approach to provide a 2nd through lane• Restripe SB approach to provide a separate left turn lane• Restripe SB approach to provide a 2nd through lane

Traffic (RSP Improvement), continued



#	Intersection	Recommended Improvements
13	Pepper Avenue / Mariposa Drive	<ul style="list-style-type: none">• Install traffic signal• Restripe NB approach to provide a separate left turn lane• Restripe NB approach to provide a 2nd through lane• Restripe SB approach to provide a separate left turn lane• Restripe SB approach to provide a 2nd through lane
14	Pepper Avenue / Baseline Road	<ul style="list-style-type: none">• Restripe SB approach to provide a separate right turn lane
15	Pepper Avenue / Etiwanda Avenue	<ul style="list-style-type: none">• Install traffic signal
16	Pepper Avenue / Foothill Boulevard	<ul style="list-style-type: none">• Restripe SB approach to provide a separate right turn lane• Restripe WB approach to provide a 3rd through lane• Modify the traffic signal to accommodate overlap phasing for the EBR turn lane



Traffic (Fair Share Fees)

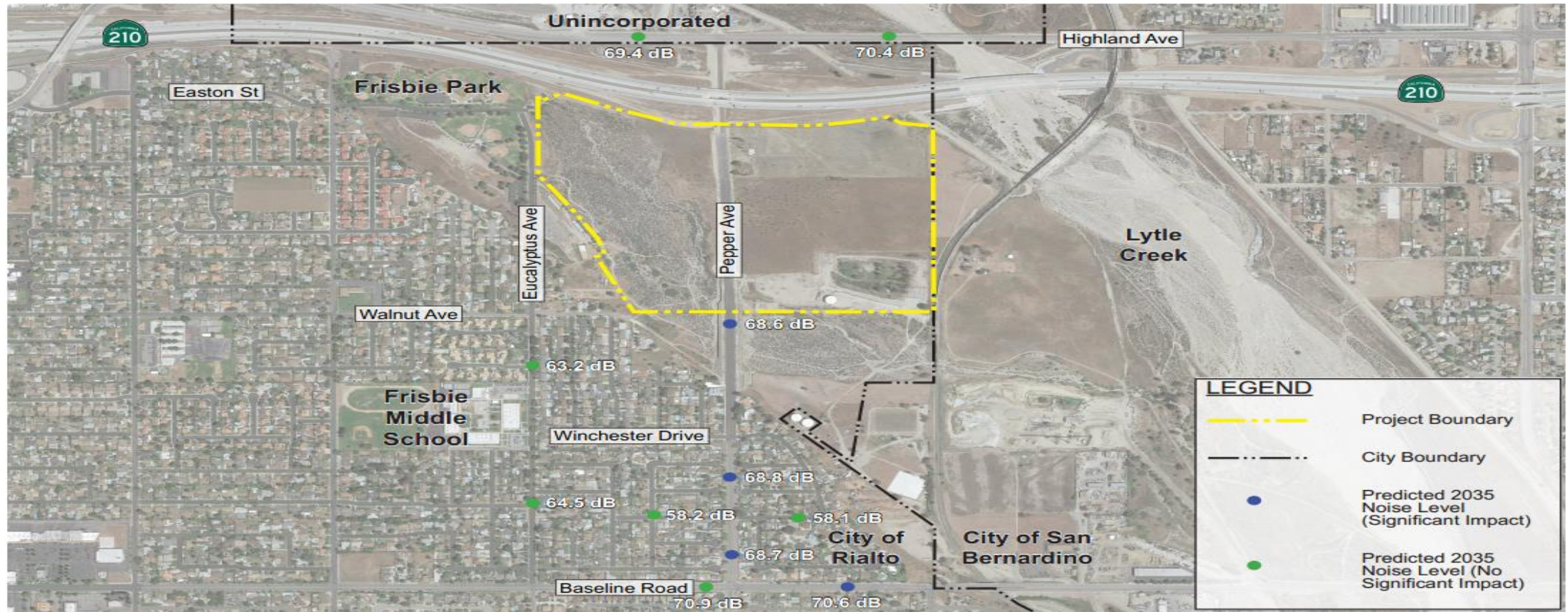
■ Total Improvement Costs	\$578,530
■ Other Funding (Measure I/RSPT)	\$0
■ Pepper Avenue Specific Plan Fair Share Fees	\$578,530
(All Improvements are Intersections)	

LEGEND

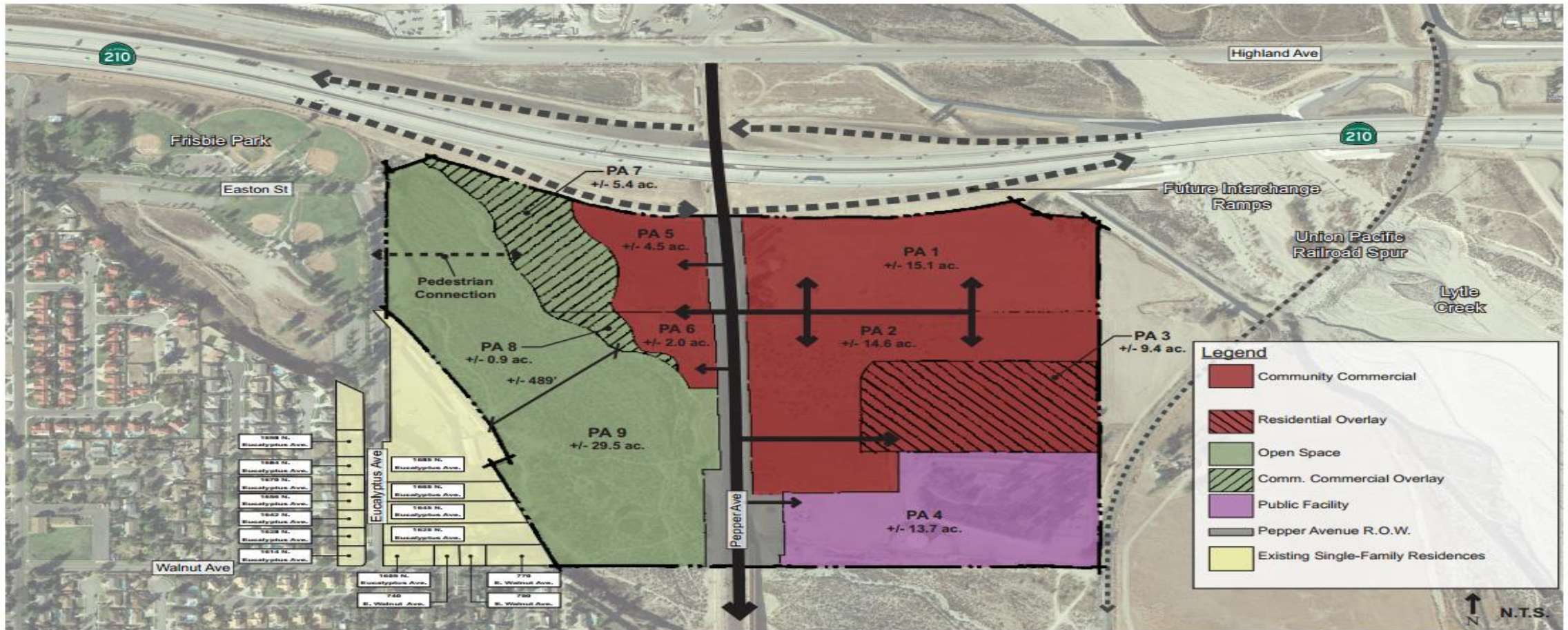
- Project Boundary
- City Boundary
- Predicted Opening Year Noise Level (Significant Impact)
- Predicted Opening Year Noise Level (No Significant Impact)



2035 Cumulative Noise



Project Proximity to Existing Residential



pepper avenue | proximity to existing residential





Capital Impacts (Other Fees)

- Fair Share Fees for Common Infrastructure improvements, Pepper Avenue Extension, and Specific Plan/EIR
 - Fair Share Fees for Pepper Avenue Specific Plan Traffic Improvements
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Recommended Actions

Adopt a Resolution recommending that the City Council

1. Approve and certify the DPEIR; and
 2. Amend the Rialto General Plan to change the land use designation for the Project site from "Residential 6" to "Specific Plan" and approve "Pepper Avenue Specific Plan".
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Questions/Comments
