

**Excerpts from Lytle Creek Ranch Specific  
Plan Adopted by the City of Rialto**

**Attachment 2**

# LYTLE CREEK RANCH SPECIFIC PLAN



LEAD AGENCY:

CITY OF RIALTO

PREPARED FOR:

LYTLE DEVELOPMENT  
JOINT VENTURE III

ADOPTED BY THE RIALTO CITY COUNCIL ON JULY 13, 2010



# LYTLE CREEK RANCH

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## SPECIFIC PLAN

*Lead Agency:*

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

*Prepared for:*

**Lytle Development Joint Venture III**  
285 W. Rialto Avenue  
Rialto, CA 92376-6411

*Prepared by:*

**KTGY Group, Inc.**  
17922 Fitch  
Irvine, California 92614  
Contacts: Ken Ryan & Mark Hickner

Adopted by the Rialto City Council on July 13, 2010

## CITY OF RIALTO

### City Council

Grace Vargas, Mayor  
Joe Baca Jr., Mayor Pro Tem  
Edward M. Palmer, Council Member  
Deborah Robertson, Council Member  
Ed Scott, Council Member

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Beth George, Chair  
Dale Estvander, Vice Chair  
Artist Gilbert  
Jerry Gutierrez  
Pauline Tidler  
Al Twine  
John Peukert

### Development Services

Michael E. Story, Development Services Director  
Gina Gibson, Senior Planner  
Daniel Casey, Assistant Planner

### Redevelopment Agency of the City of Rialto

Robb Steel, Economic Development Director  
Greg Lantz, Economic Development Manager

## PROJECT TEAM

Lytle Development Joint Venture III  
KTTY Group, Inc.  
Casey O'Callaghan Golf Course Design, Inc.  
Di Lallo Landscape Architecture  
Engineering Resources of Southern California, Inc.  
Hewitt & O'Neill, LLP  
Latham & Watkins, LLP  
Manatt, Phelps & Phillips, LLP  
Otte-Berkeley Groupe  
PACE, Inc.  
PCR Services Corporation

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## PREFACE

The *Lytle Creek Ranch Specific Plan* represents one family's strong commitment to the City of Rialto and its residents. For several decades, the Pharris family has served as good stewards of what is today the largest remaining tract of undeveloped land within the City. The property is located partially within the city limits of Rialto, with the remaining areas located within unincorporated San Bernardino County. As part of project entitlements, the portions of the site not currently within the city limits will be annexed into the City.

In recent years, Rialto and the surrounding areas have experienced increasing pressures to accommodate the growing Inland Empire population. Recognizing this need, the Pharris family has embraced the opportunity to create a legacy project that is a departure from the "mass produced" look and resulting anonymity of conventional subdivision development. With more than a decade spent in planning and design, Lytle Creek Ranch, is envisioned as a multi-generational community where residents can live, work, shop, play, and relax within an intimate, "small town" setting of rich architecture and attractive landscaping.

The *Lytle Creek Ranch Specific Plan* has been prepared to serve as an overall framework to conscientiously guide development of this significant landmark project. This Specific Plan serves as a regulatory document for development of the Lytle Creek Ranch project site into a high-quality, master-planned community. This document will provide guidance to the City of Rialto, builders, developers, architects, and designers in implementing an exciting new collection of neighborhoods that will quickly become some of Rialto's finest and most sought-after residential areas.

Lytle Creek Ranch incorporates carefully crafted neighborhood design principles to ensure that the community develops with a "sense of place" that promotes security, strong neighborhood ties, and a lifestyle rich in amenities. The community's design draws on inspiration from neighborhood-building design strategies and sustainability principles. Lytle Creek Ranch will incorporate "iconic" streets that are readily identifiable, definable neighborhoods with authentic architecture and a distinct sense of character, clustered development that preserves natural open space areas, a mixed-use center near the I-15 freeway that provides local- and regional-serving retail uses, and an extensive network of open space and walking and biking trails designed to promote health and fitness. Lytle Creek Ranch will offer a wide variety of housing sizes and styles designed to meet the needs of a families, couples, and singles. In addition, an age-restricted, Active-Adult neighborhood will offer a mix of residences designed specifically for the needs of individuals aged 55 and older who wish to remain in the Rialto area.

Lytle Creek Ranch offers a range of amenities that will be accessible to all of the residents of Rialto. These public recreational amenities include neighborhood parks, a sports park, two joint-use park/school facilities with sports fields and/or playgrounds, a central "Grand Paseo," and a public 18-hole golf course. The project incorporates and further builds and refines upon the efforts to rehabilitate and redevelop the underperforming El Rancho Verde Royal Vista Golf Club that began in 2006 to create an entirely new public golfing experience. Meandering greens and scenic vistas

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will be interspersed by a series of small lakes and water features. The golf course will include a dramatic new clubhouse that will be available for City and community events and banquets, golf tournaments, weddings, and other social events. In addition to the golf course improvements that are proposed, the project will make the golf course the featured recreational and community amenity for the proposed Active Adult community. The community also proposes new elementary and K-8 schools, which will be owned, maintained, and operated by the Rialto Unified School District.

A new northern gateway into the City will be provided as a component of Lytle Creek Ranch, which will identify Rialto and serve as a community landmark. The gateway design will include an iconic representation of the celebrated Rialto Bridge near the Sierra Avenue/Riverside Avenue intersection, which will help to increase the visibility of the City to passing motorists. Lytle Creek Ranch will include several smaller “Welcome to Rialto” signs as well.

Lytle Creek Ranch also incorporates Green building techniques designed to conserve energy and water, promote recycling and re-use of materials, and ensure that only clean water enters Lytle Creek from the development. Planned as an environmentally conscious community, the project will set aside a total of 1,253.8 acres (51 percent of the total project area) as open space, including natural open space, trails, parkways, and paseos. A minimum of 829.2 acres of the 1,253.8 acres will be preserved in its existing natural habitat as part of the Open Space and Conservation Plan prepared specifically for Lytle Creek Ranch.

Lytle Creek Ranch will result in many benefits to Rialto and the community, including the following:

1. A quality residential and mixed-use master planned community.
2. An exciting new Active Adult community for residents aged 55 and older.
3. A minimum of 829.2 acres of natural open space that will protect important habitat.
4. More than 300 acres of parks, recreation areas, paseos, trails, and golf course uses — most of which will be available for use by the general public and citizens of Rialto.
5. A mix of housing products to meet a wide variety of housing needs.
6. Village Center Commercial development including retail centers that will generate important tax revenue for the City and provide residents with additional shopping opportunities close to home.
7. Improvements to the El Rancho Verde Royal Vista Golf Club that will further enhance the public golf course.

8. Road and landscape improvements to Glen Helen Parkway, Riverside Avenue, Sierra Avenue/Lytle Creek Road, and Country Club Drive.
9. A new decorative gateway element on Riverside Avenue at the northern entrance into the City of Rialto.
10. A community that incorporates sustainable design strategies and offers potential homebuyers an opportunity to live in an environmentally-conscious community.
11. Two potential new school sites – an elementary school and a K-8 school.

When built-out in 2030, this new community will benefit the entire City of Rialto through the provision of new housing neighborhoods, additional parks and recreational amenities, new schools, and enhanced retail opportunities. Its residents will enjoy a lifestyle and level of amenities unsurpassed elsewhere in Rialto. Truly, Lytle Creek Ranch will be a model of the latest “state-of-the-art” planning and design techniques in the Inland Empire and serve as a legacy project in Rialto.

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## 1.0 INTRODUCTION

### 1.1 PURPOSE AND INTENT OF THE SPECIFIC PLAN

The Lytle Creek Ranch Specific Plan, hereafter referred to as “Lytle Creek Ranch Specific Plan” or “Specific Plan,” provides a detailed description of the proposed land uses and infrastructure requirements for the Lytle Creek Ranch project, which will be processed through the City of Rialto, California. The design and development standards contained in this document will assist in creating architectural themes and landscape character for development within Lytle Creek Ranch. 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 Lytle Creek Ranch 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 project site in relation to surrounding existing development.
- Assure appropriate phasing and financing for community facilities, including circulation and streetscape improvements, domestic water, urban runoff and flood control facilities, sewage disposal facilities, educational facilities, and parks.
- Establish development regulations permitting a wide variety of detached and attached residential products.
- Develop a plan that is economically feasible and capable of being implemented based on existing and anticipated future economic conditions such that no economic burden to the City occurs.
- Provide for the creation of a compact, walkable community that concentrates development, accommodates residential and commercial/retail development, and 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.

The Lytle Creek Ranch 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.

### **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.

### **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.

### **Implementation Measures**

The specific plan must include a program of implementation measures, including regulation, programs, public works projects, and financing measures.

### **General Plan Consistency**

The specific plan must include a statement of the relationship of the specific plan to the General 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.

All future development plans, tentative parcel and/or tract map(s), and/or other similar entitlements for the Lytle Creek Ranch 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 Lytle Creek Ranch 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 LOCATION**

The Lytle Creek Ranch Specific Plan project site is located partially within the city limits of Rialto and mostly within the City's sphere of influence in unincorporated San Bernardino County. The site is bisected partially by both the Interstate 15 (I-15) Freeway and Lytle Creek Wash, an intermittent stream. The location of the Lytle Creek Ranch Specific Plan in relation to the local and regional setting is displayed in Figure 1-1, Regional Map, and Figure 1-2, Local Vicinity Map.

Regionally, the City of Rialto is located approximately 60 miles east of downtown Los Angeles and 103 miles north of San Diego, in the western portion of the San Bernardino Valley, in the center of the Inland Empire. The primary regional transportation linkages include the Foothill Freeway (State Route 210), which traverses through the central portion of the City in an east-west direction, and the Ontario Freeway (Interstate 15), which borders the City to the north, providing regional access to the project area. Secondary regional transportation linkages include the Interstate 215 Freeway and U.S. Highway 66 to the northeast and, further south, Interstate. From the I-15, direct access to the project site is provided by Sierra and Riverside Avenues, which run along the southwestern boundary of the site. Access to the site from State Route 210 is available via an interchange at Riverside Avenue.

### **1.4 PROJECT OBJECTIVES**

The Lytle Creek Specific Plan is designed to implement a series of project-related objectives that have been carefully crafted to ensure that the project develops as a high-quality master planned community that meets realistic and achievable objectives. These objectives, which are identified below, have been refined throughout the planning and design process for Lytle Creek Ranch:

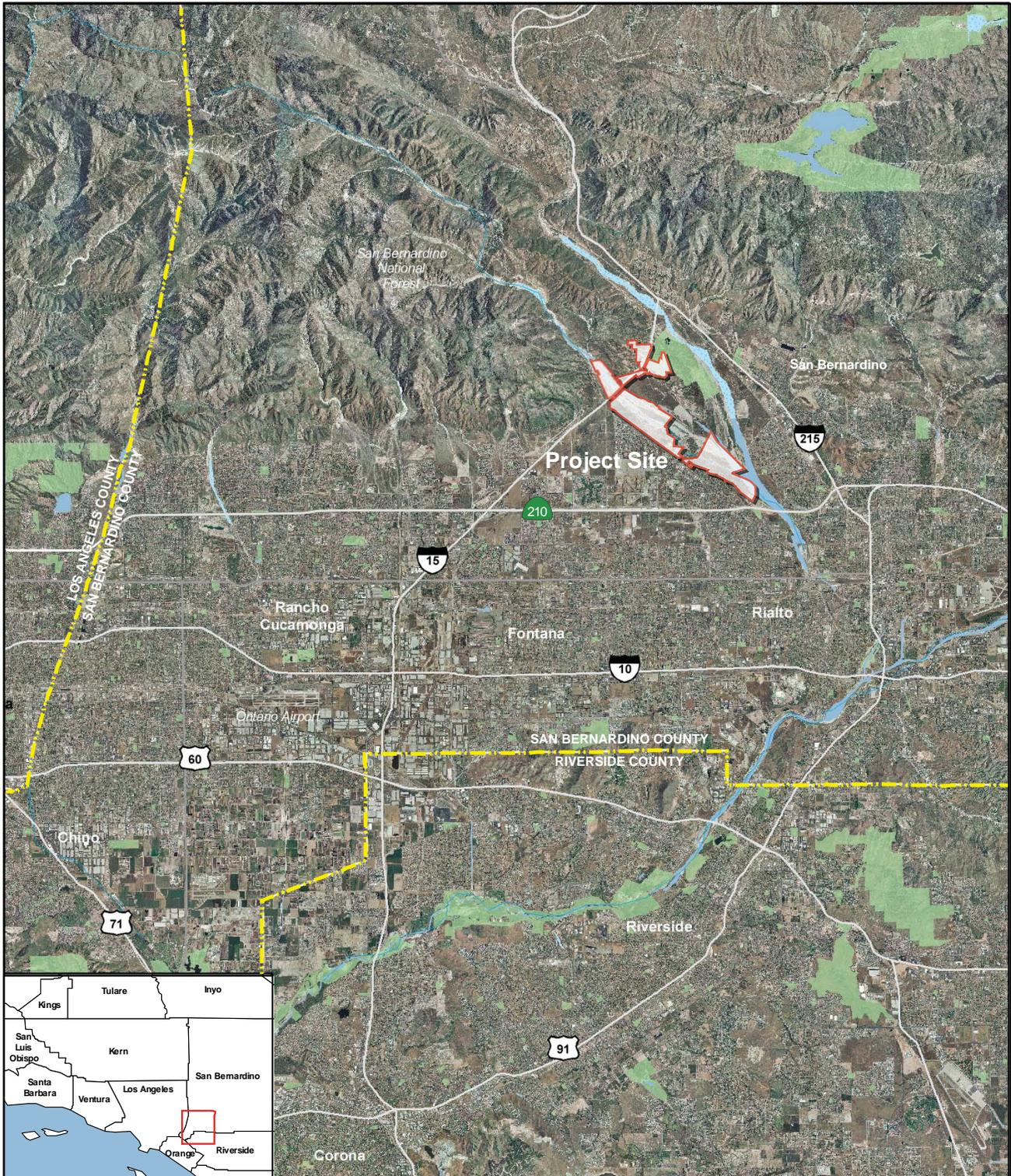
- Build upon the platform of high-quality design, architecture, and landscaping established by neighboring residential communities to provide a northern gateway to the City of Rialto that offers new and exciting amenities to residents.
- Establish open space preservation areas that will provide functioning habitats for sensitive, threatened, and endangered species, preserve Lytle Creek Wash and minimize impacts to its riparian and alluvial fan sage scrub habitats, while providing other wildlife benefits and accommodating growth and development opportunities within the City.

- Locate and integrate the design of native habitat open space areas into the community by providing and promoting connectivity with significant blocks of wildlife habitat off-site and habitat linkages and wildlife movement corridors in the region.
- Maximize opportunities for using native plant material/species in the project landscaping, especially in areas where such landscaping is located in proximity to areas of preserved native habitat.
- Develop freeway-oriented commercial areas to serve regional needs and stimulate job and revenue growth in the City.
- Concentrate development within neighborhoods to promote greater efficiency of land use and promote walking and bicycling.
- Respond to the unmet need for Active Adult communities in the Rialto area by providing residents with a golf course-oriented community and a variety of conveniently located on-site amenities.
- Provide the City and surrounding community with a redesigned public golf course and clubhouse, recreation and open space areas, parks, and trails to meet the City's General Plan goals to provide such facilities to maintain and enhance the City's quality of life.
- Address the City of Rialto's current and projected housing needs for all segments of the community by providing a range of family-oriented single- and multi-family residences, as well as an Active Adult golf course community.
- Establish a mix of land uses and local-serving activities that meet the General Plan's objectives concerning community character and pedestrian-friendly design.
- Implement the City's General Plan Land Use Element goal to facilitate annexation of large areas of land that are governed by a specific plan, which provides for compatibility of land uses, fiscal balance, recreation, and resource protection.
- Create a transportation network that will fulfill the policies of the Rialto General Plan's Circulation Element by allowing residents to live within proximity to schools, recreational opportunities, retail centers, and commercial development, and by minimizing vehicle trips through utilizing access to a variety of transportation opportunities, including pedestrian pathways, bikeways, regional freeways, transit, and trains/Metrolink.
- Provide a network of pleasant, safe, and convenient pedestrian trails and bike lanes.

- Address regional infrastructure concerns by locating development in areas where opportunities for groundwater recharge are maintained and the life of groundwater aquifers are protected.
- Incorporate “Green” and sustainable practices, as practicable, in developing buildings and infrastructure in Lytle Creek Ranch.
- Identify and address safety hazards, such as wildfire and flooding dangers, through implementation of design safety features and levee improvements.
- Undertake development of the project site in a manner that is economically feasible and balanced to address both the Applicant’s and the City’s economic concerns.

LYTLE CREEK RANCH  
SPECIFIC PLAN

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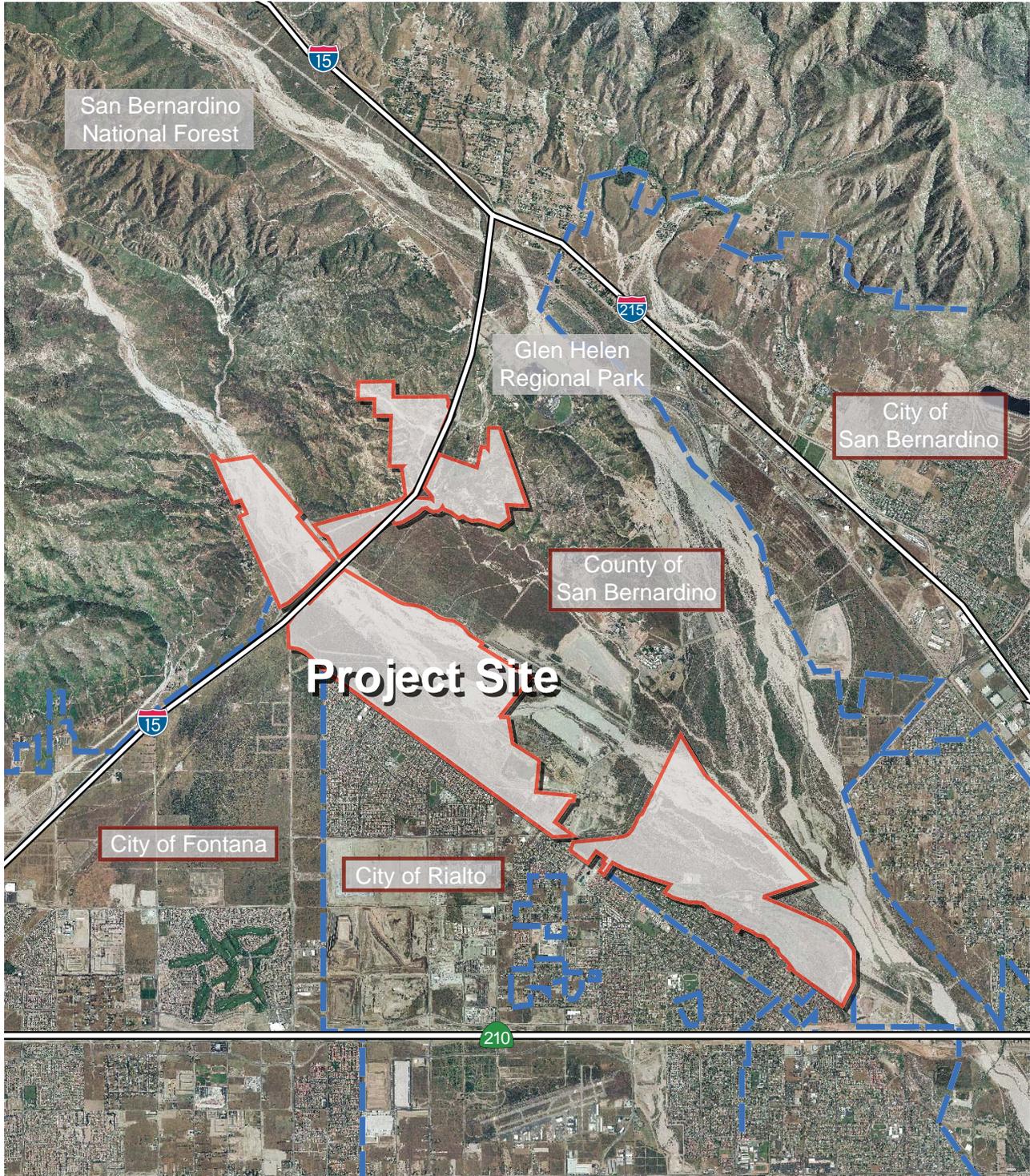
Not to Scale



Figure 1-1  
Regional Location

LYTLE CREEK RANCH  
SPECIFIC PLAN

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Not to Scale



Figure 1-2  
**Local Vicinity Map**

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## 1.5 PROJECT OVERVIEW

Lytle Creek Ranch is the result of years of intensive planning and careful design to create one of the foremost master-planned communities in the Inland Empire and, indeed, in all of Southern California. The project site has been owned and protected by one family for several decades. Now that Rialto is nearing build-out, this family has decided the timing is right to develop portions of the last large remaining vacant land in the City with a beautiful, new master-planned community on approximately 2,447 acres. Portions of the site are located within the city limits of Rialto, while remaining areas of the site are located within the City's sphere of influence in unincorporated San Bernardino County.

The Lytle Creek Ranch community is designed as four separate and unique neighborhoods:

- **Neighborhood I** – includes approximately 417 acres of land. A portion of this land (“Sycamore Flats East” and “Sycamore Flats West”) is located within the boundaries of the 3,400-acre Glen Helen Specific Plan. The remaining land in Neighborhood I includes acreage located within the boundaries of the Lytle Creek North Planned Development. The Lytle Creek North Planned Development encompassed parts of Sycamore Flats East and Sycamore Flats West, including the community of Rosena Ranch. Once approved, the “Lytle Creek Ranch Specific Plan” will supersede portions of the “Glen Helen Specific Plan” (County of San Bernardino) and the “Lytle Creek North Preliminary Development Plan” (County of San Bernardino). Areas to be removed from these adopted plans include Planning Areas 1 through 15 of the Lytle Creek Ranch Specific Plan.
- **Neighborhood II** – is planned as a gated Active Adult golf course community on approximately 802 acres and includes the entire 221-acre El Rancho Verde Specific Plan area. Once approved, the “Lytle Creek Ranch Specific Plan” will supersede the City-approved “El Rancho Verde Specific Plan.” Areas to be removed from the adopted El Rancho Verde Specific Plan include a portion of Planning Area 95, and all of Planning Areas 96 through 103 of the Lytle Creek Ranch Specific Plan.
- **Neighborhood III** – is located south of the I-15 and is planned to appeal to young families and families with children and will include a mix of single-family detached and attached homes, as well as Village Center Commercial development on approximately 969 acres.
- **Neighborhood IV** – includes multi-family residential and Village Center Commercial development on approximately 259 acres located north of the I-15.

Each of the neighborhoods will have a separate and unique identity based on its physical features and public amenities. Three of the neighborhoods will be built-out with housing targeted at a variety of family sizes, couples, and singles, while the fourth neighborhood will be built as a gated, age-qualified community for residents age 55 and older. In all, a maximum of 8,407 dwelling units may

be constructed in Lytle Creek Ranch. The community will build-out at an overall gross density of approximately 3.5 dwelling units per acre.

Approximately 95.6 acres of Village Commercial Center uses are planned on-site. These areas will develop with retail, commercial, office, business park, and medical/dental uses. One of the Village Center Commercial areas, located at the juncture of Sierra Avenue and Riverside Avenue, is expected to build-out as a major retail shopping center.

Lytle Creek Ranch will include a wide variety of housing types in community settings that reflect the aesthetic charm and neighborhood structure reminiscent of traditional Southern California towns. The community is designed as a mix of family-oriented and Active Adult homes clustered into four distinct neighborhoods. Each neighborhood will have its own unique identity and character. This will be accomplished by promoting authentic architecture and creating iconic streets with consistent design elements and a unified landscape palette to create a readily identifiable streetscape.

Like most areas, the baby boomer segment of the San Bernardino County population is quickly approaching retirement age. The southern portion of Lytle Creek Ranch (Neighborhood II) is planned as a lifestyle community targeted at households within the expanding active adult (age 55 and older) population. Active adult communities such as Lytle Creek Ranch offer residents of similar ages and interests a place to come together to enjoy an active lifestyle and sense of community. Lytle Creek Ranch will focus on the health, wellness, and fitness of its residents. The project will include an extensive network of sidewalks, which will link together the Active Adult neighborhood. In addition, there will be a public 18-hole public golf course. The age-qualified community is designed to accommodate housing without burdening parks and local schools.

An Active Adult recreation center is planned in Neighborhood II especially for those residents. The recreation center will be beautifully landscaped and designed to serve as a community focal and gathering point. It is anticipated that the Neighborhood II recreation center will include a community center building that may contain such amenities as meeting and game/craft rooms, exercise facilities, locker rooms, restrooms, and other facilities. There will also be a swimming pool with a spa, and an outdoor area with barbecues for picnics and special events.

Of the 2,447 acres comprising the project site, half of the property will be preserved as open space by clustering development along Riverside Avenue, Lytle Creek Road, Glen Helen Parkway, Clearwater Parkway, and the I-15 corridor. Lytle Creek Wash bisects a portion of the project site. A minimum of 829.2 acres will be preserved as undisturbed open space in its natural condition for habitat and wildlife potential, including the areas located along and within Lytle Creek Wash and portions of the hillsides adjacent to Glen Helen Regional Park and the San Bernardino National Forest.

Another 296 acres will be devoted to open space, neighborhood parks, golf, and recreation areas. The project proposes an extensive system of green spaces, such as neighborhood parks, paseos, and recreation areas linked together by a network of trails and paseos.

A comprehensive trail system is planned throughout Lytle Creek Ranch. This system includes multi-purpose trails that run adjacent to Lytle Creek Wash in Neighborhoods II, III, and IV. Other trails include a pedestrian walkway along the length of Riverside Avenue in Neighborhoods II, III, and IV, and a variable width “Grand Paseo” that runs the length of Neighborhood III. A multi-purpose trail in the Grand Paseo will be a minimum of eight feet in width and will accommodate both bicycle and pedestrian traffic. In addition, a trail system will be provided in Neighborhood I that will link up to the pedestrian trail system planned in the adjacent Rosena Ranch community (formerly known as “Lytle Creek North”).

Lytle Creek Ranch also includes three public neighborhood parks that will include a mix of passive uses including, but not limited to, picnicking areas, shade structure(s), playgrounds, gardens, seating areas, informal turf play areas, and attractive landscaping. Each of the neighborhood parks in Neighborhood III will contain private recreation facilities designed especially to serve the recreational needs of Lytle Creek Ranch residents of Neighborhood III. In addition, there will be two joint-use parks located adjacent to the two schools, which will include playgrounds and/or sports fields.

In addition to the above recreational amenities, the project will include a re-designed and reconfigured 18-hole public golf course. The golf course will include a new 19,000-square-foot minimum clubhouse facility with pro shop, locker rooms, offices, bar, restaurant, and banquet facilities. Other features include a tournament lawn, driving range, and carts storage barn. Although the golf course will be surrounded by active adult housing, the course and clubhouse will be open for use by the general public.

A key feature of Lytle Creek Ranch is the establishment of a new northern gateway into the City of Rialto. At present, there is no clearly defined edge to the northern portion of the City. Lytle Creek Ranch is designed as the gateway into the City from the north. A dramatic entry featuring an interpretation of the City’s symbol, the Rialto Bridge, will be constructed on Riverside Avenue, near the I-15. This gateway will become a community landmark and will announce to both residents and visitors that they are entering Rialto. The project will also include two “Welcome to Rialto” monument signs, one each in Neighborhoods I and IV.

## **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 entire property from the current General Plan land use designations of “Special Study Areas,” “Edison Easement,” “Residential – Low Density (0-3),” and “Residential – Medium Density (3-6)/Recreation-Golf Course” to “Specific Plan Area” on the City’s General Plan Land Use Map.
- **Approval of the Specific Plan:** The Lytle Creek Ranch 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. The existing “El Rancho Verde Specific Plan,” a portion of the existing “Glen Helen Specific Plan,” and a portion of the “Lytle Creek North Planned Development” will be superseded by the Lytle Creek Ranch Specific Plan, once the Lytle Creek Ranch Specific Plan is approved.
- **Approval of Prezoning:** Once the Specific Plan is approved by the City, the Specific Plan will serve as the “pre-zoning” for the project site. The Specific Plan will pre-zone the property from the mix of current Rialto and San Bernardino County zoning designations to “Specific Plan Zone.”
- **Approval of Tentative Tract Maps (TTM):** Concurrently with the General Plan Amendment, Specific Plan, and other entitlement requests, the master developer intends to process Tentative Tract Maps for portions of the Specific Plan area. The Tentative Tract Maps will be prepared and processed through the City in accordance with Section 17.16 of the City of Rialto Municipal Code and in accordance with the Subdivision Map Act of the California Government Code.
- **Approval of Grading Plans:** In conjunction with the Tentative Tract Maps, the City will process the corresponding grading plans based on the grading permit process established by the City’s Building Codes. Grading permits will be required prior to commencement of on-site grading activities.
- **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.

- **Approval of a Development Agreement/Pre-Annexation Development Agreement:** A Development Agreement/Pre-Annexation Development Agreement will be negotiated between the City of Rialto and the Project Applicant that will establish vesting of development rights and entitlements, identify project improvements, timing of improvements, as well as the responsibilities and rights of both the City and the project Applicant applying to development of the Lytle Creek Ranch project.
  
- **Annexation Determination:** All of the above land use entitlements will be acted on by the City prior to annexation of the unincorporated areas into the City. The above entitlements, including the Pre-Annexation Development Agreement, are premised upon “pre-annexation” approvals that will become “in effect” upon completion of the annexation process. Cities are permitted to process pre-annexation General Plan amendments, zone changes, and specific plans prior to Local Agency Formation Commission (LAFCO) action on the proposed annexation; however, these land use entitlements are not considered in effect for the portions of the property located outside the city limits until the property is actually incorporated into the City. The annexation determination will involve the filing of a petition by the landowner(s) with the San Bernardino County LAFCO to annex the unincorporated portions of Lytle Creek Ranch into the City of Rialto. At the time of approval by the City Council, the land use entitlements for those portions of the project site located within the city limits will become effective immediately or as provided for by state law.

The approximately 2,447.3-acre Lytle Creek Ranch project site is located partly within the City of Rialto (approximately 694.2 acres) and partly within an unincorporated portion of southwestern San Bernardino County (approximately 1,753.1 acres). The jurisdictional boundaries are depicted in Figure 1-3, Annexation Areas. As part of project entitlements for Lytle Creek Ranch, the following annexations/boundary adjustments will need to occur:

- Annexation of all unincorporated lands (approximately 1,753.1 acres) within the project area into the City of Rialto;
- Removal of Neighborhood I from the San Bernardino County GH-70 Service District for Fire and Sewer Service;
- Adjustments between the Rialto Unified School District/San Bernardino Unified School District service boundaries in Neighborhood I; and
- Annexation of those portions of the project site located within the Sphere of Influence (i.e., portions of Neighborhoods II, III, and IV) into the West Valley Water District.

All entitlements will require approval by the Rialto City Council. The annexation request will require approval by LAFCO, as well.

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Figure 1-3  
Annexation Areas

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