



City of Rialto

Legislation Details (With Text)

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Title: Discussion regarding the proposed revisions to the Lytle Creek Specific Plan, Tentative Tract Map, and Addendum to the previously certified Environmental Impact Report. (Planning)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Comparison

Date	Ver.	Action By	Action	Result
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For Economic Development Committee [November 15, 2017]

TO: Honorable Economic Development Committee Members

APPROVAL: Robb R. Steel, Asst. CA/Director of Dev. Svs.

FROM: Gina Gibson-Williams, Planning Manager

Discussion regarding the proposed revisions to the Lytle Creek Specific Plan, Tentative Tract Map, and Addendum to the previously certified Environmental Impact Report. (Planning)

BACKGROUND:

On July 24, 2012, the City Council adopted Ordinances approving the Lytle Creek Ranch Specific Plan and a Development Agreement, among other actions. The Developer submitted a request to modify certain elements of those prior entitlements, principally to eliminate Neighborhood #1 from annexation and change the development concept for a portion of Neighborhood #2 from an Active Adult community to family housing.

ANALYSIS/DISCUSSION:

The project requires three entitlement applications as follows:

Addendum to EIR	Establish consistency with the certified Amended and Restated EIR adopted in 2012	October 30, 2017
Specific Plan Amendment	Modify the text table and charts to reflect the revised land use plan	October 5, 2017
Tentative Map	Create developable 20 lots for financing purposes and approve infrastructure	May 2017

Addendum to EIR

On October 30, 2017, the Developer submitted the addendum to the EIR. CEQA requires the City to make five findings to adopt an addendum and Staff is reviewing the document in conjunction with the Specific Plan Amendment and the Tentative Map to substantiate each finding.

Specific Plan Amendment

Staff prepared a comparison table to show what was approved in the original Specific Plan versus what is currently proposed. The table is attached as **Exhibit A** to this report. The Specific Plan should be modified to include the following revisions prior to scheduling for a public hearing:

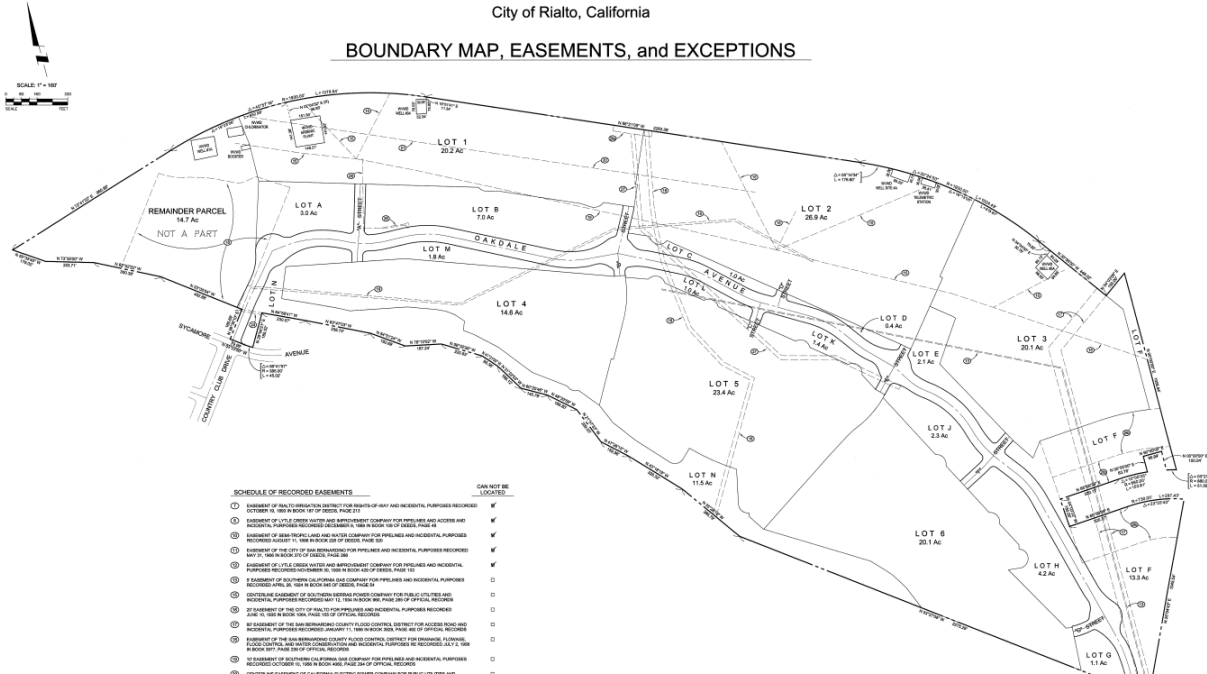
- 1) Include a written summary of all changes proposed in the revision to the Specific Plan by Planning Area;
- 2) Specify and show the location of a Structural Amenity such as a club house or recreation center for Neighborhood II previously shown in Planning Area 98;
- 3) Specify and show the location of the Sports Park in PA 72;
- 4) Specify and show revised open space detail plan for Neighborhood II;
- 5) Increase the street cross sections from 62 feet curb to curb to 64 feet curb to curb to be consistent with the street classifications in the General Plan;
- 6) Revise the Exhibits to show the new specific plan boundary; and
- 7) Other revisions as listed in the Comparison chart.

Tentative Map

The Tentative Tract Map creates 20 lots on a 188.4-acre site and establishes open space and infrastructure improvements. The site is located within the eastern half of Neighborhood II of Lytle Creek Ranch Specific Plan. The Vesting Map will facilitate the development of 637 residential lots.

TENTATIVE TRACT MAP 20092
City of Rialto, California

BOUNDARY MAP, EASEMENTS, and EXCEPTIONS

**Development Agreement**

The Development Agreement contemplated the possibility of eliminating Neighborhoods #1 and #4 from the annexation. Staff will review the Development Agreement to determine if any of the proposed land use changes require modification to the Development Agreement as part of the entitlement processing.

RECOMMENDATION:

It is recommended that the EDC:

- 1) Direct staff to modify the Specific Plan;
- 2) Make a recommendation to accept the proposed changes to the Specific Plan; and
- 3) Direct staff to schedule the project for review by the Planning Commission and the City Council.