APPENDIX A
GENERAL PLAN CONSISTENCY

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

1.1 LAND USE ELEMENT

Goal 4.1.1 Encourage annexations which will demonstrate net benefit to the City before being considered for approval.

Policies

4.1.1.1 All large annexations to Rialto should be required to have an approved Specific Plan prior to annexation.

4.1.1.2 The City shall encourage, where appropriate, the preparation of Specific Plans on large annexations, to include a fiscal impact statement to insure that the City enjoys financial benefit from annexation of the subject land.

4.1.1.3 Based on the approved Specific Plan for large annexations, impact fees will be charged on new development sufficient to assure timely construction of public facilities and provision of expanded City services. Impact fees shall provide full mitigation of financial costs to the City, and protect its existing levels of services from deterioration.

4.1.1.4 Specific Plans for large annexations shall demonstrate compatibility of land uses both within and adjacent to the planned area.

4.1.1.5 Specific Plans for large annexations shall demonstrate protection of all resources valued by the cities of Rialto including, but not limited to: views, trees and other landscaping features, aquifers, surface water courses, historic buildings, etc. (Refer to Chapter X, the Conservation Element and Chapter IX, the Cultural and Historic Resources Element for policies to be applied to Specific Plan areas.)

4.1.1.6 Specific Plans for large annexations shall set aside land for community parks and other public facilities as appropriate to maintain the City's quality of life.

Consistency Analysis

Prior to initiation of annexation procedures through LAFCO, the Lytle Creek Ranch Specific Plan must be adopted by the City of Rialto. A fiscal impact analysis was prepared for this project, which indicates that the project will have a positive financial contribution to the City. The Lytle Creek Ranch project will pay its fair share of impact fees as negotiated with the City. These fees will provide mitigation of financial costs to the City, while protecting existing City levels of services.

The Lytle Creek Ranch Specific Plan has been carefully designed to ensure a mix of compatible land uses, both within the project and between on-site uses and existing off-site uses. Where portions of the project abut potentially incompatible land uses such as the I-15 or the adjacent mining operations, then landscape buffers will be installed and, where warranted, walls or fencing.

A major component of the Lytle Creek project is the preservation of environmental resources on-site – resources that are valued both by the community and region. To this end, a minimum of 769 acres of land will be preserved as natural open space, which will include Lytle Creek. There are no significant trees or historic buildings found on the project site.

Fifty three percent (53%) of the Lytle Creek Specific Plan is devoted to open space and recreation uses. This includes several neighborhood parks, joint-use parks/schools, trails and walkways.

Goal 4.1.2 Eliminate all negative impacts of mining activities on the citizens of Rialto while complying with the provisions of the California Mining and Reclamation Act (Refer to the Conservation Element, Chapter X.)

Policies

4.1.2.2 Allow the phasing of other planned land uses on large mineral resource sites on that part of the site on which mining is not anticipated, or on that part of the site on which mining is completed and reclamation has been established.

Consistency

Portions of the Lytle Creek Ranch project are designated as Mineral Resource Zone; however, no mining currently occurs on the property, nor has mining occurred on-site in the recent past. In addition, mining is not contemplated for the project site in the future. Therefore, the Specific Plan, in compliance with General Plan Policy 4.1.2.2, proposes to develop the project site with residential, recreation, retail and commercial, and other compatible land uses.

Goal 4.1.3 Enhance Riverside Avenue to be the signature street of the City of Rialto.

Policies

4.1.3.1 Create a portal at the City's northwest entrance on Riverside Avenue (Refer to Chapter VIII, the Community Design Element.)

4.1.3.2 Provide planted median strips, parking planting and turning pockets on Riverside Avenue throughout the City. (Refer to the Community Design Element, Chapter VIII, Street Enhancement Program.)

4.1.3.3 Preserve and improve the northern section of Riverside Avenue as an enhancement to some of the City's finest neighborhoods.

4.1.3.4 Prevent strip commercial development and other inappropriate land uses on northern Riverside Avenue which is inconsistent with the goals and policies of the General Plan.

4.1.3.5 Route trucks and other through traffic between Riverside Avenue and Highland Avenue via Locust Avenue. (Refer to Chapter V, the Circulation Element.)

4.1.3.6 Encourage new and existing residential developments to provide ground signs and landscaping at their entrances to improve the identity and distinction of the City's neighborhoods. (Refer to Chapter VIII, the Community Design Element.)

Consistency Analysis

Lytle Creek Ranch will include the construction of an entrance portal into the City's northwest entrance within the Sierra Avenue or Riverside Avenue right-of-way, near to the I-15 Freeway (adjacent to Planning Area 33). This entry will be designed to include a representation of the Rialto Bridge, which is depicted on the City's seal. The entry will also include appropriate landscaping and possibly a water feature.

As part of improvements to Riverside Avenue, the street will be widened to an ultimate 127 foot wide right-of-way, including a 24 foot wide landscaped parkway on the northeast side of Riverside Avenue, adjacent to the project site. The landscape corridor will serve as the gateway to Neighborhoods II and III in the new master planned community of Lytle Creek Ranch.

The Lytle Creek Ranch land use plan designates several Village Center Commercial areas in key locations along the I-15 Freeway and Sierra Avenue/Riverside Avenue corridors. These areas are anticipated to include commercial and retail uses. However, no strip commercial development is planned. All commercial development will be concentrated into carefully designed shopping centers and developments.

The project proposes to route trucks from the Cemex site along Locus Avenue between Highland Avenue and Riverside Avenue, as recommended in the City's General Plan.

New residential development in Lytle Creek Ranch will include ground signs and landscaping at key entrances, which will help to improve the identity and distinctiveness of the City's neighborhoods.

Goal 4.1.5 Develop, protect and enhance high quality residential and industrial land uses in Rialto.

Goal 4.1.7 Ensure that all developed areas of the City are adequately served with essential public services and infrastructure including, but not limited to, streets, water, surface drainage, sanitary sewers, law enforcement, fire protection and public schools.

Policies

4.1.7.1 The City will coordinate all development proposals with other affected public entities to ensure the provisions of adequate public facilities.

4.1.7.2 Proposals for new residential development will be referred to the affected school district(s) for advise and comment.

4.1.7.3 When reviewing proposals for residential development, the City will work closely with the affected school districts(s) in order to plan coordinated mitigation of any negative impacts upon the schools.

Consistency Analysis

The project site is located within the boundaries of three separate school districts. The applicable school districts include the Rialto Unified School District, the Fontana Unified School District, and the San Bernardino Unified School District. The project will pay its fair share of fees to each school district as required by California state law and/or the project master developer shall enter into a mitigation agreement with the school district. In response to the specific needs of the Rialto Unified School District, the project identifies a potential elementary school site and a K-8 school site in Neighborhood III.

Goal 4.2.2 Meet adopted City standards for the provision of park lands and open space. (Refer to the Open Space and Recreation Element, Chapter VII.)

Policies

4.2.2.2 School facilities, parks, and other activity nodes within residential districts shall be linked with Class II bicycle trails on neighborhood streets. Bicycle trails will be located on only one side of residential streets, leaving the other side free for residential parking. (Refer to Chapter V, the Circulation Element.)

4.2.2.5 Require developers of the Lytle Creek Special Study Area to provide a Community Park within the project area.

4.2.2.10 Encourage proponents of development projects to provide parklands for residents and visitors.

Consistency Analysis
The project includes approximately 282.5 acres of park and recreation land uses within its boundaries. Another 17 acres will be used for joint-use park/school sites in Planning Areas 48 and 74. In addition, a minimum of 769 acres of the project will be preserved as natural open space. In total, fifty three percent (53%) of the project will be preserved either as parkland, joint-use park/school, or open space. The project will link together parks and other activity nodes on-site via a 23.5-acre "Grand Paseo." This paseo will vary in width from a minimum of 70 feet up to 110 feet. Three neighborhood parks will be provided in Neighborhood III (Planning Areas 40, 53, and 64). Also, a network of bicycle trails and lanes (either on Class I or II) are planned in Neighborhoods II and III. Where provided, Class II bicycle trails will be located on at least one side of the street.

The project proposes a series of neighborhood parks and joint-use parks/schools that will include amenities similar to a community park. These amenities will include athletic fields (in the joint-use park/school sites), gardens, swimming pools, tot lots, etc. The neighborhood parks and joint-use parks/schools and the Grand Paseo will be available for use by all citizens of Rialto. A portion of the neighborhood parks in Planning Areas 40, 53, and 64 are expected to contain private recreation centers for use by residents of Neighborhood III and their guests.

Goal 4.2.4 All streetscapes in Rialto shall support and enhance the City's image as a desirable place in which to live or work.

Policies

4.2.4.1 Require landscaping in front of all barrier walls parallel to a street. (Refer to the Community Design Element, Chapter VIII.)

4.2.4.7 Stripe all collector streets with a center lane to facilitate residents' entrances and exits between these streets and their neighborhood streets. (Refer to Chapter V, the Circulation Element.)

Consistency Analysis
Where barrier walls about a street, landscaping shall be installed to help screen and beautify the walls. The Collector street in Neighborhood III shall be constructed with a raised center median with turn pockets to facilitate residents' entrances and exits between this street and local streets.

1.2 ECONOMIC DEVELOPMENT ELEMENT

Goal 1.1 Promote an economic base and positive business climate providing primary commercial services to the resident population.

Consistency Analysis
The project will help to provide an economic base and positive business climate in Rialto. Lytle Creek Ranch proposes approximately 95.6 acres of Village Center Commercial development, which will include at least one major shopping center, as well as smaller areas retail centers. The Specific Plan assumes up to 849,420 square feet of retail and commercial uses, which will provide important tax revenue to the City of Rialto, in addition to providing important services to the resident population.

1.3 CIRCULATION ELEMENT

Goal 3.2.3 Maintain Level of Service D or better on all Rialto arterial roadways.

Policies
3.2.3.2 New streets and improvements to existing streets made necessary by new development shall be provided concurrent with new development.

Consistency Analysis
The project will construct new streets and improvements to existing streets concurrently with new construction in order to ensure that Level of Service D is maintained on arterial roadways in the vicinity of the project.

Goal 3.2.4 Residential neighborhoods in Rialto shall be protected from the noise, pollution and danger of excessive vehicular traffic.

Policies
3.2.4.3 Residential areas border arterials shall be protected from traffic noise, pollution and danger by buffer walls bordering the arterial.

3.2.4.4 New residential driveways shall be permitted only on local streets and prohibited on arterials.

3.2.4.5 Collector streets shall be striped with left turn lanes in order to facilitate safe entrances and exits between local and collector streets.

Consistency Analysis
Residential areas bordering Glen Helen Parkway, Lytle Creek Road/Sierra Avenue, and Riverside Avenue will be protected from traffic noise, pollution and danger by buffer walls, as necessary and

appropriate. These walls will be landscaped for aesthetic purposes. Walls internal to the project are optional and will be provided at the discretion of the master developer and builders.

New residential driveways will be constructed only on local streets, and will be prohibited on arterials.

The Collector Street in Neighborhood III of Lytle Creek Ranch will contain a raised landscaped median with turn pockets that will facilitate safe entrances and exits between local and collector streets.

Goal 7.1.2 Safe pedestrian access throughout Rialto.

Policies

7.1.2.1 Require sidewalks on at least one side of all streets in newly developed areas.

Consistency Analysis

Lytle Creek Ranch is designed with sidewalks on at least one side of all streets. These sidewalks will facilitate safe pedestrian movement throughout the project. Lytle Creek Ranch is designed to foster and promote walking between land uses.

1.4 OPEN SPACE AND RECREATION ELEMENT

Goal 6.1 Optimal use of the flood plain, Alquist-Priolo Zone, and Rialto Municipal Airport Safety Zone II.

Policies

6.1.2 Investigate opportunities for dedication, acquisition or leasing of land in the Lytle Creek flood plan for appropriate use as City designated open space, parkland or recreational area.

Consistency Analysis

Lytle Creek Ranch is located within the flood plain of Lytle Creek. In addition, portions of the project are located within Alquist-Priolo Zones. Select areas within the Alquist-Priolo Zones will be preserved as open space areas and accessory uses. The project site is not located within the Rialto Municipal Airport Safety Zone II.

Goal 7.1 Meet adopted City standards for the provision of park lands and open space.

Policies

7.1.1 The City shall acquire additional land for parks and open space.

7.1.4 The City shall apply, by ordinance, the provisions of the Quimby Act to ensure that adequate park and recreational facilities are available within or accessible to new residential developments.

Consistency Analysis

There will be approximately 282.5 acres of park and recreation land within Lytle Creek Ranch. Except for the private recreation centers planned in Planning Areas 40, 53, and 64, these lands will be utilized as public parkland, which will be available for use by all City residents. The private recreation centers in Planning Areas 40, 53, and 64, will be for use by Neighborhood III residents and their guests only. In addition, the project may provide an Active Adult recreation center in Planning Area 86, which is designed specifically to meet the recreation needs of Neighborhood II (Active Adult) residents.

Goal 9.1: Completion, maintenance and successful operation of a safe, attractive and effective network of recreational/circulation trails within the City.

Policies

9.1.4 Coordinate recreational trail plans with neighboring cities and with San Bernardino County to insure linkage of local trails across city boundaries, and linkage with regional trail systems.

9.1.5 Provide walkways parallel to bicycle paths in scenic areas such as the Lytle Creek Wash, or in pleasant, landscaped stretches of Class I bicycle trails.

9.1.7 Encourage the inclusion of internal walkways or greenways in residential subdivisions and PRD zones.

Consistency Analysis

The trails in Lytle Creek Ranch connect with existing trails within San Bernardino County and the San Bernardino National Forest.

A minimum eight foot wide multi-purpose trail will be constructed in the Grand Paseo, which traverses through most of Neighborhood III. In addition, bike lanes can be accommodated on the primary streets in Neighborhoods II and III

A series of internal walkways and greenways will be provided within Lytle Creek Ranch. The largest of these greenways will be the Grand Paseo in Neighborhood III. This generous greenway will range in width from a minimum of 70 feet up to 110 feet. The paseo will link together three of the Neighborhood Parks. In addition, the project proposes a 20 foot wide paved trail along Lytle Creek in Neighborhoods II, III, and IV. Also, the project proposes a comprehensive system of sidewalks along its streets. These walkways and greenways will facilitate pedestrian movement within and between residential subdivisions and throughout the project.

1.5 COMMUNITY DESIGN ELEMENT

Goal 1.2 Protect Rialto's rural, small town character.

Policies

1.1.3 All new development and renovations, adjacent to older residential neighborhoods, shall respect the scale, massing, and landscape of older residential neighborhoods. This includes development of landscape plans which complement neighborhood lots, buffer adjoining land uses, and soften variations in size, setbacks, or architectural character of buildings on nearby parcels; the relationship between the size and bulk of building parts; placement of windows and doors, setbacks, colors, materials, and detailing compatible with the existing neighborhood; and adopt demolition and infill ordinances, applying demolition and infill standards in all future Specific Plans within developed areas.

Consistency Analysis

Development within Lytle Creek Ranch will respect the scale, massing, and landscape of the nearby older residential areas, while establishing its own unique community identity.

Goal 1.3: Improve the quality of planned development in the City of Rialto.

Policies

1.1.3 Stagger the layout of units and/or buildings to maximize visual interest and individual identity.

Consistency Analysis

The layout of units and buildings to maximize visual interest and individual identity will be encouraged; provided, however, that consideration is provided to maximizing efficiency of unit layout.

Goal 1.4: Improve the architectural quality of development within Rialto to achieve harmony without monotony in the built environment.

Policies

1.4.1 Although common themes for neighborhoods are to be encouraged, incentives for residential, commercial and industrial developers to vary design, setbacks, driveways, rooflines, materials, colors, landscape treatments, etc. should be developed to ensure variation of individual units within large development projects.

1.1.3 The following neighborhoods shall be addressed separately by specific policies and/or documents as identified below: . . .

- Sycamore Flats (Sycamore Flats Specific Plan)

- Lytle Creek Area (Lytle Creek Specific Plan**)**

In these areas, design shall conform to the separate design standards found in their respective Specific Plan documents. The City shall encourage the timely completion of design components within these areas.

Consistency Analysis
This Specific Plan includes standards to encourage innovation in project design including variations in architectural products and styles, setbacks, driveways, rooflines, materials, colors, and landscape treatments. Enclaves of homes will vary in size and density to promote diversity and interesting and varied neighborhoods.

The Sycamore Flats development area has been incorporated into the Lytle Creek Ranch Specific Plan. This Specific Plan (i.e., the Lytle Creek Ranch Specific Plan) covers both areas and include policies, standards, and regulations that apply specifically to these areas.

Goal 2.1 Promote well planned design of residential land uses within the City.

Policies

2.1.2 Within multi-family developments, encourage the clustering of residential units which provide semi-private common areas, maximize views, and provide passive open space and recreation uses.

2.1.3 Meandering greenbelts shall be incorporated into subdivision design along trails, collector streets, secondary streets and major highways, protected environmental areas, or other features. Bicycle and pedestrian trails should be connected with similar features in neighboring projects so that upon completion newer neighborhoods will be linked at the pedestrian level.

2.1.4 No houses should face secondary and/or major highways as defined in the Circulation Element.

2.1.5 The City shall encourage parkways to be placed on the outside of the public sidewalk immediately adjoining the curb, to shade pedestrians and provide a canopy of trees to be either uniformly spaced or informally grouped, but in no event shall trees be less than 25 feet average distance apart.

2.1.6 Where a subdivision fronts on a secondary or major highway, the subdivision shall be buffered and turned inward so that residences are not exposed to the traffic, noise and visual intrusions of the automobile. Instead, the subdivision shall be surrounded by decorative walls, varied in planned and texture to avoid monotony. Both the setback

area in front of the wall, the wall itself, and the parkways shall receive landscape treatment, including turf, trees, flowers, shrubs, and vines.

2.1.7 All new residential development shall be required to install six (6) foot block walls along the rear and street side of the property line.

2.1.8 A minimum of 50% of the required front yard in all residential areas shall be landscaped (i.e., grasses, shrubs, trees and other plant materials).

Consistency Analysis

Lytle Creek Ranch will include a variety of innovative product types, possibly including, but not limited to, patio homes, zero lot line units, "cluster homes," attached townhouse products, garden courts, motorcourts, "masionettes," and alley-loaded designs. Furthermore, Lytle Creek Ranch promotes the clustering of residential units within multi-family developments that provide semi-private common areas, maximize views, and provide passive open space and recreation uses.

Greenbelts will be incorporated into subdivision design along trails, collector streets, and major highways, and along Lytle Creek. Bicycle and pedestrian trails will connect with similar features in nearby neighboring projects so that, upon completion, the neighborhoods in Lytle Creek Ranch will linked with the existing off-site neighborhoods at the pedestrian level.

No houses within Lytle Creek Ranch will face any major arterials (i.e., Riverside Avenue) as defined in the Circulation Element.

The project will comply with the intent of the General Plan, which encourages parkways to be placed on the outside of the public sidewalk immediately adjoining the curb, to shade pedestrians and provide a canopy of trees. Parkway trees either will be uniformly spaced or informally grouped and will be spaced according to City standards.

Where a subdivision fronts on a secondary or major highway, the subdivision shall be buffered and turned inward so that residences are not exposed to the traffic, noise, and visual intrusions of the automobile. Instead, the subdivision shall be surrounded by decorative walls, varied in planned and texture to avoid monotony. Where there are no noise considerations, housing developments on collector and local streets may be constructed without walls. Both the setback area in front of the wall, the wall itself, and the parkways shall receive landscape treatment, including turf, trees, flowers, shrubs, and vines.

New single-family residential development will be required to install block walls along the rear and street side of the property line, except for alley loaded products or where other design considerations make constructing a wall impractical or undesirable.

The project will require compliance with the condition that a minimum of 50% of the required front yard in all residential areas shall be landscaped (i.e., grasses, shrubs, turf, trees, and other plant materials).

Goal 3.1 Promote commercial and/or industrial development which is well designed, people-oriented, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

Policies

3.1.1 All commercial and industrial projects shall follow a site plan in which buildings are juxtaposed at differing angles, rather than arrayed along rectangular axes.

3.1.2 Building facades shall incorporate varied planes and textures; natural rather than manufactured finishes; variety in window and door treatments.

3.1.3 Architecture shall be encouraged which disaggregates massive buildings into smaller parts with greater human scale.

3.1.4 Mature landscape planting shall be incorporated into commercial and industrial projects to define and emphasize entrances, inclusive of those areas along the front of a building facing a parking lot.

3.1.5 All major commercial developments shall incorporate theme elements intended to distinguish them from other development, foster individuality, and promote gathering opportunities. These elements to include: outdoor cafes, gateways, kiosks, flag courts, trellises and arbors, bell towers, theme towers, galleries, patios and plazas, water elements, booths, amphitheaters, outdoor markets, colonnades and arcades, and clerestories.

3.1.6 All commercial projects shall incorporate direct walkways which cross the parking lots, connecting the buildings with the streets and bus shelters.

3.1.7 Parking lots at the rear of a commercial development shall not be isolated from the fronts of buildings. Commercial developments shall provide either mid-building pedestrian access or fully treated rear entrances. Delivery areas shall be separated from pedestrian areas.

3.1.8 Rather than relating only to the parking lots, commercial projects should also include internal corridors or passages which are not jeopardized by automobile noise and congestion. These should be designed with the type of visual and social elements which can draw the pedestrian from building to building, patio to courtyard.

3.1.9 Where pedestrian crossings are developed, curbs shall be pinched to shorten the crossing distance required, whenever feasible. Additional pedestrian protections, including bollards and defensible space landscape treatment shall be required.

3.1.10 Pedestrian walkways, including, but not necessarily limited to, those directly under building canopies, shall be enhanced by one or more of the following techniques: interlocking or textured paving, turf block walls, theme plantings, trees projecting through canopies, bollards and kiosks, pavilions or gazebos, trellises and arbors planted with flowering vines.

3.1.11 Bus shelters shall be incorporated in all new commercial and industrial projects, and in all residential, institutional or other developments fronting major highways as defined in Chapter V, Circulation. Bus shelters may also be required in rehabilitation projects affecting existing commercial and industrial projects.

3.1.13 Outdoor storage areas shall be fully screened from the public view with a combination of block walls and landscaping.

Consistency Analysis

Efforts will be made for commercial and industrial buildings in Lytle Creek Ranch to arrange the buildings to minimize the appearance of long, unbroken, rectangular axes, where feasible, without compromising the efficiency of the site design and layout. Landscaping will be used to visually "break up" long, straight axes. For smaller buildings, this may include clustering them together around a small plaza, green space, or other focal point.

Commercial and industrial building facades will incorporate varied planes, colors, and textures to promote interest.

To the extent feasible, large commercial buildings should be visually broken up into smaller components by changes in color, texture, rooflines, window and door spacing, or massing. Landscaping and vertical trees will also help to break up building massing.

The commercial and industrial development within Lytle Creek Ranch will incorporate enhanced landscape planting to define and emphasize entrances, including areas situated along the front of retail buildings, facing a parking lot.

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

Larger commercial projects of ten acres or larger in size will incorporate direct walkways, where feasible, that cross the parking lot(s) and connect the buildings with the adjacent streets. Smaller commercial projects will include sidewalks and walkways, where feasible.

Parking lots at the rear of a commercial development shall not be isolated from the fronts of buildings. Commercial developments will provide either mid-building pedestrian access or fully treated rear entrances. Delivery areas will be separated from pedestrian areas.

Rather than relating only to the parking lots, commercial projects should also include internal corridors or passages which are not jeopardized by automobile noise and congestion. These should be designed with the type of visual and social elements that can draw the pedestrian from building to building, patio to courtyard.

Where pedestrian crossings are provided, curbs may be pinched to shorten the crossing distance required. Additional pedestrian protections, including bollards and defensible space landscape treatment may be required to ensure pedestrian safety.

Pedestrian walkways including, but not necessarily limited to, those directly under building canopies, shall be enhanced by one or more of the following techniques: interlocking or textured paving, aggregate or colored concrete, broom finished concrete or other decorative finish, turf block walls, theme plantings, trees plantings, canopies, bollards and kiosks, benches, seat walls, pavilions or gazebos, and/or trellises and arbors planted with flowering vines.

To help foster use of alternative modes of transportation, bus shelters will be incorporated into new commercial and industrial projects that have direct access to Riverside Avenue. Additional bus stops will be provided along Riverside Avenue, adjacent to the residential portions of the project, as permitted by the City of Rialto and the local transit authority (Omnitrans).

Outdoor storage areas within Lytle Creek Ranch will be screened from the public view with a combination of block walls and landscaping.

Goal 3.3: Minimize the visual impact of vehicles on the landscape and community design of parking lots.

Policies

3.3.1 The City shall require commercial developments to minimize the visual impacts associated with parking lots through:

- Depression of parking lot grade, wherever feasible, to reduce the visual impact of automobiles when seen from the street;
- Development of screen walls and landscaped buffers at sufficient height to conceal car grillwork and nuisance headlights into the street;

- Parking lot design which breaks up parking areas with landscaped belts, thereby reducing the massive and unbroken appearance of paved surfaces; or
- Continuous connection of planters rather than isolated tree wells and planters separated by wide expanses of paving.

3.3.2 City standards shall require 10% of the off-street parking area to be landscaped and the planting of a minimum of one tree for every five parking stalls, whether the parking aisles are single or double loaded; however, this standard may be increased through project conditions of approval to address size, canopy, or other characteristics which make parking lots more inviting.

3.3.3 The City shall require one landscaped finger with two parking lot trees at each finger for every ten lineal spaces on the perimeter of a parking lot.

3.3.4 Parking lot design shall incorporate trees planted to provide substantial shade. Parking lot trees shall have a minimum box size of a 24" box and canopy to provide substantial coverage of paved areas. The periphery of parking lots shall be densely planted with trees and shrub hedges; more importantly, special consideration shall be given wherever.

- the periphery represents a change from one type of land use to another;
- the property in question faces or backs to a freeway;
- adjoining properties are of a different architectural style, character, or massing;
- landscape treatments are necessary to ensure the privacy of residents.

3.3.5 The City shall require a five foot wide minimum clear planting space for all planting areas. Narrower planters are difficult to properly maintain or irrigate and often die, are trampled, or covered by the front bumpers of cars.

3.3.6 The City shall encourage the inclusion of pedestrian amenities including walkways, bus benches, and other features; textured paving along pedestrian walkways and under building canopies.

Consistency Analysis

Lytle Creek Ranch will comply with City requirements that commercial developments minimize the visual impacts associated with parking lots by using a variety of techniques, including some or all of the techniques identified below:

- Depression of parking lot grade, wherever feasible, to reduce the visual impact of automobiles when seen from the street;

- Development of screen walls and landscaped buffers at sufficient height to conceal car grillwork and nuisance headlights into the street;
- Parking lot design which breaks up parking areas with landscaped belts, thereby reducing the massive and unbroken appearance of paved surfaces; or
- Continuous connection of planters rather than isolated tree wells and planters separated by wide expanses of paving.

Lytle Creek Ranch will comply, at a minimum, with City standards that require 10% of the off-street parking area to be landscaped and the planting of a minimum of one tree for every five parking stalls, whether the parking aisles are single or double loaded. In addition, for commercial developments, one landscaped finger with two parking lot trees at each finger will be provided for every ten lineal spaces on the perimeter of a parking lot, except where an alternative landscape treatment is determined to be acceptable during Plan Review.

Where feasible, parking lot design shall incorporate trees planted to provide substantial shade. Parking lot trees shall have a minimum box size of a 24" box and canopy to provide substantial coverage of paved areas. Where visible from adjacent public streets, the periphery of parking lots shall be planted with trees and shrub hedges. Special consideration to landscaping shall be given wherever.

- the periphery represents a change from one type of land use to another;
- the property in question faces or backs to a freeway;
- adjoining properties are of a different architectural style, character, or massing;
- landscape treatments are necessary to ensure the privacy of residents.

In conformance with City standards, a five foot wide minimum clear planting space will be provided for planting areas in commercial developments, except where tree wells are provided. Areas less than five feet in width (excluding tree wells) will be paved.

The City shall encourage the inclusion of pedestrian amenities including walkways, bus benches, and other features; textured paving along pedestrian walkways and under building canopies.

LANDSCAPE TREATMENT

Goal 5.1 Promote the "greening" of Rialto.

Policies

5.1.3 The City shall insist that all new development incorporate street tree plantings dense enough to shade and beautify residential and commercial areas.

5.1.5 Landscape materials shall be installed prior to completion of the first building phase for the entire project, including vacant land for the following projects: new specific plan

areas, future development carried out under existing specific plans, and new commercial and industrial projects, regardless of the size of individual parcels within the development plan.

Consistency Analysis

Lytle Creek Ranch requires all new development to be landscaped. Street trees will be planted along all public and private streets where adequate right-of-way exists.

Landscape materials in Lytle Creek Ranch will be installed concurrently with each phase of development as each development is constructed.

Goal 5.2 The City shall develop a uniform streetscape program which emphasizes major and minor portals into the City.

Policies

5.2.1 Major entries to the City of Rialto shall be designated at the following high traffic volume locations: Riverside Avenue at the I-15 and I-10 freeways, Cedar Avenue at the I-10 Freeway, Foothill Boulevard at Pepper and Maple Avenues, Riverside Avenue entering Rialto from the south, and at Valley Boulevard at the eastern and western boundaries of the planning Area, as shown on Figure VIII-2.

The City shall establish unified entry treatments at the major entries to the City, thereby setting the tone for visitors and residents alike. The design of each of these entries shall consist of one or more of the elements described below.

- Low rise monument signs surrounded by groundcover, shrubs, and trees, similar to that monumentation found at Rialto City Park or in the Central Business District Redevelopment Project Area, consisting of precast concrete signs with embossed letters and natural river rock pilasters with concrete caps;
- Enriched, textured and /or interlocking paving at intersections, similar to that found in the Central Business District Redevelopment Project Area;
- Prohibition of pole signs and billboards within 500 feet of the entry;
- Sensitive lighting treatments;
- An emphasis on landscape treatments familiar to the area: river rock, rough hewn wood, plantings and trees.
- Undergrounding of utility lines.

5.2.3 The City shall encourage the development of unified entry statements for new residential, commercial, and industrial projects incorporating textured paving, coordinated monument signs and landscape treatments.

5.2.5 Along the major thoroughfares within the City, trees should be formally massed to promote a rhythmic, ceremonial appearance and conform with the City's Street Tree Plan. Street trees shall be placed along the public rights-of-way no farther than 30 feet apart, have a minimum size of 24" box, and be selected from Table 1.

5.2.6 The median along Riverside Avenue in the Central Business District Redevelopment Project Area offers an attractive amenity to the median wherever possible along Riverside Avenue, with special attention given to that segment of the roadway in the northern area of the City development and the Country Club residential area.

5.2.8 Along residential streets, trees may either be formally massed to produce a steady rhythm, or grouped informally to create an informal, naturally wooded street appearance. In any event, the total number of trees plotted should not be less than one for every 25 feet of lineal street frontage.

5.2.9 The City of Rialto recognizes the value of alleys and their importance to the circulation, aesthetic, and land use goals of the General Plan. New projects shall incorporate any improvements necessary to upgrade alleys behind the project area to current standards; and the City shall encourage projects which do not abandon the alleys, but rather seek to refine their appearance and function with landscape treatment, textured paving, rear I treatments, parking and loading.

5.2.11 The City shall continue to upgrade landscape treatments of all annexations to uniform City Standards.

5.2.13 The City shall work with developers/builders within Rialto and its Sphere of Influence to ensure new landscape treatments are installed per the City's Landscaping Maintenance specifications.

Consistency Analysis

Lytle Creek Ranch will construct an entry feature into the City of Rialto within the Sierra Avenue or Riverside Avenue rights-of-way near the I-15 Freeway. This City entry feature will be constructed adjacent to Planning Area 33 and will include a representation of the Rialto Bridge.

Lytle Creek Ranch will include entry statements for new residential projects that incorporate textured paving, coordinated monument signs, and landscape treatments.

Along the community's major thoroughfares, trees will be massed to create scenic streetscapes. Street trees shall be placed along the public rights-of-way no farther than 30 feet apart, have a minimum size of 24" box, and be selected from the plant palette contained in this Specific Plan.

Lytle Creek Ranch proposes to pay its fair share toward roadway improvements to Riverside Avenue that would include a landscaped median.

Street trees will planted along all residential streets in Lytle Creek Ranch. The spacing of trees plotted will comply with either City standards or the standards set forth in this Specific Plan, as applicable.

The City of Rialto recognizes the value of alleys and their importance to the circulation, aesthetic, and land use goals of the General Plan. Several of the new residential developments within Lytle Creek Ranch are expected to be alley-loaded products. Where provided, alleyways should be designed with rear façade treatments and landscaping, as feasible.

Lytle Creek Ranch will ensure that all areas to be annexed into the City of Rialto are maintained to uniform City standards. In addition, new landscape treatments within Lytle Creek Ranch shall be designed and installed per the City's Landscaping Maintenance specifications.

Goal 5.3 Ensure that the design of all freeways, their interchanges, and grade, separations are an aesthetically pleasing asset to the city of Rialto.

Policies

5.3.2 Arterials which cross over or under freeways shall be provided with planted medians sufficiently wide to include minor entry signs and landscape treatment. All medians shall be fully landscaped and treated with brick, tile, turf block, stamped concrete, pavers, or other elements.

5.3.5 The City shall establish loan, grant, or other programs to provide landscape treatment of residential lots immediately backing to proposed freeway routes and railways.

5.3.7 Landscape treatments near freeway off- and on- ramps should be designed to announce the drivers' entry into Rialto. Landscape design should incorporate the dedicated City tree which shall be determined.

Consistency Analysis

In conformance with the City's General Plan, arterials that cross under freeways shall be provided with planted medians sufficiently wide to include minor entry signs and landscape treatment. All medians shall be fully landscaped and treated with brick, tile, turf block, stamped concrete, pavers, or other elements.

Lytle Creek Ranch will provide a landscape treatment between the I-15 Freeway and any residential use. This landscape treatment shall not be required to exceed eight feet in width.

A landscaped entry feature with signage announcing arrival into the City of Rialto will be constructed adjacent to Planning Area 33 within either the Sierra Avenue or Riverside Avenue right-of-way.

Goal 6.1 Lighting features within the City shall be aesthetically pleasing, while being functionally useful.

Policies

6.1.1 Street lighting in neighborhoods should be consistent.

Consistency Analysis

Street lighting within each neighborhood (Neighborhoods II, III, and IV) shall be internally consistent, although lighting between neighborhoods may differ in order to provide visual interest and a "sense of place."

Goal 6.3 New streets shall be developed to assist rather than alienate pedestrians.

Policies

6.3.1 In residential areas, straight streets shall be avoided, and curvilinear street shall be used, thereby contributing to the character of the streetscape while discouraging speeding, increasing the safety of these streets.

6.3.2 Landscape treatments shall incorporate street trees along all streets, of species which provide sufficient canopy to shade the street and promote a pedestrian scale.

6.3.3 The City shall pursue undergrounding of utilities in existing areas and require that utilities in existing areas and require that utilities be undergrounded on all major new development.

6.3.6 Walled projects (including gated residential communities) shall be designed to provide an interesting streetscape, through the following:

- Walls shall be varied in plane and texture, utilizing different, but complimentary, types of materials and colors, in addition to the use of vines (the latter will act as a deterrent from graffiti problems);
- Landscaped greenbelts, vine pockets, and other landscape techniques shall be employed;
- Curvilinear wall alignments and meandering sidewalks shall be encouraged along project peripheries;
- And variation in setbacks and front wall planes behind the established minimum setback line shall be encouraged. Variation in front of the minimum setback line shall be discouraged.

6.3.7 Screen or perimeter walls shall incorporate shrub massings, vine pockets or informal tree massing to minimize the vertical scale of the wall.

6.3.9 Enriched, varied textured paving treatments shall be used at all project entries, wherever pedestrian crossings, plazas, or gatherings areas are proposed, and as an accent feature to break up the monotonous appearance of concrete walkways.

6.3.12 Bus shelters and other outdoor use areas shall be shaded from the sun. Each project shall incorporate at least one bus shelter, taxi stop, bicycle racks, or similar pedestrian use area.

Consistency Analysis

Although many of the streets within Lytle Creek Ranch will be curvilinear, straight streets are permitted within individual Planning Areas. Long expanses of straight streets shall be avoided. The landscape design for Lytle Creek Ranch provides for street trees along all streets of all classifications. Where space allows, street trees will include tree species that provide sufficient canopy to shade the street and promote a pedestrian scale.

As permitted by the utility companies, utilities within Lytle Creek Ranch shall be placed underground.

Lytle Creek Ranch is designed to minimize the use of walls and fences. Where used, walls shall be designed to provide an interesting streetscape, through varying wall planes, textures, colors, and materials; providing vine pockets and other landscaped techniques; and occasionally varying setbacks and front wall planes. Walls will be installed in residential areas that abut Riverside Avenue for noise and safety reasons.

Perimeter walls shall incorporate shrub massings, vine pockets, and/or informal tree massing to minimize the vertical scale of the wall.

If permitted by the City of Rialto, enriched, varied textured paving treatments may be used at the various project entries along Riverside Avenue, opposite N. Live Oak Avenue, Redwood Avenue, N. Alder Avenue and N. Locust Avenue. Enhanced paving may also be used at other key entry and focal points within the project.

Where provided, bus shelters and other outdoor use areas shall be shaded from the sun. The project shall provide at least one of the following: one bus shelter, bicycle racks, or similar pedestrian uses in Neighborhood III.

Goal 6.5 Encourage the undergrounding of utility wires to protect scenery, enhance the appearance of major boulevards, and promote neighborhood character.

Policies

6.5.1 The City shall require the undergrounding of all utilities in Lytle Creek Ranch through its standard list of conditions. Where above-ground installations are not required, the City shall encourage electrical vaults to be placed underground. Where the installations must be aboveground, the City shall require these to be landscaped and concealed by a low decorative wall.

Consistency Analysis

Lytle Creek Ranch shall install all utilities underground, as permitted by the appropriate utility company or agency.

Goal 7.2 Ensure the protection of new development from watercourses, flood control channels and other waterways, while retaining an aesthetic appearance.

Policies

7.2.3 The City of Rialto shall require that whenever possible, watercourses shall be combined with pedestrian amenities, such as riding and hiking trails, scenic corridors, linear parks, greenbelts, pedestrian bridges, and other landscape features. The developers of such proposed projects should consider not only the landscape and cross sections of such facilities, but also demonstrate how these facilities can be interconnected with other elements of the City's trail and street systems. In addition, dense landscape treatments shall be used to promote the "greening of Rialto."

Consistency Analysis

The Lytle Creek Ranch project includes improvements to the flood control levee system along Lytle Creek Wash. These improvements will ensure the protection of new development from flooding associated with Lytle Creek during major storm events. In addition, a system of on-site drainageways will minimize the potential for flooding on the project site.

The project proposes a landscaped "Grand Paseo" in Neighborhood III that will function for both recreational and stormwater purposes. Likewise, the open space in Neighborhood II will handle stormwater flows, while accommodating recreational uses. The intent is to provide "Green" stormwater swales and drainageways throughout Lytle Creek Ranch in lieu of using pipes for stormwater flows.

1.6 CULTURAL AND HISTORIC RESOURCES ELEMENT

HISTORIC ARCHAEOLOGICAL RESOURCES

Goal 3.1 All significant historic archeological resources within Rialto shall be surveyed recorded and, where feasible, protected.

Policies

3.1.3 Documentation of all historical archeological surveys conducted within the City of Rialto shall be provided to the Rialto City Planning Development, with copies to the Rialto Historical Society.

Consistency Analysis

The Lytle Creek Ranch project will comply with the requirements of Policy 3.1.3 on page IX-4 of the City of Rialto General Plan. Copies of the document will be provided to the Rialto City Planning Department and the Rialto Historical Society.

1.7 CONSERVATION ELEMENT

Goal 1.1 Conserve, protect and enhance the natural resources in Rialto to ensure their optimal use and support to the benefit of all present and future citizens of Rialto.

Goal 2.1 Protect and enhance Rialto's surface waters and groundwater basins.

Goal 2.2 Conserve scarce water resources.

Consistency Analysis

Lytle Creek Ranch will incorporate sustainable building techniques and design strategies intended to help conserve, protect, and enhance natural resources in the community.

By creating a system of natural bioswales and incorporating a variety of Best Management Practices, Lytle Creek Ranch will help to protect and enhance Rialto's surface waters and groundwater basins.

The project will help to conserve scare water resources by incorporating irrigation timers and automatic sprinklers, drip irrigation (where feasible), low flush toilets, low water use shower heads, and other water conservation measures as feasible.

AIR QUALITY

Goal 5.1 To achieve conformance with the AQMP by adopting a comprehensive plan for implementation, so that all general developments projects approved are consistent with the AQMP.

Policies

5.1.1 Require that all developments within the City with more than 100 employees develop a rideshare programs.

5.1.2 Require all developments to comply with the AQMP, particularly regarding Transportation Demand Management (TDM) programs. A TDM plan for new developments shall include but not be limited to design considerations to encourage ridesharing, transit use, park and ride facilities, as well as bicycle and pedestrian circulation.

5.1.3 Incorporate phasing policies and requirements in development plans to achieve concurrent provision of infrastructure, particularly transportation facilities, to serve development.

5.1.4 Locate and design new development in a manner that will minimize direct and indirect emission of air contaminants. To this end, participate with SANBAG in jointly formulating appropriate standards for regulating the location and protection of sensitive receptors (i.e., schools, day care facilities, and hospitals) from excessive and hazardous emissions.

Consistency Analysis

Any and all developments within Lytle Creek Ranch that employ more than 100 employees shall be required to develop a rideshare program.

All developments within Lytle Creek Ranch shall be required to comply with the AQMP, particularly regarding Transportation Demand Management (TDM) programs. A TDM plan for new developments shall include but not be limited to design considerations to encourage ridesharing, transit use, and bicycle and pedestrian circulation.

The Lytle Creek Ranch project is designed to provide infrastructure concurrently with development. Roadways will be constructed to ensure adequate safety and comply with City circulation requirements.

The two potential school sites identified within the Lytle Creek Ranch Specific Plan area have been located to minimize these sensitive receptors from excessive and hazardous emissions. The

proposed school sites are surrounded by parks and residential uses. No heavy industry or manufacturing uses are planned near the school sites.

Goal 5.4 Promote the expansion of bus, rail and other forms of transit, within the region.

Policies

5.4.6 Develop standards and guidelines for support facilities to incorporate into development plans for increased bicycle and pedestrian routes to link appropriate activity centers to nearby residential development.

Consistency Analysis

Lytle Creek Ranch is designed to promote bicycle traffic and pedestrian movement throughout the community. The “Grand Paseo” in Neighborhood III will contain a minimum eight foot wide meandering multi-purpose trail that will accommodate both pedestrian and bicycle traffic. In addition, most of the larger streets within the community will contain on-street bike lines. There will also be a comprehensive system of sidewalks that will provide linkages between planning areas and the parks, schools, and open space on-site.

Goal 5.9 Reduce emissions through reduced energy consumption.

Policies

5.9.5 Require all new development to meet or exceed Title 24 building standards for energy efficiency.

Consistency Analysis

All construction will meet or exceed Year 2010 Title 24 building standards for energy efficiency, as applicable. It is the intent of the developer to promote energy efficiency within the structures located within Lytle Creek Ranch.

BIOLOGICAL RESOURCES

Goal 6.1 Conserve and enhance Rialto’s biological resources, facilitating development in a manner which reflect the characteristics, sensitivities and constraints of these resources.

Policies

6.1.1 Designate those areas along Lytle Creek which may contain rare or endangered species as "Biological Resource Management Areas.”

6.1.2 Require that all proposed development in these “Biological Resource Management Areas” be subject to a biological study, to be prepared by a qualified professional, to

determine whether there will be any impact to rare, threatened or endangered species, and identify mitigation measures where appropriate.

6.1.5 Pursue voluntary open space, wildlife corridors, or conservation easements to protect sensitive species or their habitats.

Consistency Analysis

A comprehensive biological resources report was prepared by PCR, a qualified firm specializing in preparing biological and environmental studies, for the entire Lytle Creek Ranch project site as part of the required environmental process. In addition, focused studies were undertaken to identify potential impacts to rare, threatened, or endangered species. As a result of these studies, a minimum of 769 acres on-site, including portions of Lytle Creek, will be preserved in permanent open space.

ENERGY

Goal 7.1 Conserve scarce energy resources.

Policies

7.1.1 Require the incorporation of energy conservation features in the design of all new construction and site development as required by state law.

Consistency Analysis

The project incorporates energy conservation features into the project design in excess of that required by California state law.

1.8 NOISE ELEMENT

Goal To protect public health and welfare by eliminating existing noise problems and by preventing significant degradation of the future acoustic environment.

Objective 1.0 Incorporate noise considerations into land use planning decisions.

Policies

Policy 1.b: The City shall require an environmental and noise impact evaluation for all projects as part of the design review process to determine if unacceptable noise levels will be created or experienced. Should noise abatement be necessary, the City shall require the implementation of mitigation measures based on a detailed technical study prepared by a qualified acoustical engineer (i.e., a Registered Professional Engineer in the State of California with a minimum of three years experience in acoustics).

Policy 1.c The City shall not approve projects that do not comply with the adopted standards.

Objective 2.0 Establish measures to reduce noise impacts from traffic noise sources.

Policies

Policy 2.a The City shall require the construction of barriers to mitigation sound emissions where necessary or feasible.

Consistency Analysis

Concurrently with preparation of this Specific Plan, both an environmental and noise impact evaluation were prepared for the Lytle Creek Ranch project. The project will incorporate all applicable noise mitigation techniques as identified in the Project EIR.

Lytle Creek Ranch shall comply with the adopted standards for noise mitigation.

The EIR will identify measures, as needed to reduce noise impacts from traffic noise sources.

The City shall require the construction of barriers to mitigation sound emissions as identified in the EIR for Lytle Creek Ranch.

1.9 SAFETY ELEMENT

GEOLOGIC HAZARDS

Goal 2.1 Minimize hazards to public health, safety, and welfare resulting from geotechnical hazards.

Policies

2.1.1 The City shall require geotechnical investigations by a certified engineering geologist and registered civil engineer for all grading and construction proposed within any area which may be subject to severe seismic hazards.

2.1.3 The City shall require construction to be in conformance with the Uniform Building Code, specifically Chapter 23 as it provides for earthquake-resistant design, and Chapter 70 as it provides for excavation and grading.

Goal 2.2 Encourage urbanization only in those areas without significant risk to life and property.

Policies

2.2.1 Development within Alquist-Priolo Special Studies Zones will be subject to the restrictions and requirements of the Special Studies Zones Act.

Consistency Analysis

Lytle Creek Ranch will comply with all applicable restrictions and requirements of the Special Studies Zones Act as it applies to Alquist-Priolo Special Studies Zones.

FLOODING

Goal 3.2 Minimize the adverse effects of urbanization upon drainage and flood control facilities.

Policies

3.2.1 The City shall require the implementation of adequate erosion control measures for development projects to minimize sedimentation damage to drainage facilities.

3.2.3 The City shall maintain its open space and shall require developers to provide adequate open space pursuant to the standards established in the Parks and Recreation Element of the General Plan and the City's zoning ordinance as a measure to minimize impermeable surfaces throughout the City.

3.2.4 The City shall require water retention devices in new development in order to minimize peak flows to the surface drainage system.

Consistency Analysis

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

Lytle Creek Ranch provides adequate open space pursuant to the standards established in the Parks and Recreation Element of the General Plan and the City's zoning ordinance as a measure to minimize impermeable surfaces throughout the city.

As required by the General Plan, Lytle Creek Ranch provides for water retention devices concurrently with development of new construction in order to minimize peak flows to the surface drainage system. Most of these devices will be constructed within the "Grand Paseo" in Neighborhood III, or in Neighborhood II.

FIRE

Goal 4.1 Fire prevention regulations and standards to minimize potential fire hazards and fire losses.

Policies

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

Consistency Analysis
All site plans, subdivision plans, and building plans for Lytle Creek Ranch will be reviewed by the City's Fire Department to ensure compliance with appropriate fire regulations.

LAW ENFORCEMENT

Goal 7.1 To provide a safe and secure environment for the City's residents, workers and visitors.

Policies
7.1.1. The City shall require new development and improvements to employ defensible space concepts into site design and building specifications (i.e., lighting of sidewalks and parking areas, resident surveillance sight lines, and the use of burglary-resistant hardware and fixtures in buildings.)

Consistency Analysis
Lytle Creek Ranch complies with Policy 7.1.1, which requires that new developments employ defensible space concepts into site design and building specifications.

1.10 HOUSING ELEMENT

Goal 2.0 Provide adequate residential sites through appropriate land use, zoning and Specific Plan designations to accommodate the City's share of Regional Housing needs.

Policies
2.1 Implement land use policies which provide for a diversity of housing types and range ranges that will enable the City to encourage consistency with the 1998-2005 RHNA.

2.4 Promote the phase and orderly development of new neighborhoods consistent with the provision of infrastructure improvements.

Consistency Analysis

Development within Lytle Creek Ranch will phased to ensure orderly growth. This Specific Plan requires that infrastructure improvements be provided concurrently with planned development.

Goal 3.0 Assist in the provision of adequate housing that is affordable to lower and moderate income households.

Policies

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

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

Consistency Analysis

Lytle Creek Ranch incorporates several planning areas that are expected to develop with rental units. A percentage of these units may contain three or more bedrooms. The exact number of units with three or more bedrooms, if any, will be determined by the builder of each complex. Lytle Creek Ranch encourages the construction of apartment complexes with strong on-site management to ensure that housing is well-maintained.