

June 27, 2023

**VIA E-MAIL**

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Re: June 15, 2023 Request for Referendum Summary Approval

Dear Meses. Gonzalez, Parker, Sanchez and Chapman:

The City of Rialto received your request for approval of a proposed referendum summary dated June 15, 2023 related to Specific Plan Amendment No. 2020-0002. Pursuant to Elections Code Section 9238(b)(2)(B), your proposed summary was transmitted to the City Attorney's Office for review and approval. The law provides the City Attorney with ten (10) business days to provide you and the City Clerk with an approved referendum summary. By this letter, I am transmitting the approved referendum summary to you.

Very truly yours,

BURKE, WILLIAMS & SORENSEN, LLP



Eric S. Vail  
City Attorney, City of Rialto

ESV/tg  
Enc.: Summary of Referendum

cc: Mayor Deborah Robertson  
Mayor Pro Tem Andy Carrizales  
Council Member Ed Scott  
Council Member Rafael Trujillo  
Council Member Joe Baca  
Aaron Brown, Acting City Manager  
Barbara McGee, City Clerk

## Summary of Referendum

This referendum petition relates to the Rialto City Council's adoption of Resolution No. 8098, entitled "A Resolution of the City Council of the City of Rialto, California, Approving Specific Plan Amendment No. 2020-0002 to amend the Pepper Avenue Specific Plan to add a new "Light Industrial" land use designation, add development standards for the new "Light Industrial" land use designation, divide Planning Area 1 into two (2) Planning Areas - Planning Area 1 (2.63 acres) and Planning Area 10 (11.64 acres), change the land use designations of Planning Areas 2, 3, and 10 from Community Commercial to Light Industrial, add various traffic circulation improvements, and textual and graphical amendments."

Specific Plan Amendment No. 2020-0002 adds a new "Light Industrial" land use designation to the Pepper Avenue Specific Plan. Warehouses and logistics centers would be permitted uses in the Planning Areas designated as Light Industrial. The new Light Industrial land use designation would be applied to Planning Areas 2, 3 and 10 within the Specific Plan. Planning Areas 2 and 3 are existing and Planning Area 10 is newly created by the Specific Plan Amendment. The Specific Plan Amendment splits Planning Area 1, with the new Planning Area 10 consisting of 11.64 acres previously in Planning Area 1. Planning Areas 2, 3 and 10 were designated as Community Commercial. Planning Area 3 has a residential overlay that is not impacted by this Specific Plan Amendment.

The change in the land use designation would increase the development maximum in Planning Areas 2, 3 and 10 from 476,650 square feet to 735,185 square feet. The Specific Plan Amendment adds development standards for the new Light Industrial land use designation and includes various traffic circulation improvements.

This petition requests that the City Council either repeal Resolution No. 8098 or submit the resolution to the voters. Signing this petition supports this request.

A copy of Specific Plan Amendment No. 2020-0002 is available at:  
<https://rialto.legistar.com/LegislationDetail.aspx?ID=6253312&GUID=B5E7E076-0F05-48DC-8314-EB76AFCE41A8>. See Exhibit C.

A map of the Specific Plan area and the Planning Areas within the Specific Plan follows.

