

# ***Lytle Creek Ranch Specific Plan***

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***LYTLE CREEK RANCH SPECIFIC PLAN AMENDMENT  
TENTATIVE MAP #20092  
ADDENDUM TO THE APPROVED ENVIRONMENTAL IMPACT REPORT  
CITY COUNCIL***

***JANUARY 23, 2018***

# Entitlements

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Application	Purpose
<b>Addendum</b>	To affirm that the scope of the proposed specific plan amendment and subdivision is analyzed under the previously certified EIR in accordance with the California Environmental Quality Act
<b>Specific Plan Amendment</b>	To eliminate Neighborhood I; modify the land use configuration of Neighborhoods II and III; and update the text, tables, charts and maps of the Lytle Creek Ranch Specific Plan
<b>Tentative Tract Map</b>	To create six (6) lots, one (1) remainder lot, and thirteen (13) lettered lots for public open space, utilities and infrastructure and future construction of 672 residences

# Proposed Specific Plan Amendment Changes

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- Remove Neighborhood 1 from Specific Plan
- Remove Active Adult Designation from Neighborhood II
- Alter the Land Use Plan in the former El Rancho Verde Golf portion of Neighborhood 2

# Lytle Creek Specific Plan Amendment

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- Net Effect of modifications to Land Use Plan
  - Aggregate Developable Acreage in Neighborhoods 2 and 3 will be reduced by 1.7 acres

# *Lytle Creek Ranch Specific Plan*

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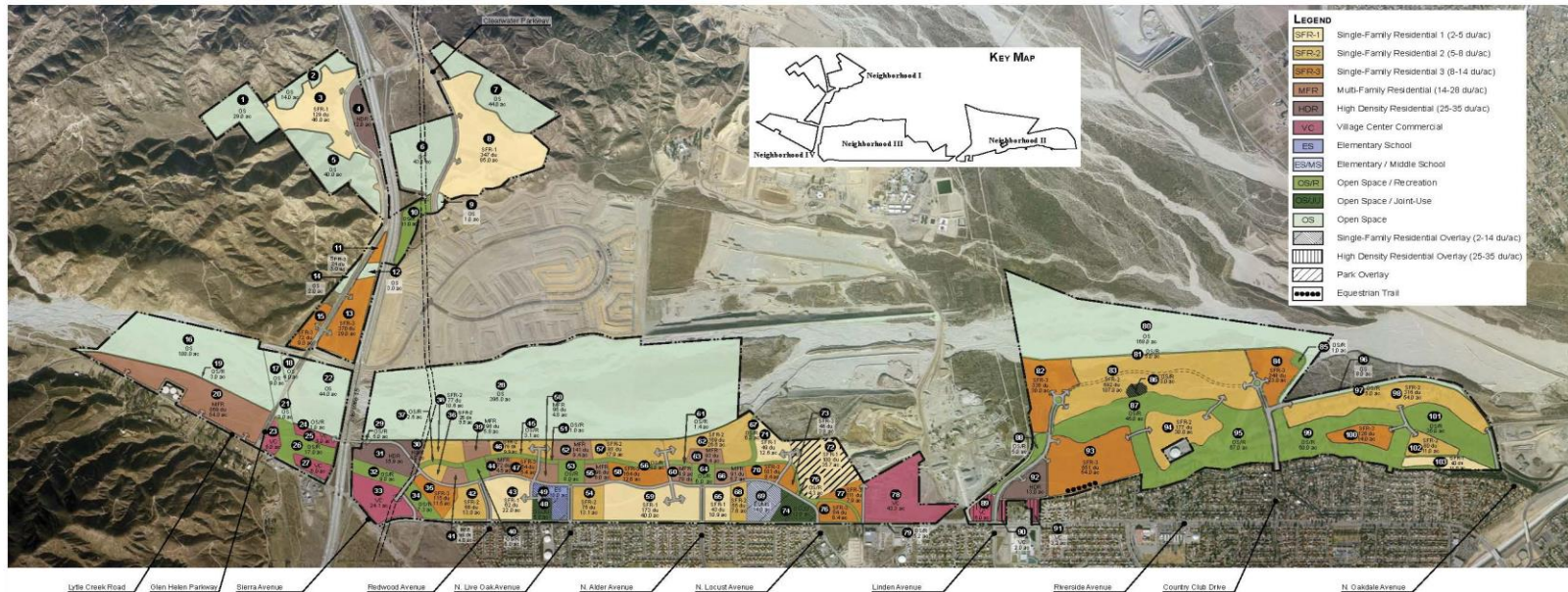




# Approved Lytle Creek Ranch Specific Plan Land plan

6

## LYTLE CREEK RANCH SPECIFIC PLAN



Not to Scale

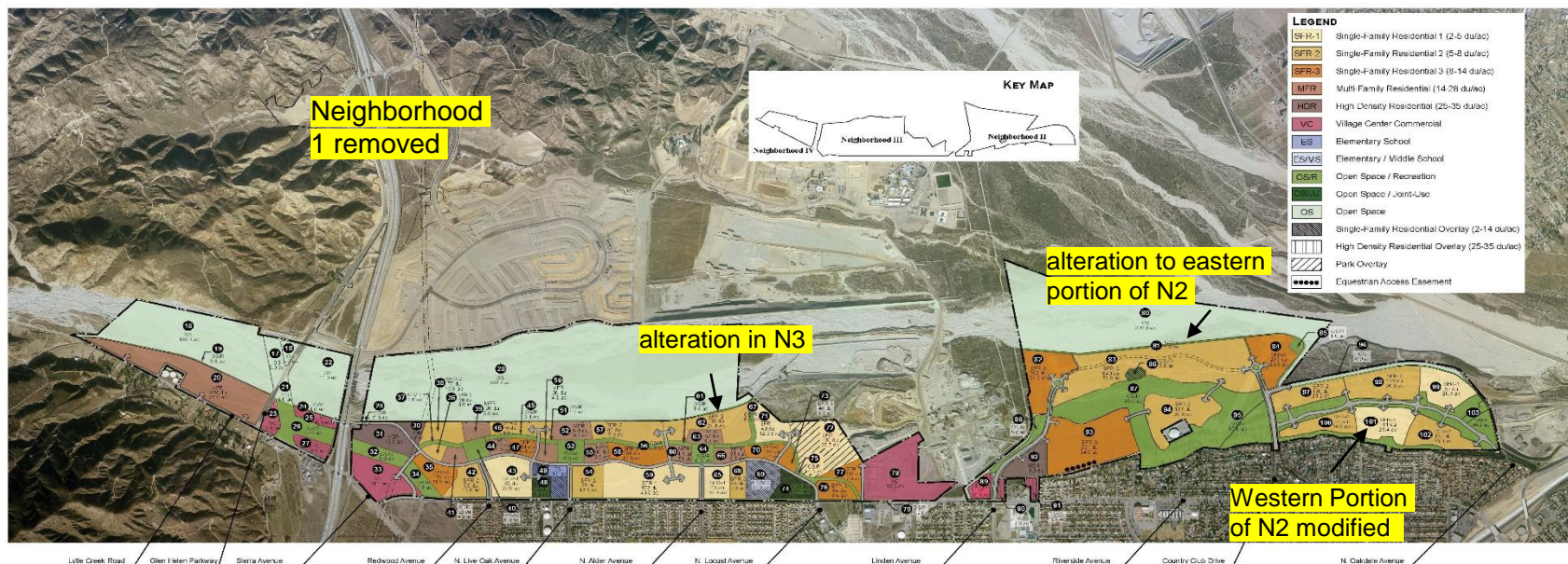
Note: Street alignments and configurations are conceptual and subject to change pending final design and engineering.

Figure 3-1  
**Conceptual Land Use Plan**

# Proposed Lytle Creek Ranch Specific Plan Amended Land plan

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## LYTLE CREEK RANCH SPECIFIC PLAN



Note: Street alignments and configurations are conceptual and subject to change pending final design and engineering.

Figure 3-1  
Conceptual Land Use Plan

# *Lytle Creek Ranch Specific Plan Amendment*

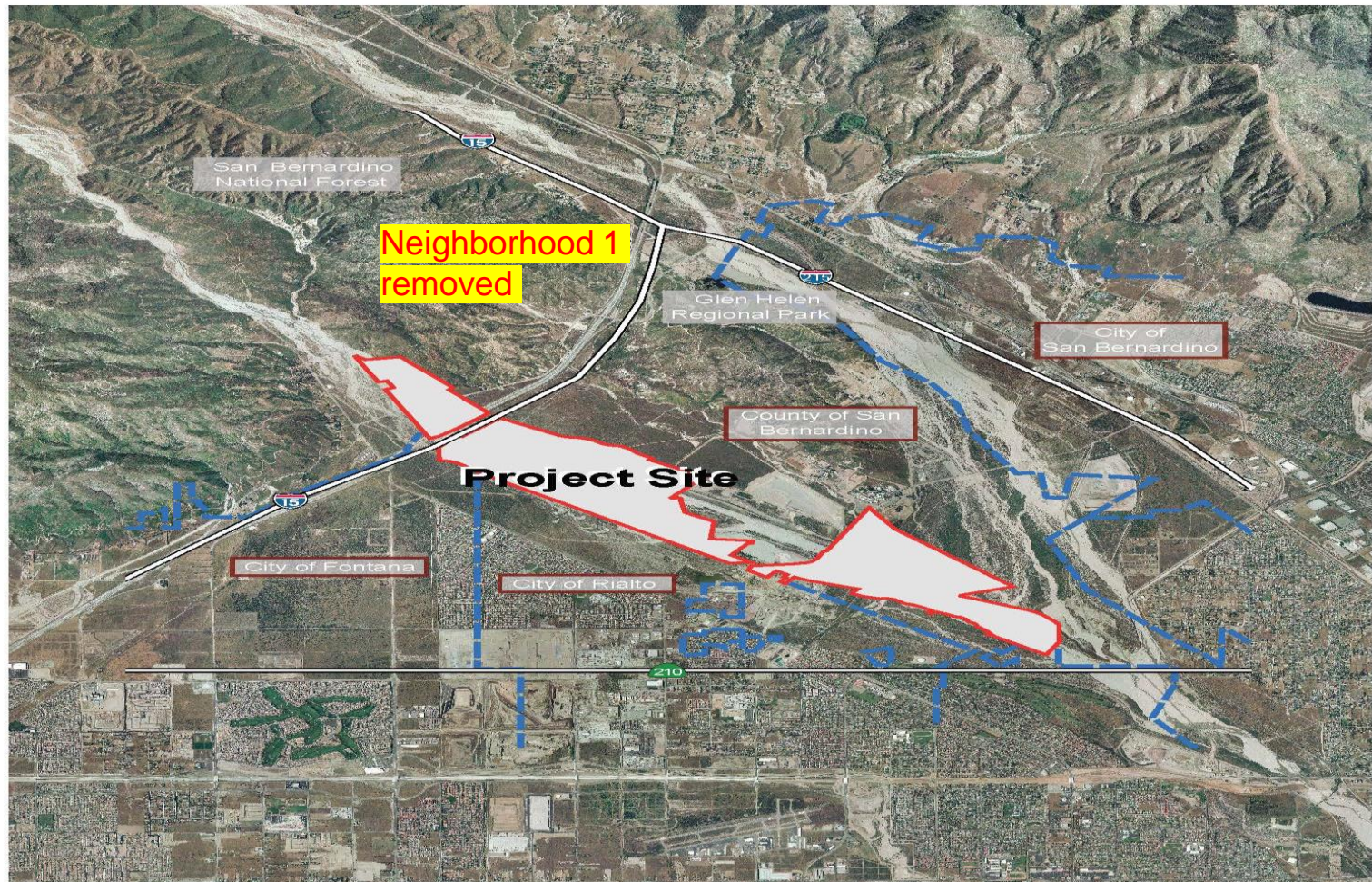
8

- Remove Neighborhood I from the Specific Plan
  - The number of neighborhoods will be reduced from four (4) to three (3)
  - The modified project will reduce the land area in the LCRSP by 417-acres



# Lytle Creek Ranch Specific Plan Amendment– Removal of N1

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# Lytle Creek Ranch Specific Plan Amendment -Neighborhood 3

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- P.A. 62 (sfr2) reduced by 2.2 acres and reduce P.A. 28 (open space) increased by 2.2 acres



## Lytle Creek Ranch Specific Plan Amendment Western Portion of Neighborhood 2

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- P.A. 80 (OS) increased by 34.8 ac. PA's 82 (sfr3), 83 (sfr2), 84 (sfr3) reduced by 5.1, 27.2 and 2.4 acres respectively.





# *Lytle Creek Ranch Specific Plan Eastern (former El Rancho Verde) Portion Neighborhood 2*

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- New Neighborhood II Layout
  - Increases developable area by 35.3 acres
  - Reduces Open Space/Recreation by 35.3 acres.





## *Lytle Creek Ranch Specific Plan Eastern (former El Rancho Verde) Portion Neighborhood 2*

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- Remove “active adult” designation
  - Traditional family units will be constructed in place of age restricted housing



# Changes to SFR Land Use designations of Neighborhood 2 and 3

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- Total Developable Acreage (sfr-1, sfr-2 and sfr-3) in Neighborhood 2 and 3 is decreased by 1.7 acres.
  - sfr-2 acreage in Neighborhood 3 is decreased by 2.2 acres
  - sfr-1 acreage in Neighborhood 2 is increased by 32.4 acres
  - sfr-2 acreage in Neighborhood 2 is decreased by 10.4 acres
  - sfr-3 acreage in Neighborhood 2 is decreased by 21.5 acres

# Changes to Open Space and Open Space Recreation Land Use designations of Neighborhood 2 and 3

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- Total Open Space (OS and OS/R ) in Neighborhood 2 and 3 is increased by 1.7 acres.
  - Open Space in Neighborhood 3 is increased by 2.2 acres
  - Open Space (OS) acreage designation (PA's 80 and 96) within Neighborhood 2 is increased from 176 acres to 210.8 acres (net increase of 34.8 acres)
  - Open Space/Recreation (OS/R) acreage designation (PA's 85, 86, 87, 95 and 103) is reduced from total of 226 acres to 190.7 acres (net decrease of 35.3 acres).

# *Levee*

16

- The approved LCRSP includes 2,000 linear feet of levee improvements adjacent to Cemex property between Neighborhoods II and III.
- The levee is an embankment built to prevent the overflow of Lytle Creek.
- The proposed modification includes an option to end the levee improvements at the project boundaries so that it does include the adjacent Cemex property.



# Addendum

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- An addendum to the approved LCRSP EIR has been prepared for the Project.
- The Planning Commission determined the adequacy of the Addendum at the December 13, 2017 meeting and voted to recommend approval of the Addendum to the City Council.

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# Tentative Map 20092 Conceptual Trails and Open Space Plan

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El Rancho Verde  
Rancho, CA #2016-0489



CONCEPTUAL TRAILS AND  
OPEN SPACE PLAN  
December, 2017

1/19/2018



# Tentative Map 20092 Conceptual Illustrative Trails and Open space Plan

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COMMUNITY EDGE  
LANDSCAPE DESIGN IMAGERY  
July, 2016



1/19/2018



# *Tentative Map 20092 Conceptual Illustrative View from Homes along Sycamore Ave*

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# Tentative Map 20092 Conceptual Entry Trail and Park from El Rancho Verde Community

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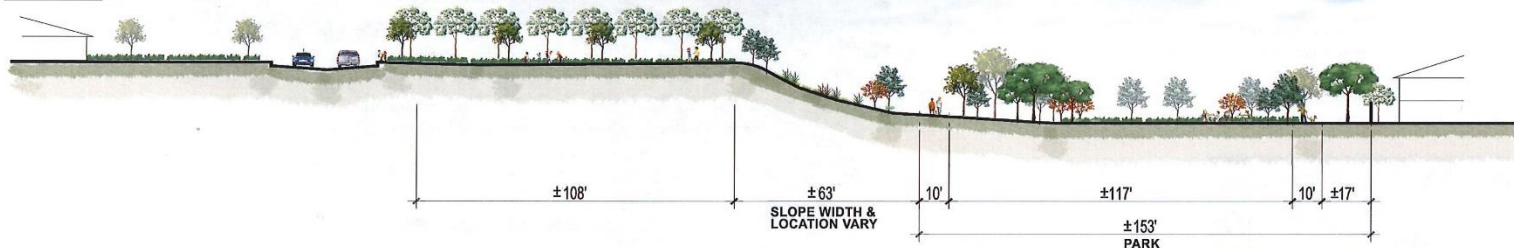
KEY MAP



LEGEND

- ① Community Access to Park
- ② Multi-Use Trail
- ③ Tot Lot with Benches and Picnic Facilities
- ④ Open Field Play Area
- ⑤ Enhanced / Planted Slope
- ⑥ Trail Connections
- ⑦ Paseo

SECTION B-B NTS



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CONCEPTUAL SITE PLAN VIGNETTE  
AND SECTION 02  
October, 2017



# Tentative Map 20092 Conceptual Recreation Center Plan

23



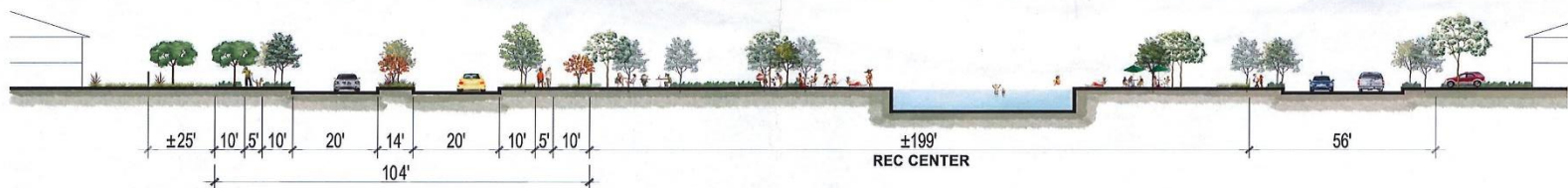
KEY MAP



LEGEND

- ① Landscaped Median
- ② Enhanced Round-A-Bout Island at Entry
- ③ Pool Deck with Jacuzzi, Lounge Seating, and Shading
- ④ Open Field Play Area
- ⑤ Tot Lots
- ⑥ Restroom / Changing Facility
- ⑦ Bocce Ball Courts
- ⑧ Basketball Courts
- ⑨ Picnic Facilities and Group Picnic Shelters

SECTION A-A NTS



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CONCEPTUAL SITE PLAN VIGNETTE  
AND SECTION 01  
October, 2017

# Lytle Creek Ranch Specific Plan Amendment

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## **RECOMMENDATION:**

That the City Council approve:

- **Addendum to the Lytle Creek Ranch Specific Plan Environmental Impact Report (EAR 2017-0053);**
- **Revision to the Lytle Creek Specific Plan (SPA 2017-0002)** to eliminate Neighborhood I; modify the land use configuration of Neighborhood II and III; and update the text, tables, charts and maps; and
- **Tentative Tract Map No. 20092 (TTM 2017-0005)** to create six (6) lots, one (1) remainder lot and thirteen (13) lettered lots for public open space, utilities and infrastructure on a 188-acre site to facilitate a 672 lot residential subdivision in Neighborhood II of the Lytle Creek Specific Plan.