Lytle Creek Community Plan

Final Draft Community Plan
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General Plan
County of San Bernardino

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Lytle Creek Community Plan

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1 INTRODUCTION

LC1.1 PURPOSE OF THE COMMUNITY PLAN

The primary purpose of the Lytle Creek Community Plan is to guide the future use and development of land within the Lytle Creek Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for the Lytle Creek community that are distinct from those applied countywide, the Community Plan outlines how the County of San Bernardino will manage and address growth while retaining the attributes that make Lytle Creek unique.

Community plans focus on a particular region or community within the overall County's General Plan. As an integral part of the overall County General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Lytle Creek Community Plan builds upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies defined within the overall General Plan that adequately address the conditions of the community will not be repeated in this or other community plans. Instead, the policies that are included within the community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances raised by the individual communities.

LC1.2 COMMUNITY BACKGROUND

LC1.2.1 LOCATION

The Lytle Creek plan area is roughly 6 square miles of unincorporated area. It is approximately 15 miles northwest of the City of San Bernardino and 10 miles from the cities of Fontana and Rialto. This small remote community is located in a large southeast-trending canyon on the eastern portion of the San Gabriel Mountains completely within the boundaries of the San Bernardino National Forest. The plan area is accessible by a single road off the I-15 (see Figure 1-1, Vicinity/Regional Context).

LC1.2.2 HISTORY

Mormons arrived in the valley in 1851, making camp at the mouth of a canyon with a creek, which flowed briskly southeast through the canyon to the valley and the Santa Ana River. Overjoyed with the abundance of water, the dense growth of willows, cottonwoods and sycamores, and the mustard and wild oats that grew on the hillsides, the settlers named the stream "Lytle Creek" after their leader, Captain Andrew Lytle. Lytle Creek Canyon has been a site for gold mining, farming, and recreation activities such as fishing, camping, picnicking, and hiking. Lytle Creek has been considered a recreational area since the early 1870s.

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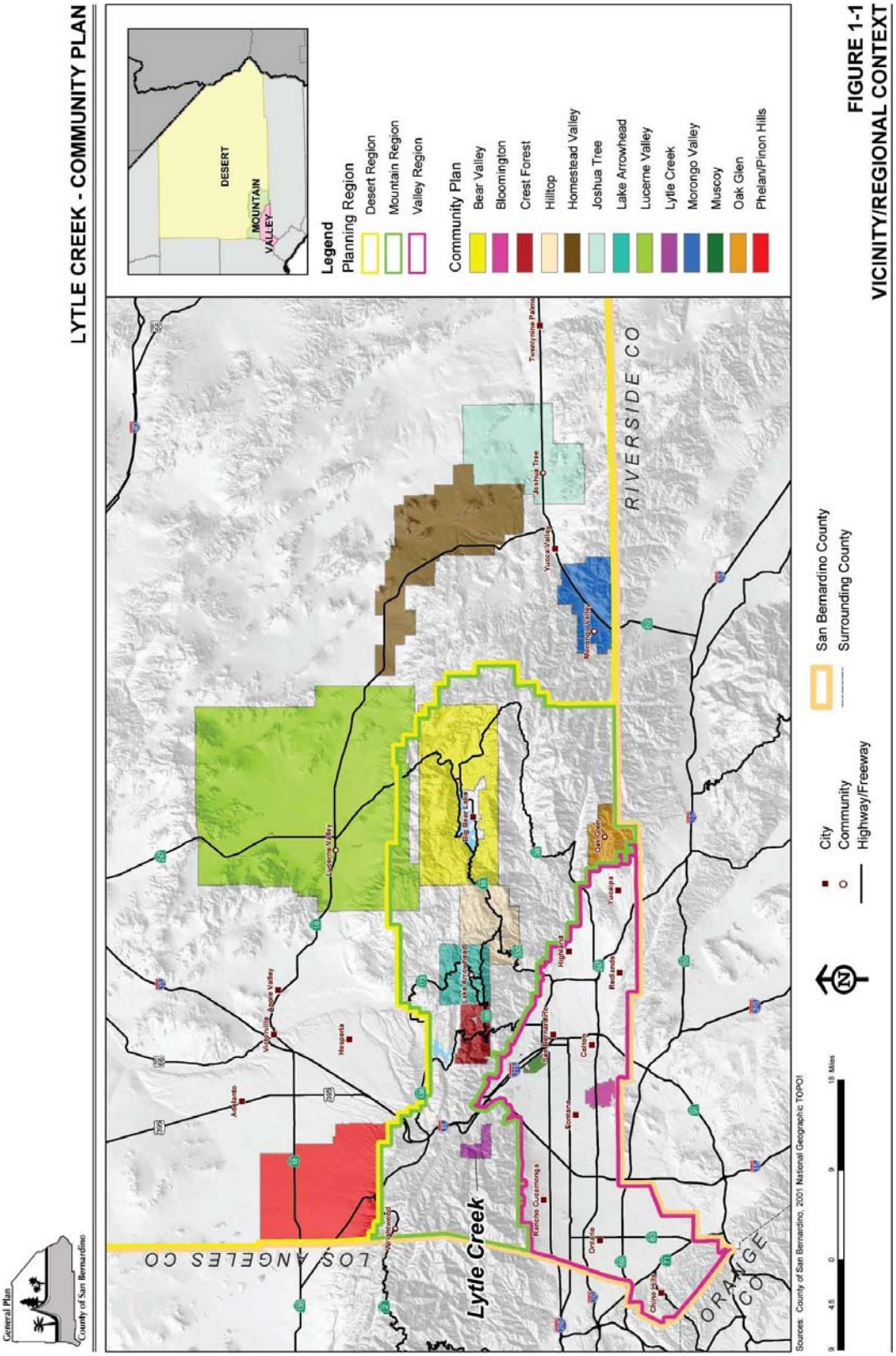

FIGURE 1-1
VICINITY/REGIONAL CONTEXT

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The first subdivision of private lands into small lots began in the 1920s and was intended to support small vacation cabins or tents and fire rings. Development of larger, permanent homes occurred during World War II, however, the majority of the existing lot sizes are less than the current County standard. During the 1969 floods, private development near the confluence of the North, Middle and South forks of Lytle Creek sustained severe damage. Historically, the Lytle Creek area has experienced heavy floods. The community is currently comprised of several small community clusters and inhabited by both full-time and part-time residents, and continues to attract recreational visitors.

The original Lytle Creek Community Plan was adopted by the County in August 1981. The plan was intended as a short-range plan to implement those portions of the General Plan that directly affected the community of Lytle Creek. The 1989 General Plan update proposed that comprehensive community plans be incorporated into the General Plan and Development Code. However, full incorporation into the General Plan was not completed due to budget and staff constraints. The Phase I Scoping of the 2006 General Plan update recommended that the Community Plan program be reinstated to help fulfill the need for development guidance within certain unique communities within the County. The Lytle Creek community was selected as one of 13 areas that would have a community plan prepared in conjunction with Phase II of the San Bernardino County General Plan update.

LC1.2.3 DESCRIPTION OF THE PLAN AREA

Lytle Creek is a perennial stream that runs through the community. The creek starts at the top of Mt. San Antonio, at an elevation of approximately 10,000 feet and flows eastward in three forks. The creek is the center of recreation activities within the area, with picnic and campground facilities near its banks. Lytle Creek is well known for its recreation opportunities; particularly its camping, fishing and hiking opportunities. A variety of habitats can be found within the plan area, from chaparral, to lush riparian to high elevation conifers. The streams and wilderness areas in the canyon provide important habitats for an abundance of plants and animals, including mountain lion, bear, badger, bighorn sheep, great horned owls, red-tailed hawk, coyotes, kangaroo rats, and a variety of birds.

The Lytle Creek community overlies faults associated with the San Andreas – San Jacinto fault system. Most of the faults are considered active and the area is subject to frequent earth tremors due to the close proximity of these major faults, including the San Jacinto fault, which runs along the length of the Lytle Creek Canyon.

LC1.3 COMMUNITY CHARACTER

LC1.3.1 UNIQUE CHARACTERISTICS

The Lytle Creek plan area is surrounded by the San Bernardino National Forest. The forest provides an abundance of recreation opportunities, including camping, hiking, fishing and nature viewing. The community shares many of the same rural characteristics of the National Forest: it is characterized by its scenic resources and offers a unique refuge from the urban landscape. Lytle Creek is attractive to those who desire to live in a mountain environment.

LC1.3.2 ISSUES AND CONCERNS

A series of public meetings for the preparation of the plan were held in 2003 and 2004. The issues and concerns identified in this section are based on input from those meetings. Several issues set Lytle Creek apart from other communities in the County suggesting that different strategies for future growth may be appropriate. Among these issues are: preservation of community character and safety.

A. PRESERVATION OF COMMUNITY CHARACTER

The residents of Lytle Creek have a strong desire to maintain the present mountain lifestyle, preferring development to be mainly residential. They are opposed to commercial development and would like to keep tourism to a minimum. Preservation of natural resources and scenery is crucial to maintaining the current community character in Lytle Creek. The community's natural beauty is characterized by an abundance of open space, scenic vistas, natural vegetation and wildlife. As was mentioned previously, the natural setting is a valuable characteristic of the community. The community itself shares many of the same rural, peaceful, scenic and environmentally appealing qualities. Residents have expressed the desire to retain their community character based on principles of preservation and careful management of the natural environment.

B. SAFETY

The issue of safety and protection from the damage that results from natural disasters such as fires, floods and earthquakes is a primary concern for residents.

LC1.3.3 COMMUNITY PRIORITIES

The community's common priorities that have influenced the goals and policies included within this Community Plan are: (a) the environment, and (b) community character and quality of life.

ENVIRONMENT

A key consideration in developing this community plan has been acknowledging the potential impacts that future development will have on the area's natural resources. The goals and policies included in this community plan emphasize the protection of these natural resources, the integration of natural vegetation and open space, and development designed to enhance the natural surroundings. In public workshops held to develop the General Plan and this community plan, the public has identified the following principle planning issues and concerns to be addressed in the plan:

A. Preservation of open space
B. Conservation and protection of native wildlife and vegetation
C. Visual and physical harmony between the natural and manmade environment.

COMMUNITY CHARACTER AND QUALITY OF LIFE

As the Lytle Creek Community Plan area continues to experience growth and the effects of increased use of its recreational opportunities by both residents and visitors, it will be imperative that adequate services and infrastructure are provided, that all improvements reflect the needs of locals as well as visitors, and that all development maintains a sense of connection to, and protection of, the natural environment. Relating to community character and quality of life, the public has identified the following issues and concerns to be reflected and addressed in the community plan:

A. A willingness to share this unique area with non-residents and to make available to them facilities and services, provided the facilities and services benefit the local people as well as visitors, are compatible with the natural environment and surrounding uses, and support conservation.
B. Maintain the value of Lytle Creek's scenic and natural resources that are the foundation of their community character and quality of life.
C. Extensive use of the canyons' resources by day-visitors that strain the capacity of the area's infrastructure and natural resources.

2 LAND USE

LC2.1 LAND USE - INTRODUCTION

The purpose of the land use element is to provide goals and policies that address the unique land use issues of the community plan area that are not included in the Countywide General Plan. Land use, and the policies that govern it, contribute fundamentally to the character and form of a community. With the continuing growth in many of the county's rural areas, the importance of protecting valuable natural resources and preserving the rural character of these unique areas has become increasingly important.

The purpose of the Land Use Policy Map is to provide for orderly growth that will preserve the mountain character of the community and protect the plan areas natural resources. Figure 2-1, Land Use Policy, depicts the geographic distribution of land uses within this community plan area.

The Lytle Creek Community Plan area is contained within the San Bernardino National Forest. That portion of the National Forest that is within the Lytle Creek Community Plan area comprises 2,976 acres, which equates to Approximately 78 percent, or 2,976 acres, of the National Forest comprises the plan area. The National Forest is not under the jurisdiction of the County of San Bernardino. Only 812 acres of the plan area are under the land use jurisdiction of the County. Table 1 provides the General Plan land use district distribution for the Lytle Creek Community Plan area. As shown in Table 1, the most prominent land use district within the community plan area is Rural Living (RL) at 401 acres, or 48 percent, of the total land area. The second most prominent land use district is Single Residential (SR) at 199 acres, or 24 percent, of the total land area. The third most prominent land use district within the plan area is Resource Conservation (RC) at 149 acres, or 18 percent, of the total land area. The Lytle Creek plan area also contains 8 acres of land designated for Neighborhood Commercial (CN), and 42 acres of land designated Institutional (IN), however, these land use districts make up about 6 percent of the total plan area.

Table 1: Distribution of General Plan Land Use Districts

Land Use District	Area (Acres) [1]	% of Total Land Area
Resource Conservation (RC)	225	18%
Rural Living (RL-5)	293	38%
Rural Living (RL-10)	108	13%
Single Residential (RS)	126	16%
Single Residential (RS-1)	73	9%
Neighborhood Commercial (CN)	8	1%
Institutional (IN)	0	5%
Total Land Area Within Community Plan Boundary	**833**	**100%**
Source: URS Corporation		

[1] Non-jurisdictional lands within the Lytle Creek Community Plan area were extracted from the areas included within the table.

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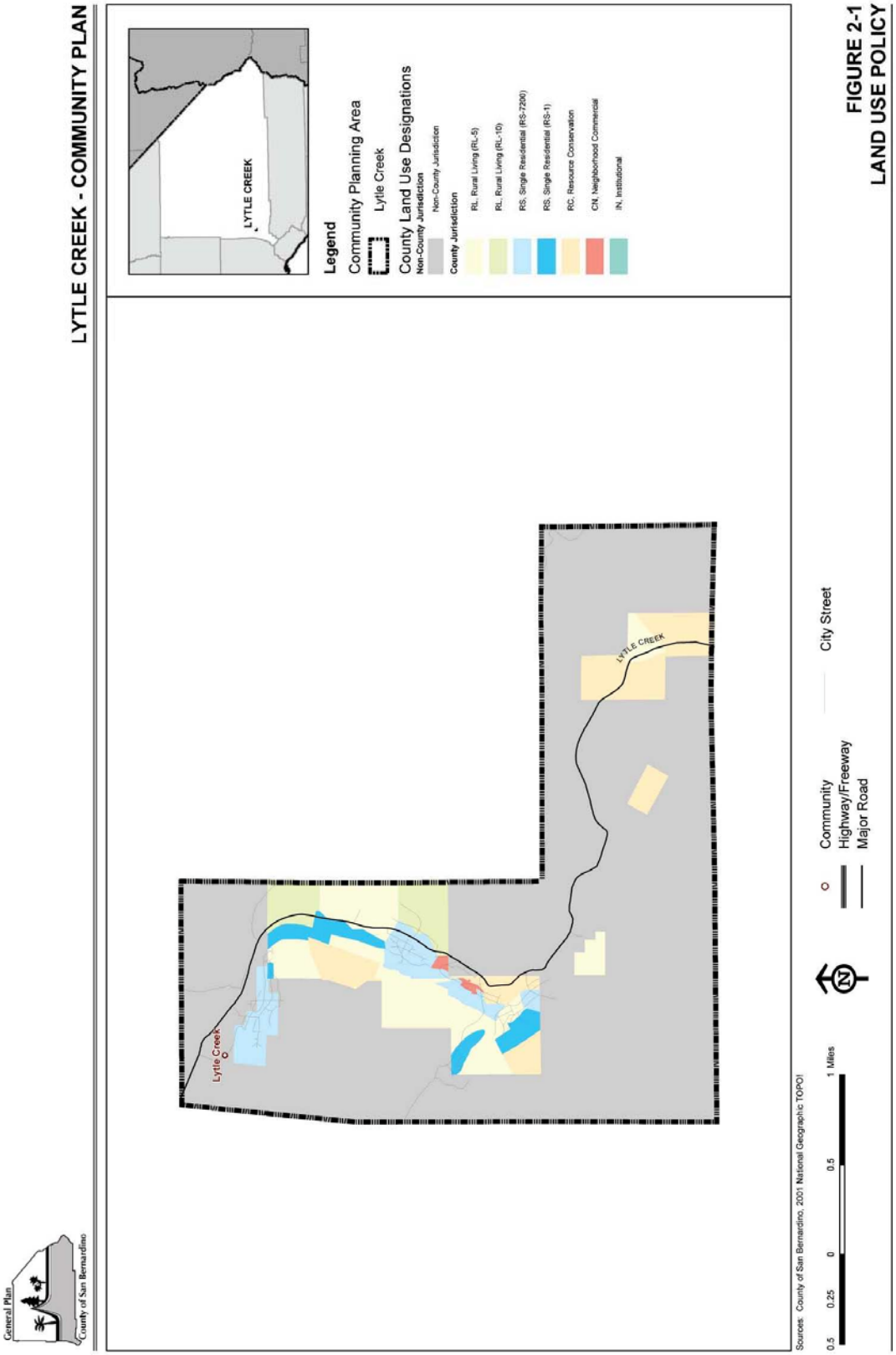

FIGURE 2-1
LAND USE POLICY

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A. Community Character (Land Use Issues/Concerns)

Residents expressed concerns regarding the impact of growth on the character of the community. The mountain character of the Lytle Creek community is defined in part by the predominance of low-density residential development. Low-density residential development within the plan area is characterized by the varied placement of homes, varied setbacks and elevations, diverse architecture, natural vegetation, natural topography and open spaces around the homes. The character of the community is further defined by the natural environment and by the limited commercial uses.

Input gathered from residents of the Lytle Creek community suggests that the primary land use concerns in the community are that the mountain character of the area and the predominance of low-density residential land uses are preserved. Additionally, residents want to ensure that the rate of development does not exceed the capacity of infrastructure and services to serve development. In addition, Lytle Creek's scenic resources, rural character, and proximity to the San Bernardino Valley area make it a desirable area for day visitors. The large day use and camping areas are a concern to the residents because of a lack of adequate facilities to serve the visitors, and because of the noise generated from activities in the recreational areas.

There is a concern about the Lytle Creek Tract within the plan area that are under Forest Services leases. The County supports a policy of land exchanges with the Forest Service to put these properties into private ownership under County land use jurisdiction.

Table 2 provides the Land Use Policy Map Maximum Potential Build-Out for the Lytle Creek Community Plan area. This build-out scenario provides the maximum build-out potential of the community plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential. However, all development within the Lytle Creek Community Plan area, in particular residential development, is limited by provisions of the Fire Safety Overlay. The maximum build-out potential is constrained substantially by the slope-density standards and fuel modification requirements of the Fire Safety Overlay.

Table 2: Land Use Policy Map Maximum Potential Build-Out

	Land Use Policy Map Maximum Potential Build-Out		
Land Designation	**Area (Acres)**	**Density (D.U. Per Acre)**	**Maximum Policy Map Build-Out(D.U.'s)**
Resource Conservation (RC)	225	0.025	6
Rural Living (RL-5)	293	0.2	59
Rural Living (RL-10)	108	0.1	11
Single Residential (RS)	126	4	503
Single Residential (RS-1)	73	1	73
Total Residential	**825**		**652**
		FAR[1]	**SQUARE FEET[2]**
Neighborhood Commercial (CN)	8	0.3:1	107,550
Institutional (IN)	0	0	0
TOTAL NON-RESIDENTIAL	**8**	**-**	**107,550**

Source: Stanley R. Hoffman Associates, Inc.
Notes:

(1) Floor Area Ratio (FAR) is a measure of development intensity. FAR is defined as the gross floor area of a building permitted on a site divided by the total area of the lot. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5. A two story building that covers ½ of a lot has an FAR 1.0.

(2) The total square feet for the non-residential land use designations was calculated by multiplying the area (acres) by the FAR and then converting the total acres to square feet. 43,560 square feet = 1 acre

Table 3 outlines the projected growth in the Lytle Creek Community Plan area over the period 2000 to 2030, and compares that growth to the maximum potential build-out shown in Table 2. Table 3 includes population, households and employment projections based on the Land Use Policy Map Maximum Potential Build-out and a General Plan projection. The Maximum Policy Map Build-Out is a capacity analysis (with no specific build-out time frame) based on the County's Land Use Policy Map and density policies. The General Plan projection provides estimates of population, households and employment from 2000 to 2030, based on an analysis of historic and expected growth trends.

The comparison of the 2000 to 2030 projections to the maximum potential build-out provides a method for testing the projected growth against ultimate build-out. The projection and maximum potential build-out can be used to assess land use policies, existing infrastructure capacity and the need for additional infrastructure, particularly for roads, water and sewer facilities.

The General Plan projection is based on the assumption that the Lytle Creek plan area will continue to grow. This would provide a population of 1,491 people by the year 2030. The Maximum Policy Plan Build-Out assumes a maximum population of 1,596 based on the Land Use Policy Map. The implication is that the plan area will be at 93 percent of its population capacity and 97 percent of its household capacity by the year 2030.

Table 3: Population, Households and Employment Projection 2000-2030

	1990	2000	Projection 2030	Average Annual Growth Rate: 1990-2000	Average Annual Growth Rate: 2000-2030	Maximum Policy Map Build-Out	Ratio of 2030 Projection to Land Use Policy Map Build-out
Population	631	846	1,491	3.0%	1.9%	1,591	0.94
Households	257	352	637	3.2%	2.0%	652	0.98
	1991	**2002**		**1991-2002**	**2002-2030**		
Employment	108	118	199	0.8%	1.9%	176	1.00

Source: Stanley R. Hoffman Associates, Inc.
Note: The population figures for 1990 and 2000 are based on the U.S. Census. The employment figures for 1991 and 2002 are based on data from the California Employment Development Department (EDD).

LC2.2 GOALS AND POLICIES

Goal LC/LU 1. Retain the existing mountain character of the community.

Policies

LC/LU 1.1 Require strict adherence to the Land Use Policy Map unless proposed changes can clearly be demonstrated to remain consistent with the community character

LC/LU 1.2 In recognition of the community's desire to preserve the rural character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts within the plan area should only be considered if the following findings can be made:

A. That the change will be consistent with the community character. In determining consistency the entire General Plan and all elements of the community plan shall be reviewed.
B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.
C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing or assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.

LC/LU 1.3 Obtain property owner cooperation or require compliance with programs that would serve to preserve the natural character and beauty of the area. Actions to be considered shall include the following:

A. Promote the use of low native stone walls, split rail fences, and similar barriers as ornamental property boundary markers or as fencing along roadsides.
B. Recommend permanently maintained landscaping along road frontages where chain link fencing is necessary for the security, protection or confinement of children or pets.

C. Require property owners to remove debris and maintain established natural and man-made water courses on private property.
D. Prevent the conversion of natural watercourses to culverts, storm drains, or other underground structures except by special permit.

Goal LC/LU 2	**Ensure that commercial development will be consistent with the character of Lytle Creek.**

Policies

LC/L.U. 2.1 Modify the Neighborhood Commercial (CN) Land Use District to allow commercial uses, subject to appropriate standards, which provide services to local residents and tourists while complementing the rural character and natural setting of Lytle Creek. These commercial uses shall be compatible with existing development.

LC/L.U 2.2 Establish development and design standards for General Commercial (CG) uses within the plan area to ensure that architectural detailing, size and scale of buildings, site design, signage, screening between commercial and residential land uses and parking areas are compatible with the rural character of the community, the natural setting and the surrounding land uses.

LC/LU 2.3 Commercial development should be located, designed and controlled to protect the character of the surrounding areas. This can be accomplished by:
A. Encouraging commercial development within existing, well-defined areas within Lytle Creek.
B. Through the development review process, ensure that commercial activities are compatible with surrounding land uses in terms of visual appearance, traffic generation, noise and air quality.
C. During the development review process, ensure that the site design establishes buffers between commercial development and adjacent residential uses. Suitable buffers may include using transitional uses such as office commercial or low intensity retail uses, parkways, landscaping or other design standards and screening methods.

Goal LC/LU 3	**Provide for efficient land management and provision of public services, and encourage land exchanges between the U.S. Forest Service for land adjacent to the Forest Service area.**

Policies

LC/LU 3.1 The County recognizes the potential for a land exchange with the Forest Service for the existing Lytle Creek Tract to put the tract into private ownership under County land use control.

3 CIRCULATION AND INFRASTRUCTURE

LC3.1 INTRODUCTION

The quality of life and the mountain character of the community are dependent on the services that are provided. Residents in Lytle Creek expect that services such as water and sewer, roads, fire and police protection, and park and recreation facilities are provided at levels that meet their needs. At the same time, it is understood that acceptable levels of service should be provided in accordance with the mountain character that is desired. Provisions for services in Lytle Creek should be commensurate with the mountain character of the community. The impact of land development on services must be managed to ensure a balance between providing for population growth and preserving the mountain character of the community.

LC3.2 CIRCULATION – INTRODUCTION

One of the overriding goals expressed by residents of Lytle Creek is to maintain the existing character of the community. The character of the community can be significantly impacted by roads and the traffic generated from the region and the community.

A. Roadway System

The existing street system in Lytle Creek is characterized by local roadways and one secondary highway. Lytle Creek Road is a two-lane mountain secondary highway that begins as an extension of Sierra Avenue, just north of I-15 and travels northwest through the San Bernardino National Forest (see Figure 3-1, Circulation). It provides the only paved access into the Lytle Creek area, and serves both residents and visitors.

During meetings held by the County, residents expressed concerns regarding traffic, primarily due to inadequate turnouts to accommodate slow vehicles and motor homes. At the same time, they identified concerns regarding speeding and intoxicated drivers. Residents emphasized that their primary concern was to maintain the mountain character of the community. Improvements to the circulation system within the community will need to be compatible with the community's goal of maintaining the area's character and scenic and natural resources. Residents do no want to see urban improvements such as sidewalks, paved roads, excessive street lighting, etc.

The operating condition of the roadway system within the plan area was examined in terms of congestion and delay. Table 4 provides the existing and Future 2030 roadway operating conditions for Lytle Creek Road. The operating conditions include: Average Daily Trips (ADT) data, Volume to Capacity (V/C) ratios and Level of Service (LOS) data. The Average Daily Trips (ADT) data was provided by the County Public Works Department. Most of the trips data was collected within the past one to two years. The Volume to Capacity (V/C) ratio was calculated using the traffic counts (or ADT) and is a standard tool for describing the typical operating conditions of a roadway. The Level of Service data is based on the V/C ratio and helps to categorize and describe the degree of congestion on the roadways.

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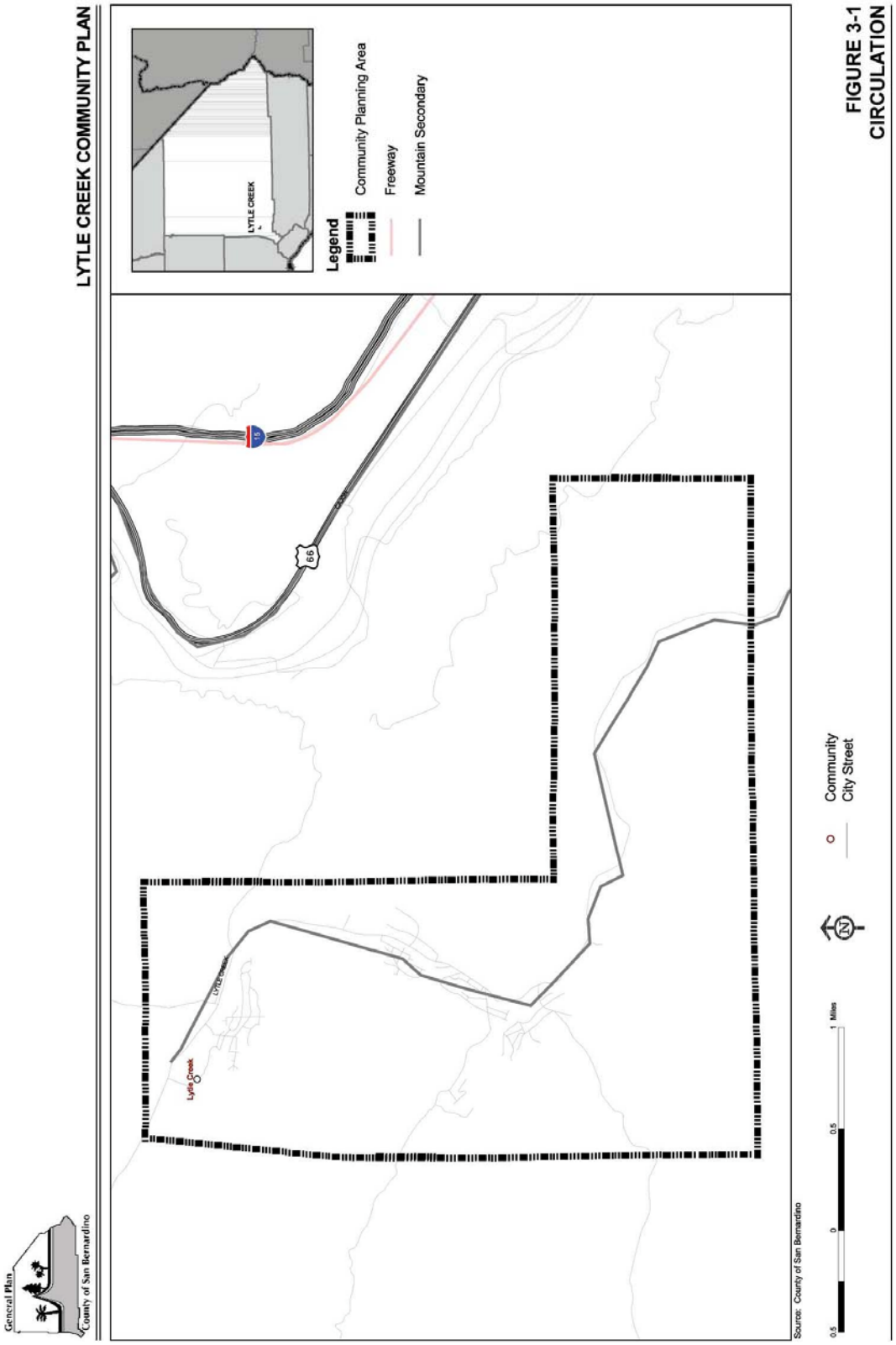

FIGURE 3-1
CIRCULATION

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Table 4: Existing and Future Roadway Operating Conditions

		Existing 2004 Operating Condition			Future 2030 Operating Conditions		
Facility	**Begin-End**	**ADT**	**V/C**	**LOS**	**ADT**	**V/C**	**LOS**
Mountain Secondary Highway							
Lytle Creek Road	Meadow Lane - Glen Helen Pkwy	2,500	0.217	A	6,608	0.575	C
Source: Myer, Mohaddes Associates							

As shown in Table 4, Lytle Creek Road operated at a Level of Service "A" in 2004. A Level of Service "A" is described as free-flow traffic conditions with little or no delay throughout the day or during peak hours. Future 2030 conditions indicate that Lytle Creek Road will continue to operate at an acceptable Level of Service. Lytle Creek Road is projected to operate at a Level of Service "C" in 2030. A LOS "C" is described as reasonably free-flow traffic conditions with reduced freedom to maneuver or select speeds.

B. Pedestrian and Bicycle Circulation

Residents have expressed a desire to improve bicycle and pedestrian facilities within their community. Residents have articulated that they would like bike trails, particularly along Lytle Creek Road, that create a separation from the main road to safely accommodate pedestrians and bicyclists.

C. Scenic Routes

Lytle Creek has some outstanding mountain scenery. Scenic routes play an important role in the preservation and protection of environmental assets. Scenic Route designation recognizes the value of protecting scenic resources for future generations and places restrictions on adjacent development including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics and vegetation removal. Within the plan area, Lytle Creek Road is designated as a County Scenic Route.

LC3.3 GOALS AND POLICIES - CIRCULATION

CIRCULATION

Goal LC/CI 1.	**Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the mountain character, and contributes to the quality of life of the community.**

Policies

LC/CI 1.1 Ensure that all new development proposals do not degrade Levels of Service (LOS) on Lytle Creek Road below LOS "C" during non-peak hours or below LOS "D" during peak-hours.

LC/CI 1.2 Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources and trees wherever possible.

LC/CI 1.3 Minimize the traffic load on Lytle Creek Road by requiring projects to minimize direct access, and encourage shared driveways for industrial and commercial uses on adjacent properties to promote use of the main circulation roads as throughways.

LC/CI 1.4 Preservation and protection of sensitive habitats shall have priority over road location, relocation or realignment when other practical alternatives are available.

LC/CI 1.5 Require a traffic study to identify impacts and mitigation measures for projects that may result in potentially significant impacts.

LC/CI 1.6 Provide street lighting in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.

LC/CI 1.7 Provide access control, traffic system management and other improvements on Lytle Creek Road and other local roadways within the plan area in keeping with the scenic sensitivity of the community plan area.

LC/CI 1.8 Maintain Lytle Creek Road as a two-lane mountain highway and preserve its status as a County Scenic Route. Consider the construction of scenic vista pullouts and other pullouts in order to facilitate traffic flow and provide roadway widenings only to meet demonstrated traffic needs. Such widenings should normally be limited to safety type improvements such as turning lanes, passing lanes, intersection widenings and shoulder widenings.

LC/CI 1.9 Establish a 25 mile-per-hour speed limit on Lytle Creek Canyon Road within the Scotland area.

LC/CI 1.10 Encourage the formation of cooperative organizations or a Community Service District to acquire and develop off-site parking in areas of congestion. Give the Scotland area a priority for such action.

LC/CI 1.11 Prohibit on-street parking where it reduces highway design capacity.

Goal LC/CI 2. Ensure safe and efficient non-motorized traffic circulation within the community.

Policies

LC/CI 2.1 Establish and coordinate a system of pedestrian and bicycle trails connecting residential areas, schools, recreational facilities, the National Forest and commercial activity centers. Promote safe and attractive crossings at logical points on major roads, and pursue opportunities to separate pedestrian and bicycle traffic from vehicular traffic, particularly along Lytle Creek Road.

LC/CI 2.2 Research the feasibility of using excess right-of-way not needed for road construction for bicycle and pedestrian trails.

LC3.4 INFRASTRUCTURE - INTRODUCTION

The provision of adequate water supplies is a crucial component of supporting population growth. Residents have expressed that protection and preservation of water resources is important for the purpose of not only serving existing and future development but also for protection of the area's natural resources and wildlife. Residents also expressed concerns regarding law enforcement services in the community.

A. Local Water Service

There is one local water supplier for the Lytle Creek plan area (see Figure 3-2, Water Districts). The Lytle Creek Spring Water Company supplies water only for Glenn Ranch, Tract 1986, the Scotland Store area, and Hertz Ranch.

Those private residents who have their own on-site methods, such as wells or springs, are very dependent on the amount of snowmelt and rainfall as their sources are recharged annually by winter snows and rains. The yield from these sources will vary dependent on drought and/or wet year conditions. The geologic conditions in this area provide for a fairly reliable source of groundwater for the existing usage.

At meetings held by the County of San Bernardino, residents in Lytle Creek expressed concerns about the availability of adequate water supplies to support projected population growth. They suggested that water conservation methods be enacted.

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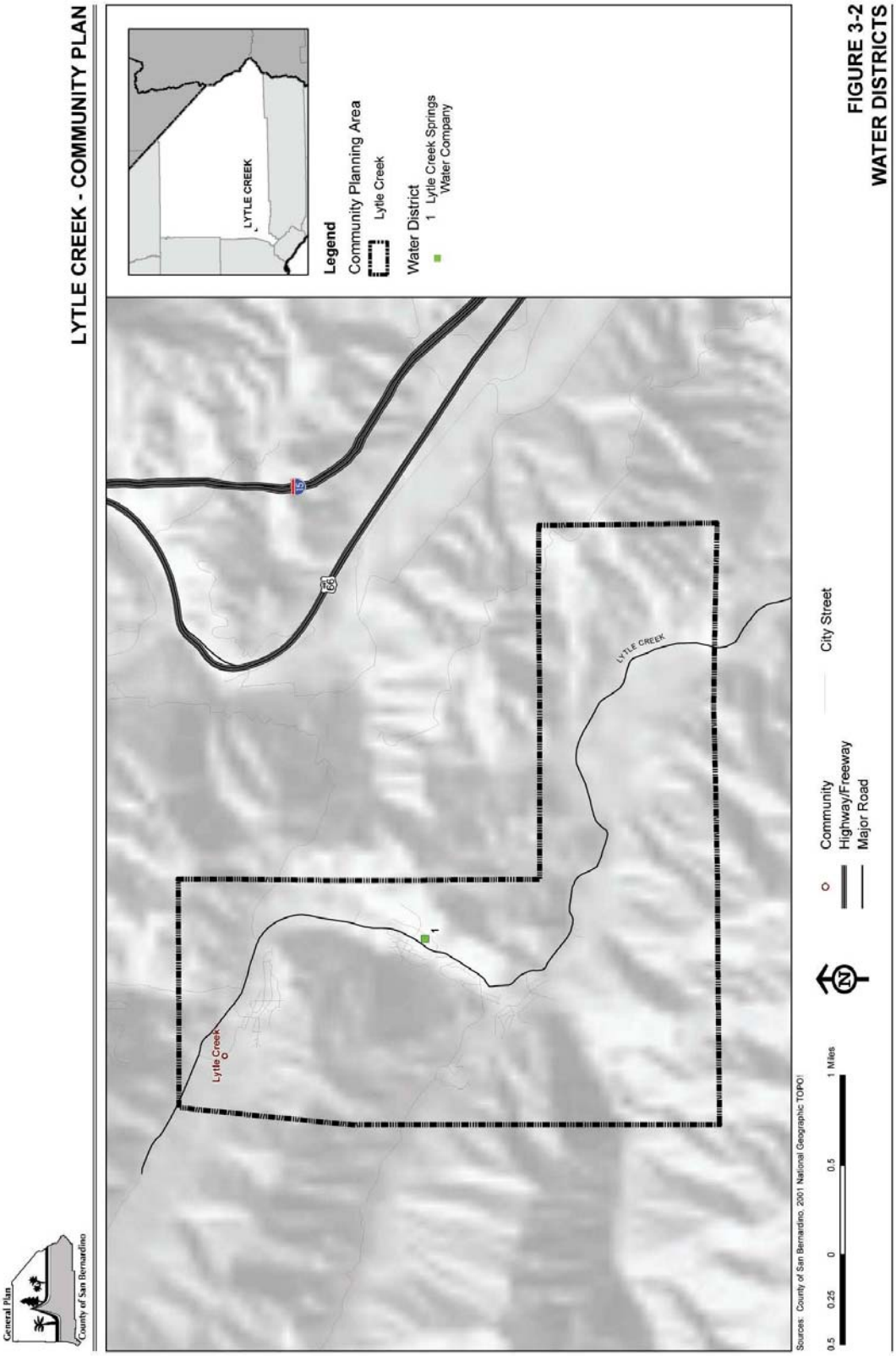

FIGURE 3-2
WATER DISTRICTS

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B. Regional Water Supply

Most of the water that serves Lytle Creek comes from natural underground aquifers, including the Cajon, Rialto-Colton, and Bunker Hill Groundwater sub-basins. All of these basins are sub-basins of the larger Santa Ana Valley Basin.

In general, groundwater moves toward the Santa Ana River from the Cajon Pass downstream through Lytle Wash in the northwest, and from the San Bernardino Mountains to the northeast.

The Cajon Sub-basin underlies Cajon Valley and Lone Pine Canyon, mostly in Cajon Pass, which is the boundary between the San Gabriel and San Bernardino Mountains. This sub-basin is bounded by the Upper Mojave River Valley Groundwater Basin on the north along a surface drainage divide and the Bunker Hill Sub-basin of the Upper Santa Ana Valley Groundwater Basin on the south. The sub-basin is bound by impermeable rocks of the San Gabriel Mountains on the west and the San Bernardino Mountains on the east. Cajon and Lone Pine Creeks drain the valley southward as tributaries to the Santa Ana River.

C. Wastewater

Most of the Lytle Creek community area is serviced by the Lytle Creek CSA 70 S-3 (see Figure 3-3, Wastewater System). However there are isolated sites that have been developed with septic tanks and leach field systems. Approximately 90 percent of the area is on-line, while approximately 10 percent remains off-line. The Lytle Creek District has a total future capacity of 160,000 gallons per day (gpd). Existing Average Daily Flow (ADF) is 86,000 gallons per day; therefore, the District has adequate capacity to accommodate connections to the system to build-out.

The Lytle Creek Community Plan area is located within the Santa Ana River Watershed regulated by the Santa Ana Regional Water Quality Control Board. The Santa Ana Regional Board manages a large watershed area that includes most of San Bernardino County to the east and then southwest through northern Orange County to the Pacific Ocean. The entire watershed is divided into smaller specific watersheds. Lytle Creek discharges primarily into the "Upper Santa Ana River Basin." From a groundwater perspective, Lytle Creek's groundwater is located in the Upper Santa Ana Valley basin.

D. Solid Waste

Residents expressed concerns with solid waste disposal within their community. Their main concern was with the amount of illegal dumping and waste from visitors.

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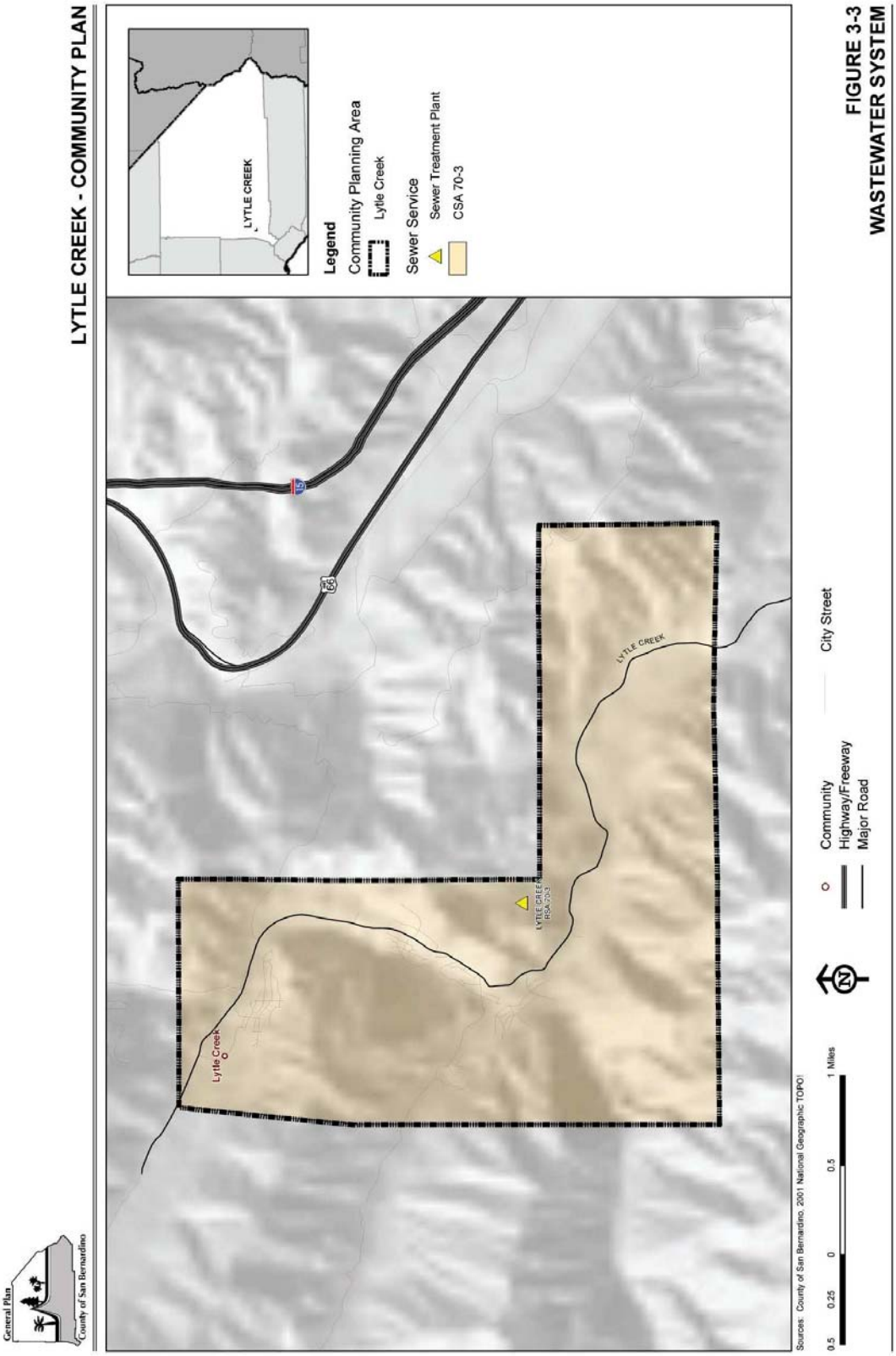

FIGURE 3-3
WASTEWATER SYSTEM

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LC3.5 GOALS AND POLICIES - INFRASTRUCTURE

Goal LC/CI 3.	**Ensure adequate water sources and associated infrastructure to serve the needs of existing and future water users in the Lytle Creek Community Plan area.**

Policies

LC/CI 3.1 Through the development review process, permit new development only when adequate water supply exists or can be assured.

LC/CI 3.2 Support efforts to continue to improve cooperation and communication among water providers and the County in addressing water related issues.

Goal LC/CI 4.	**Encourage and promote water conservation.**

Policies

LC/CI 4.1 Support conservation and efficient water use in an effort to minimize the need for new water sources.

LC/CI 4.2 In coordination with local water providers, provide education for voluntary water conservation. Plan and implement educational programs and events promoting water conservation.

LC/CI 4.3 Promote the use of native low water use vegetation, especially drought tolerant plants in landscaping and discourage inappropriate use of vegetation unsuited to the mountain climate.

LC/CI 4.4 Minimize the use of turf grass.

LC/CI 4.5 Promote use of water efficient irrigation practices for all landscaped areas.

LC/CI 4.6 Regulate the extent and amount of impervious surfaces coverage.

Goal LC/CI 5. Ensure adequate wastewater disposal facilities to serve existing and future development.

Policies

LC/CI 5.1 During the development review process, the County shall ensure that the sanitation system has adequate capacity to serve new development. New development shall pay for their fair share capacity of the system.

Goal LC/CI 6. Develop an efficient and economical solid waste collection, reclamation and disposal system to serve the Lytle Creek community.

Policies

LC/CI 6.1 Seek community involvement in the development of solid waste disposal recommendations for a long-range solution to solid waste collection and disposal in Lytle Creek.

LC/CI 6.2 Solid Waste Disposal Studies shall consider local environmental, social and economic costs, and shall support recommendations with the lowest of such costs.

LC/CI 6.3 Continue the Lytle Creek community clean-up program with free disposal days.

4 HOUSING

[See the Housing Element of the General Plan]

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5 CONSERVATION

LC5.1 INTRODUCTION

Preservation and protection of Lytle Creek Community Plan area natural resources is important to the residents of Lytle Creek. These resources contribute to the character and desirability of the area. The natural vegetation in the plan area also contributes to the beauty and character of the area. During meetings held with the community, residents expressed concerns with preservation of the scenic nature of Lytle Creek.

A. Natural Resources and Historic Resources

The plan area is covered with a diverse biotic community of trees and other vegetation, fish, birds, reptiles, mammals and other natural resources such as creeks. The plan area includes the following general habitat types and respective sensitive species associated with these habitats (For a detailed list of the sensitive species associated with the various habitats see the Conservation Background Report of the General Plan and the Open Space Overlay):

i. Chaparral
ii. Sage Scrub
iii. Riparian
iv. Oak Woodlands
v. Conifer Forest

In addition, Lytle Creek has a rich history dating back over 150 years. Preservation of historic resources is important to residents and their desire to maintain the character of the plan area.

LC5.2 GOALS AND POLICIES

Goal LC/CO 1. Preserve the unique environmental features of Lytle Creek including native wildlife, vegetation, and scenic vistas.

Policies

LC/CO 1.1 Establish regulations requiring retention of existing native vegetation for new development projects. This can be accomplished by:

A. Requiring a landscape plan, approved as part of the location and development plan review and approval process for all new development projects.
B Requiring the Building Official to make a finding that no other reasonable siting alternatives exist for development of the land prior to removal of a native tree.
C. Retention and transplantation standards will follow best nursery practices.

LC/CO 1.2 Require future land development practices to be compatible with the existing topography, vegetation and scenic vistas.

LC/CO 1.3 Protect scenic vistas and hillsides by adopting hillside grading standards. The hillside preservation standards for hillside development shall regulate densities, address allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships, building foundations, and the like.

LC/CO 1.4 Lighting shall be installed in accordance with the Night Sky Protection Ordinance.

Goal LC/CO 2. Maintain the health and vigor of the forest environment.

Policies

LC/CO 2.1 Work collaboratively with the California Department of Forestry and Fire Warden (CDF), the Natural Resources Conservation District and the U.S. Forest Service to implement a long-term Forest Health Restoration and Maintenance Program that will restore fire resiliency, increase safety, and provide community and forest sustainability.

LC/CO 2.2 Work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort, a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long term health of the forest.

LC/CO 2.3 Require the re-vegetation of any graded surface with suitable native drought and fire resistant planting to minimize erosion.

LC/CO 2.4 Establish a parking provision for the purpose of saving healthy trees in parking areas by giving parking credit for areas containing specimen trees.

Goal LC/CO 3. Preserve the significant historical sites and structures which contribute to the unique character of the Lytle Creek Community Plan area.

Policies

LC/CO 3.1 Through a preservation overlay or other appropriate tool, the County shall identify and conserve the following historical and archaeological point of interest:

A. Glenn Ranch Lodge;
B. Scotland Store;
C. Fernbrook;
D. Site of former hot springs above U.S.F.S. Ranger Station
E. Stone House on Lytle Creek Road; and
F. Wagon route to Keenbrook Station.

LC/CO 3.2 Establish funding mechanisms for historic preservation through State and Federal grant programs, private trusts, local tours and publications that explain the history of these facilities.

6 OPEN SPACE

LC6.1 INTRODUCTION

The plan area's natural features including vegetation, wildlife, and topography are regional assets that are highly valued by residents of the area and by visitors. Preservation of those resources is one of the important issues articulated by residents of the Lytle Creek community and will be increasingly important as population growth increases the amount of development and recreational demands in the area.

A. Recreation and Parks

The Lytle Creek plan area contains blocks of National Forest lands. Approximately 78 percent of the land within the Lytle Creek Community Plan boundary is National Forest land (see Figure 6-1, Jurisdictional Control). , Recreational opportunities include camping at one public campground, hiking and bird watching. . The responsibility of open space preservation and management of recreation areas within the plan area is unique in that it requires coordination and cooperation between the County, Federal and State agencies, and the community.

B. Trails

The Lytle Creek Community Plan area contains several trails and forest roads that are utilized as recreational facilities and help with forest maintenance and fire safety by providing access to less developed backcountry regions. The United States Forest Service (USFS), through the Forest Supervisor's Office located in San Bernardino, is responsible for maintaining a vast majority of these facilities.

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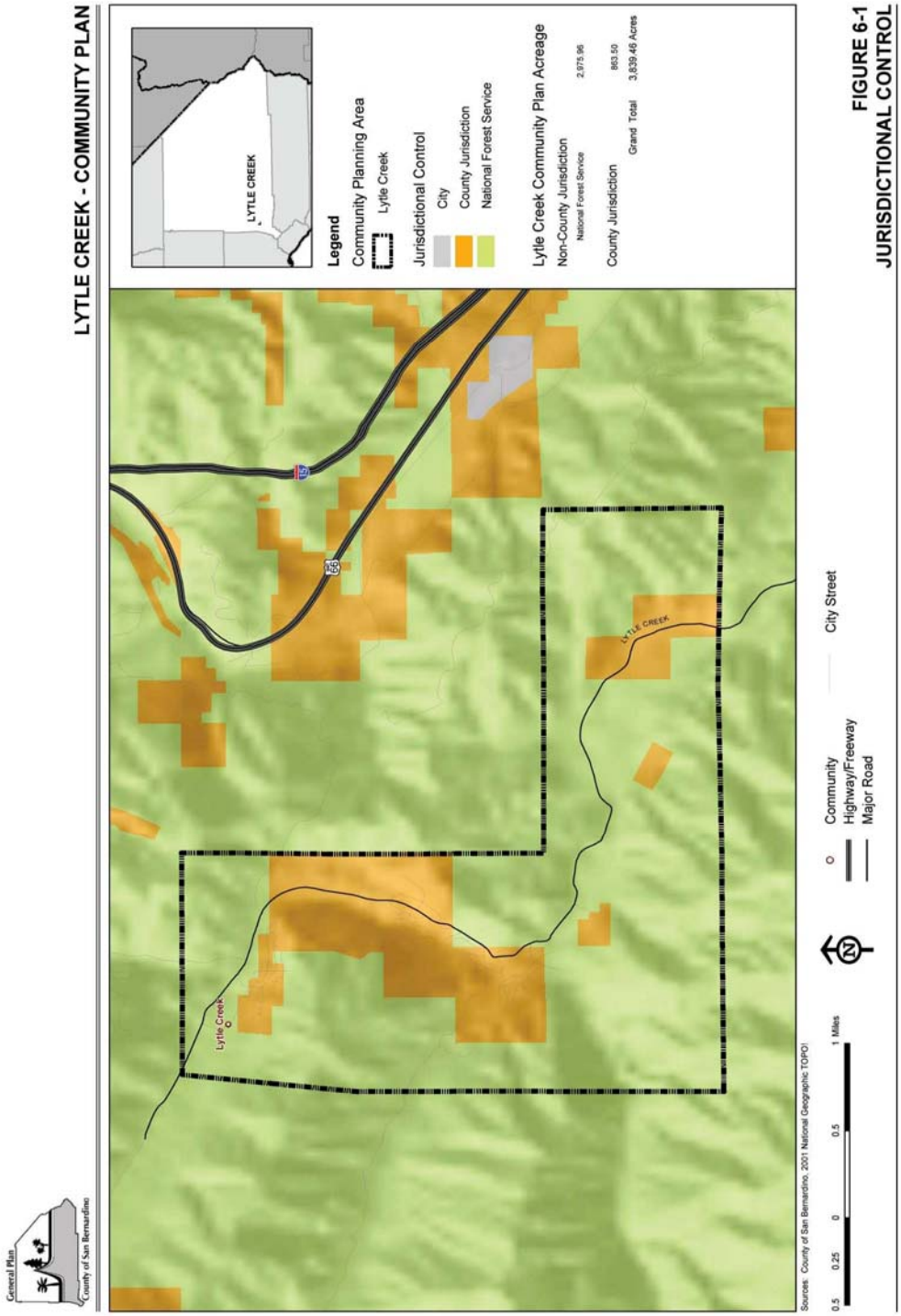

FIGURE 6-1
JURISDICTIONAL CONTROL

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LC6.2 GOALS AND POLICIES

Goal LC/OS 1.	**Ensure the preservation and proper management of National Forest lands within the Lytle Creek Community Plan area.**

Policies

LC/OS 1.1 Work with the U.S. Forest Service to ensure the preservation of Forest Service lands within the plan area and surrounding the plan area.

LC/OS 1.2 Work with the U.S. Forest Service to ensure that regulations are enforced regarding the proper use of public lands by visitors to ensure respect for private property and not encroach on private lands.

LC/OS 1.3 Work with the U.S. Forest Service to establish buffer zones between recreational facilities and residential areas using suitable vegetation such as whitehorn, wild rose, gooseberry or other vegetation as feasible. Other traditional structural solutions could also be used including fencing or other suitable barriers..

LC/OS 1.4 Request referrals from the U.S. Forest Service on new recreational facilities or increases in recreational uses to help reduce conflicts with USFS users and community residents.

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7 NOISE

[See the Noise Element of the General Plan]

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8 SAFETY

LC8.1 INTRODUCTION

Fire protection and emergency services are among the most crucial of community needs. The quality of life in Lytle Creek is dependent on the adequacy of these services. The mountain region as a whole exhibits a combination of several factors that exposes development and natural resources to potential disaster from wildland fires and subsequent flooding and erosion. The factors include topography, climate, vegetation, pathogen infestation, and human use and occupancy.

The five categories stated above combine to make the Lytle Creek Community Plan area a high fire-hazard area. Any one factor or combination thereof is enough to constitute a classification of high or extreme hazard. Fire hazard severity is very high in the populated areas around Lytle Creek.

A. Fire Services

Fire protection services are mainly provided by County Service Area 38 (CSA-San Bernardino County) (see Figure 8-1, Fire Districts). The San Bernardino County Fire Department (SBCFD) provides administration and support for County Service Area 38 (CSA-San Bernardino County) fire district and other services such as hazardous materials regulation, dispatch communication and disaster preparedness. The San Bernardino County Fire Department (SBCFD) provides services to Lytle Creek through the West Valley Division of their department.

Other agencies providing fire protection services and/or fire related information for the Lytle Creek community include the California Department of Forestry and Fire Protection (CDF), the U.S. Forest Service and the Fire Safe Council.

The West Valley Division has a station located within the Lytle Creek community. In addition, the U.S. Forest Service (USFS) has a station located in the Lytle Creek area. Table 5 lists the fire station and details regarding the services that the station provides (see Figure 8-2, Fire Stations).

Mutual aid response is provided by the following agencies for the Lytle Creek community:

> Lytle Creek is served by Station 20 located in the community which is a Paid Call Station (no full time personnel). It is also covered for any fires by the USFS station 31 just below the community. USFS Station 32 is at the mouth of Lytle Creek canyon and responds to any fire in the community. The County also responds with Engine 2 from Devore, Rialto Water Tender 204 and Medic Truck 78. In addition, during fire season the CDF station in Devore is open with Engine 3581. Beyond that it depends on the severity of the fire; if it is large the County will draw as many engines as needed from stations in Fontana, Muscoy and Rancho Cucamonga. At the same time, the USFS is dispatching numerous engines from the San Bernardino National Forest.
>
> The Lytle Creek North development is paying for the construction and maintenance of a new Fire Station 81 that will be built on Glen Helen Parkway, adjacent to USFS Station 32. This station will serve as a second County Engine to any incident in Lytle Creek including medical aids.

The following is a list of equipment that regularly is dispatched to Lytle Creek depending on the incident: E-20, E-2, WT-204 (Rialto), MT-78, USFS E-31 (seasonal), USFS E-32 (seasonal), CDF E-3581 (seasonal).

B. Evacuation Routes

Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. Specific evacuation routes will be designated during an emergency in order to respond to the specific needs of the situation and circumstances surrounding the disaster, and will be handled in accordance with the evacuation procedures contained within the County Emergency Management Plan.

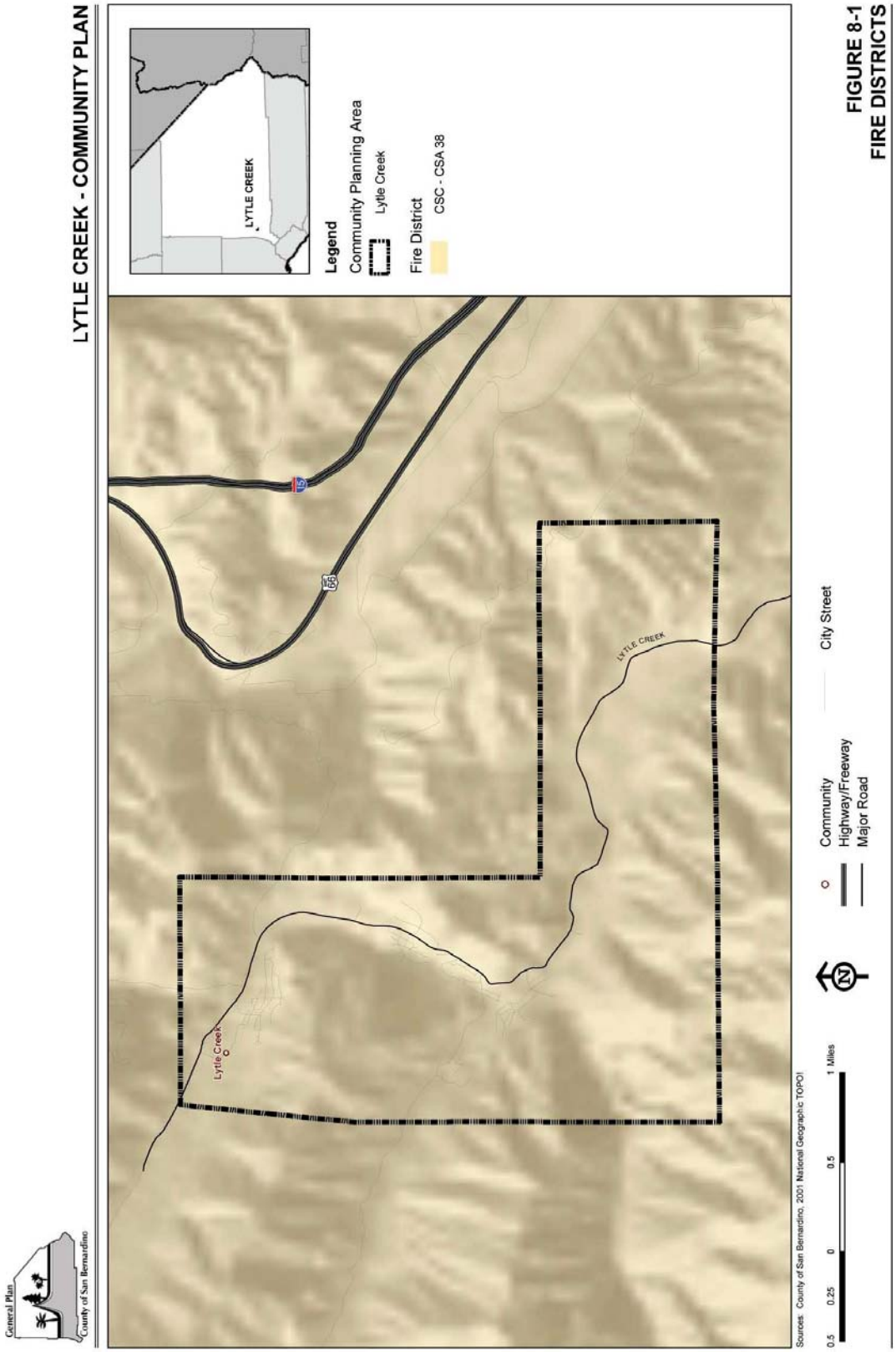

FIGURE 8-1
FIRE DISTRICTS

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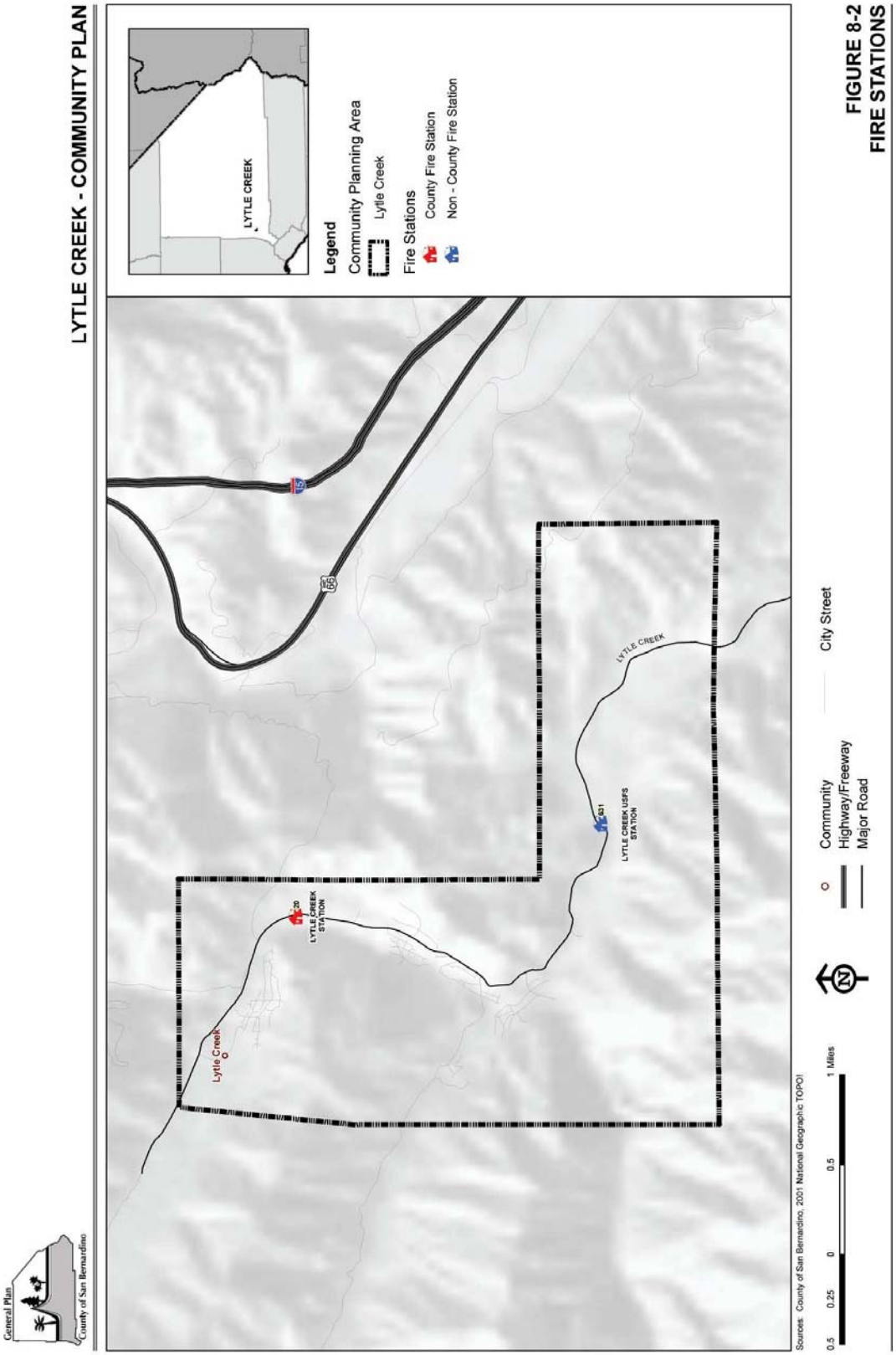

FIGURE 8-2
FIRE STATIONS

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Table 5: Fire Stations

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
Lytle Creek Station 20	County Service Area 38 (San Bernardino County)	Lytle Creek	Engine, Water Tender, Squad	Paid Call Firefighter Coverage only	8 Paid Call Firefighters (PCF) – EMT,s	Ambulance Service (AMR)	San Bernardino Community Hospital
USFS Station 31, Lytle Creek	U.S. Forest Service	U.S. Forest Service lands	Type III engine and utility vehicles	Engine=5 person, 7 days, year round		None	San Bernardino Community Hospital
USFS Station 32, Sycamore	U.S. Forest Service	U.S. Forest Service lands	Type III engine, Type II dozer and utility vehicles	Engine=5 person, 7 days, summer only. Dozer= 1 person, summer only		None	San Bernardino Community Hospital
	U.S. Forest Service	U.S. Forest Service lands	USFS Prevention Unit 36- Type IV patrol	Prevention Unit 36= 1 person, year round		None	San Bernardino Community Hospital

C. Flood Hazards

Although no major flood problems exist within the Lytle Creek study area as defined by the National Flood Insurance maps, the steepness of much of the terrain can cause flooding and flood related problems for properties adjacent to major drainage courses. The steep slopes in Lytle Creek create a high velocity of water flow in streambeds. This high velocity causes greater than normal erosion to occur in, and adjacent to, drainage courses.

Residents in Lytle Creek expressed a need for flood control within the community. Their concerns related to flooding on roads and the need for large drainage areas to be maintained. However, in keeping with the rural character of the community, they would like to see the drainage areas maintained in their natural state.

D. Public Safety

Residents of the Lytle Creek area expressed concerns regarding juvenile crime, speeding, and intoxicated drivers on Lytle Creek Road. To combat the concerns, the residents believe that law enforcement services within the area should be increased. They believe that the lack of police presence within the area, and the slow response time when calls for police support are made, contribute to the problems. The residents would like an assigned deputy for the area.

LC8.2 GOALS AND POLICIES

Goal LC/S 1.	Provide adequate fire safety measures to protect residents of the plan area.

Policies

LC/S 1.1 Work with the community and appropriate local Fire Protection agencies to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth.

LC/S 1.2 Work with the various fire agencies, the Fire Safe Councils, Caltrans and the community to ensure the development of an effective firebreak system.

LC/S 1.3 Protect access to streams which normally serve as a water source for fire fighting.

LC/S 1.4 Work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long term health of the forest.

Goal LC/S 2.	Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.

Policies

LC/S 2.1 Work with the Public Works Department and Caltrans to ensure that an adequate road system and proper access are provided to ensure safe and efficient evacuation for residents and visitors of the community plan area.

Goal LC/S 3.	Preserve all floodways and drainage courses in their natural state whenever feasible while providing adequate flood protection.

Policies

LC/S 3.1 Evaluate and designate floodways and drainage areas, ensuring the design of such areas is kept as natural as much as possible.

LC/S 3.2 Flood control plans for Lytle Creek shall include the following:

A. Identification of all feasible alternatives for flood control within the Lytle Creek area to include alternatives to concrete channels
B. A set of priorities for the public acquisition of flood-prone lands.
C. Sources of public funds to acquire any privately-owned, available, undeveloped stream channel property. Plans for the regular removal of debris, which clogs normal flood channels and divert floodwaters.

LC/S 3.3 Continue to coordinate land use and flood control efforts through the review of capital improvements and development applications.

LC/S 3.4 Encourage private development to incorporate effective flood control measures into their projects to ensure protection of the natural environment.

Goal LC/S 4. Support and coordinate disaster planning with affected agencies and organizations.

Policies

LC/S 4.1 Work with local, state, federal and other agencies involved in disaster preparedness.

LC/S 4.2 Provide an emergency response system that is both efficient and economical.

Goal LC/S 5. Ensure a safe living and working environment for residents of Lytle Creek by providing adequate law enforcement services.

Policies

LC/S 5.1 Assess the level of crime, response times, and overall law enforcement services provided to the community, and shall investigate the feasibility of improving the level of law enforcement services to the community within one year of adoption of the community plan.

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9 ECONOMIC DEVELOPMENT

LC9.1 INTRODUCTION

As has been repeated throughout the various elements included within this community plan, one of the most important goals of the Lytle Creek community is to protect its rural mountain character. It will be important to ensure that future development protects and enhances the natural resources, scenic beauty and character in order to continue to appeal to both residents and visitors.

While most of the Lytle Creek Community Plan area under County jurisdiction is residential, the commercial areas provide a mixture of retail establishments, restaurants, and service uses that cater to local residents and visitors. In addition, the National Forest provides an abundance of recreation opportunities, including camping, hiking, fishing and nature viewing.

In input gathered from residents of the Lytle Creek community, there was a strong desire to preserve the character of the community while promoting limited tourism to support the local economy. However, residents expressed concern regarding the impacts that an increase in tourism could have on their community, particularly with regard to noise and traffic. One of the challenges will be to maintain the community character while ensuring a quality experience for visitors.

LC9.2 GOALS AND POLICIES

Goal LC/ED 1.	**Promote economic development that is compatible with the rural mountain character of the Lytle Creek community.**

Policies

LC/ED 1.1 Encourage business activities that capitalize on the amenities and recreational activities available within the Lytle Creek Community Plan area.

LC/ED 1.2 Support commercial development that is of a size and scale complementary to the natural setting, is compatible with surrounding development, and enhances the rural mountain character.

LC/ED 1.3 Establish development and design standards for tourism operations that address potential impacts such as noise, hours of operation, signage and traffic.

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10 IMPLEMENTATION

OVERVIEW

The Community Plan, as part of the General Plan, provides goals and policies intended to guide development in a specific area over the next 25 years. To that end, Community Plans translate broad statements from the General Plan into specific actions designed to direct the physical development and public improvements within the given specific geographical area. Because the Community Plan is part of a long-range plan, the expectation is that some policies will be implemented immediately following the adoption of the General Plan while others will be initiated 10 to 15 years later. Therefore, it is important that key implementation priorities are established and subsequently monitored through a regular, but adaptable annual report process.

The overarching goal in the Lytle Creek Community Plan is to maintain the character of the community. While the individual community plans have unique features, they also include common policies set forth in the General Plan. The most critical of these policies relate to two issues; (a) maintaining the existing balance of land uses; and (b) ensuring the adequacy of infrastructure and public services to attend to existing and future development. Implementation of policies related to these two issues shall be treated as priorities and shall be monitored by the annual report.

IMPLEMENTATION APPROACH

CAPITAL IMPROVEMENT PROGRAM (CIP)

The County annually prepares a budget for available capital improvement funds, before reviewing all policies important to the development of the various communities. The CIP must then reconcile all competing interests for the budgeted funds. Implementation for many of the policies established in the Community Plan will be contingent upon available County funding. Other policies are considered ongoing and will be incorporated or are already incorporated in everyday activities by various County departments.

NEW POLICIES AND ORDINANCES

Implementation measures include existing ordinances and procedures as well as recommended amendments to these measures. Recommendations for new policies and ordinances can promote the implementation of General Plan measures by further clarifying them in respect to the Community Plan area.

SITE PLAN REVIEW PROCESS

Site Plan Reviews are required for all new developments. Concurrency issues of a development are reviewed with the site plan to ensure that the level of service for all public facilities will be adequate prior to, or concurrent with the new development. A Site Plan is approved only when its components are in compliance with all zoning and land development requirements.

DEVELOPMENT CODE

The purpose of land use regulations is to implement the Lytle Creek Community Plan. These regulations are presented in the Development Code. The Development Code also includes the following overlays:

- Additional Agriculture (AA)
- Agricultural Preserve (AP)
- Airport Safety (AR)
- Alternate Housing (AH)
- Biotic Resources (BR)
- Cultural Resources Preservation (CP)
- Fire Safety (FS)
- Flood Plain Safety (FP)
- Geological Hazard (GH)
- Hazardous Waste (HW)
- Mineral Resources (MR)
- Noise Hazard (NH)
- Open Space (OS)
- Paleontologic Resources (PR)
- Sign Control (SC)
- Sphere Standards (SS)

PROGRESS REPORTING

The Community Plan identifies numerous policies that range from area specific to regional and countywide. It is important that implementation of these policies be monitored. In fact, the State requires an annual report on the status of the General Plan and its implementation. The first purpose of the progress report is to inform the County's Board of Supervisors on the status of implementing the County's General Plan, including the Community Plans. Secondly, the progress report also provides a means to review the General Plan and determine if changes need to be made to the Plan or its implementation. Finally, the progress report serves as a method to regularly monitor the effectiveness of the General Plan.

California Government Code Section 56400(b)(1) mandates that all non-charter cities and counties submit an annual report to their legislative bodies discussing the status of the General Plan and progress in its implementation. Copies of this progress report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Organization of the report and determination of the relevant issues to include in the County's annual progress report may be modified from year to year and adapted to incorporate new sources of information, changes in funding sources, and available staff resources. Pursuant to Government Code Section 56700, charter cities are exempt from the progress reporting requirements.