



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

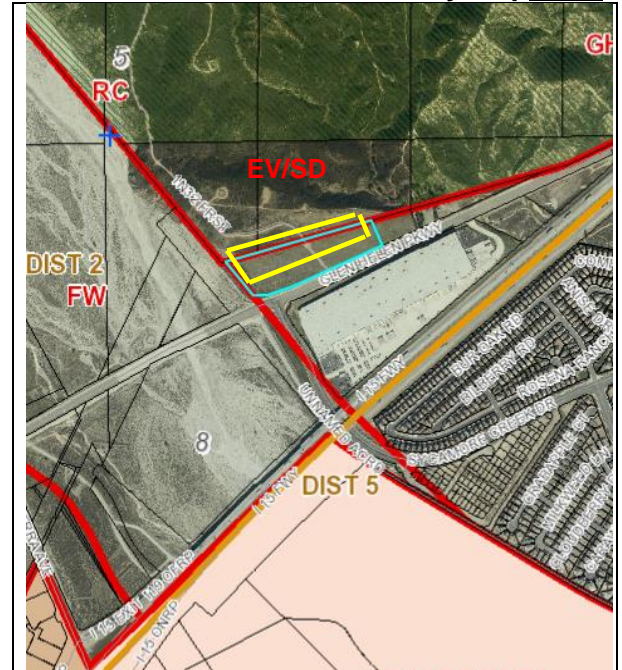
HEARING DATE: July 11, 2019

AGENDA ITEM 2

Project Description

Vicinity Map -

APN:	1116-011-13 AND 14
Applicant:	Kevin Lynch, Lytle Development
Community:	Rosena Ranch/2nd Supervisorial District
Location:	Northeast corner of Glen Helen Parkway and Sycamore Creek Drive in the Lytle Creek North Planned Development
Project No:	P201900092/REVISION/TT
Staff:	Steven Valdez
Rep:	Kevin Lynch, Lytle Development
Proposal:	Revision to the Lytle Creek North Planned Development to change Planning Areas 1 and 2 from Commercial (C) to Multi-Family (MF), in conjunction with a Final Development Plan and Tentative Tract Map 20250 to subdivide a 10.75 acre lot into nine (9) lettered lots for streets and open areas, and ten (10) lots for a seventy-eight (78) unit detached condominium development.



7 Hearing Notices Sent on : June 21, 2019

Report Prepared By: Steven Valdez, Senior Planner

SITE INFORMATION:

Parcel Size: 10.75 acres
Terrain: Flat

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING

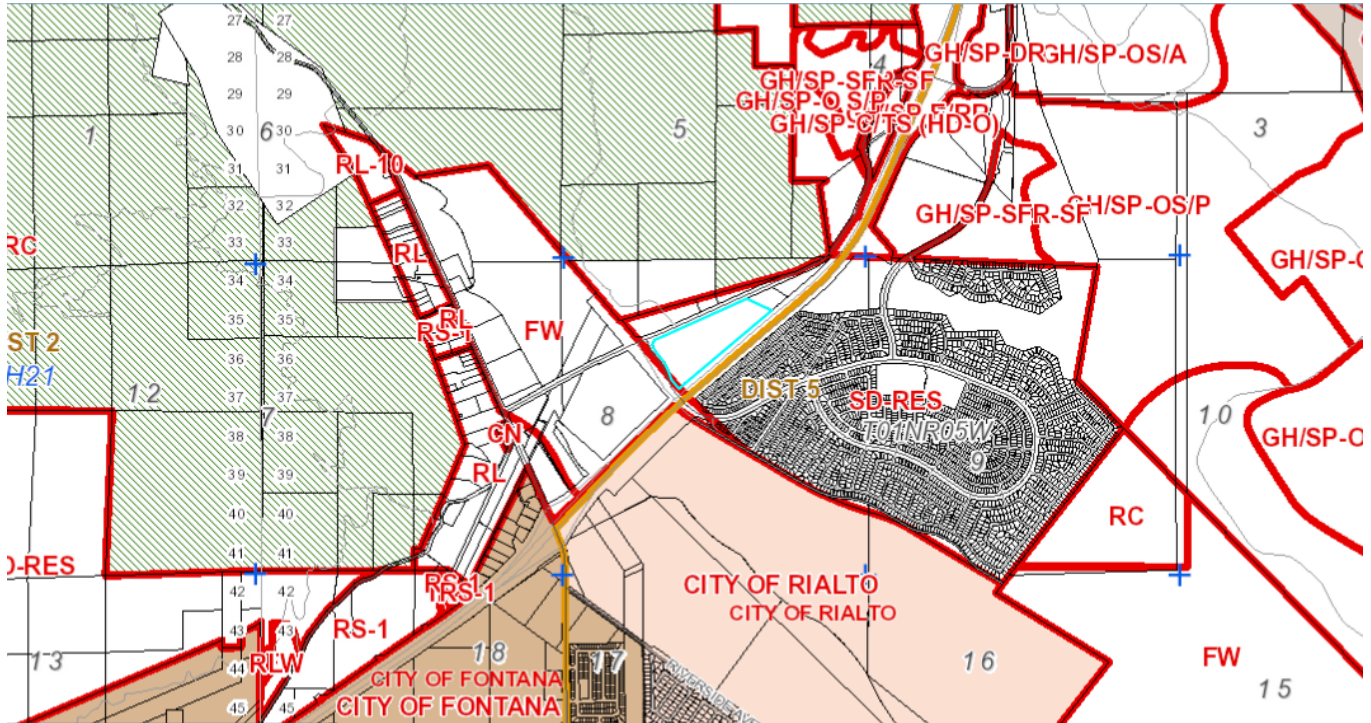
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant Land	Lytle Creek North Planned Development
North	Vacant Land / Hillside	Resource Conservation (RC)
South	597,996 sq.ft. Distribution Warehouse	Lytle Creek North Planned Development
East	Fire Station	Special Development/Residential Emphasis (SD/RES)
West	Lytle Creek	Floodway (FW)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of Rialto	None
Water Service:	West Valley Water District	Will Serve, Per Joint Venture Agreement
Sewer Service:	County Service Area 70 GH	Will Serve, Per Service Agreement Resolution

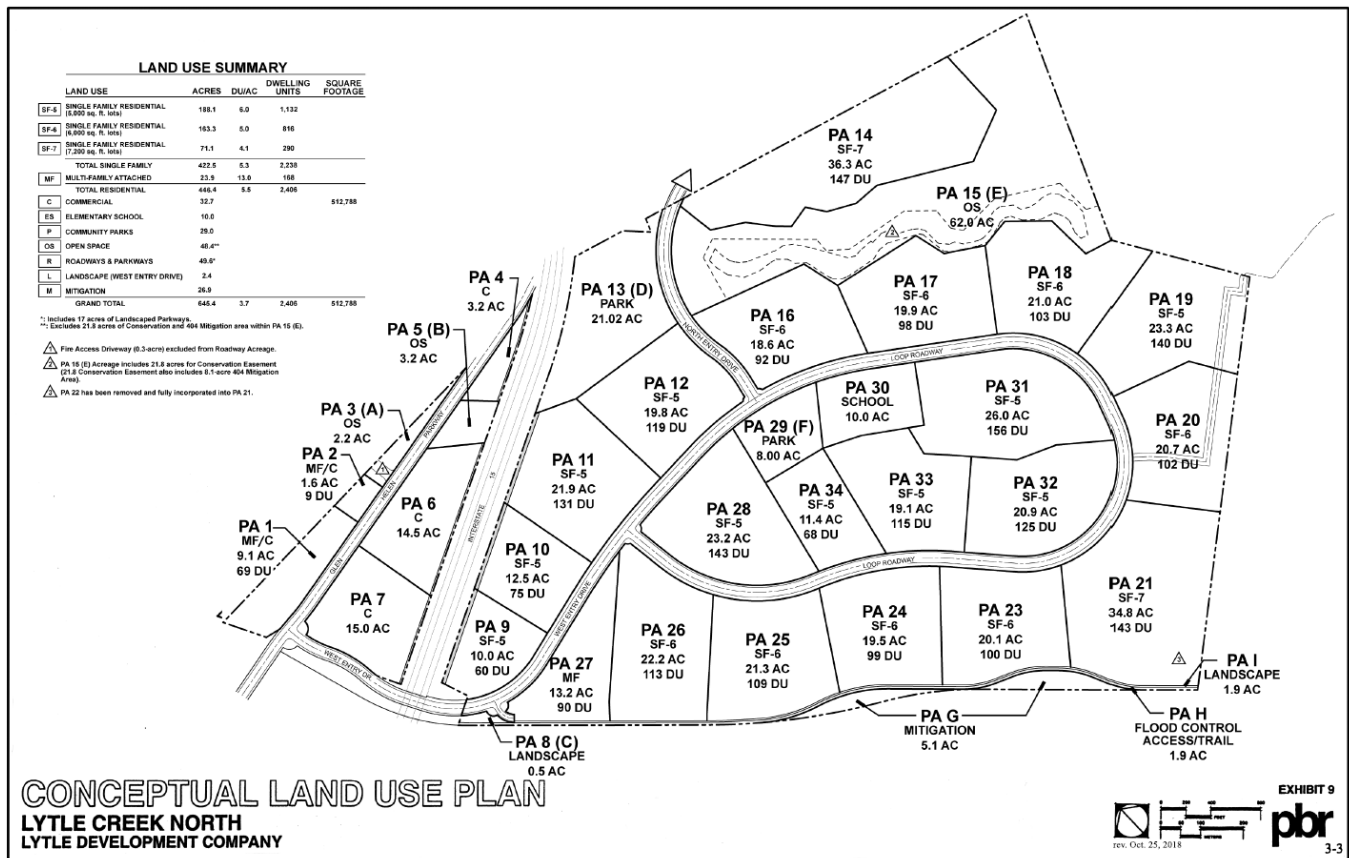
STAFF RECOMMENDATION: That the Planning Commission Recommend to the Board of Supervisors to **ADOPT** the proposed Addendum to the Lytle Creek North EIR, **ADOPT** the recommended Findings, **APPROVE** the Revision to the Preliminary Development Plan, **APPROVE** the Tentative Tract Map, and **APPROVE** the Final Development Plan subject to the Conditions of Approval, and **DIRECT** the Clerk of the Board to file a Notice of Determination.¹

¹. In accordance with Section.

VICINITY MAP:



Planning Areas (Land Use Plan):



LAND USE DISTRICT MAP:

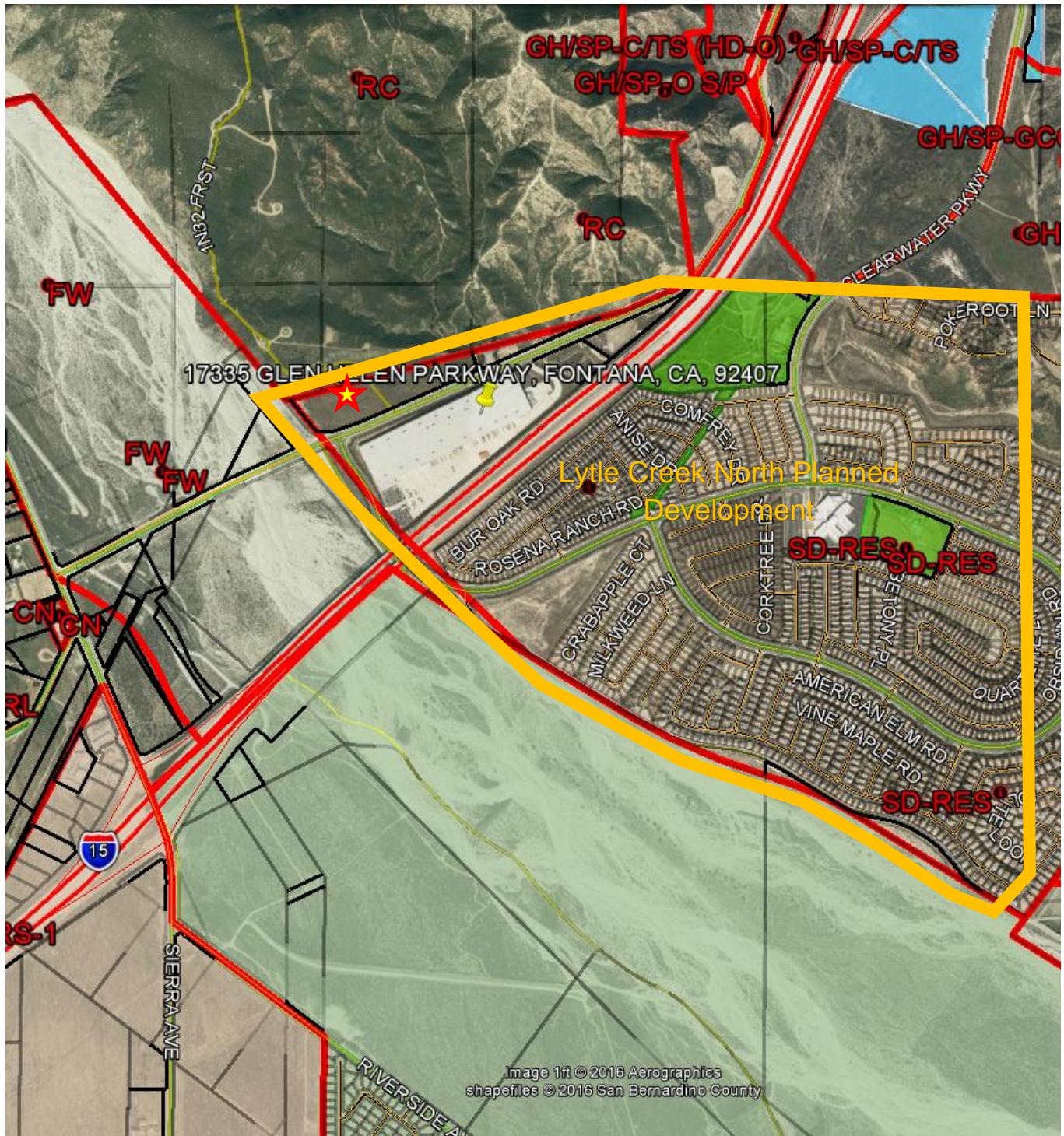


Image 1ft © 2016 Aerographics
shapefiles © 2016 San Bernardino County

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TYPICAL ENLARGEMENT



PA3X



BUILDING ELEVATIONS:



REAR

(COLOR SCHEME #9)
PLAN 3 (PLAN 1705)



RIGHT (SIDE YARD)



FRONT (MOTORCOURT VIEW)



LEFT (SIDE YARD)



REAR



RIGHT

(COLOR SCHEME #3)
PLAN 4 (PLAN 1937)



FRONT



LEFT

BUILDING ELEVATIONS (cont.):



FRONT (STREET VIEW)



LEFT (MOTORCOURT VIEW)



REAR (SIDE YARD)



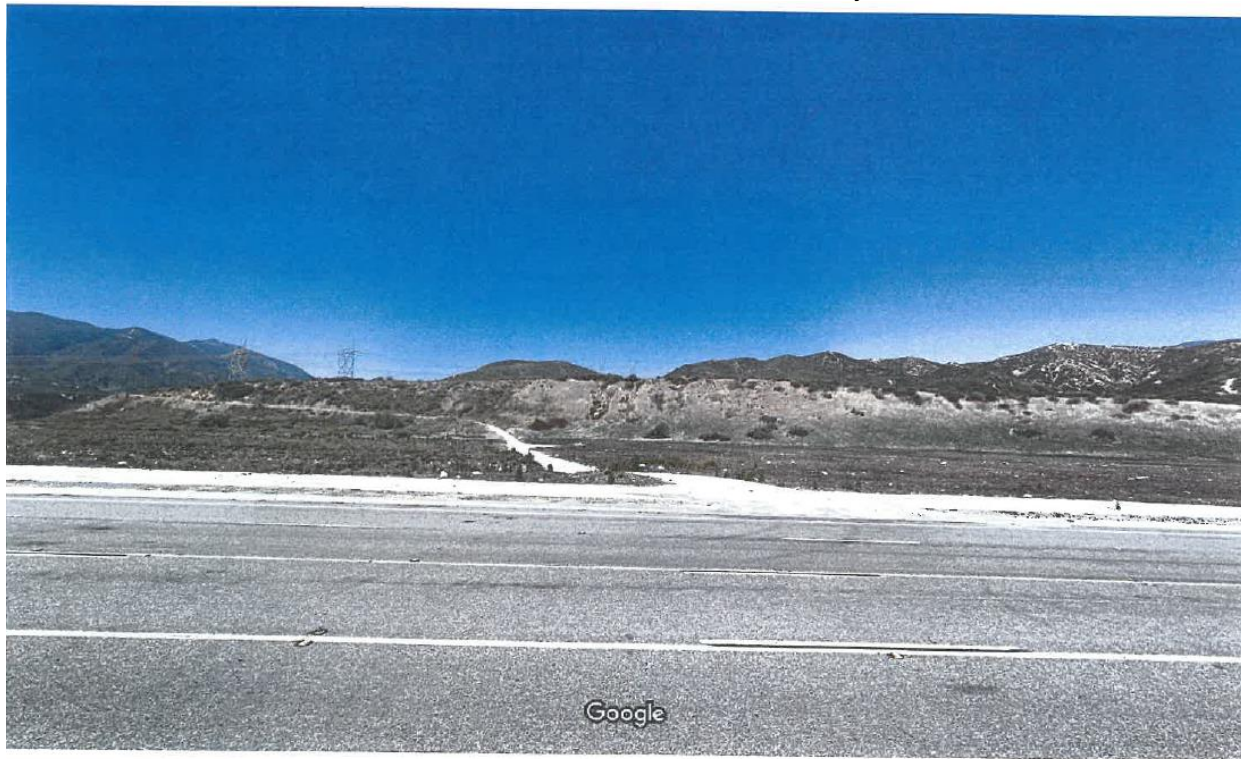
RIGHT (REAR YARD)

(COLOR SCHEME #4)

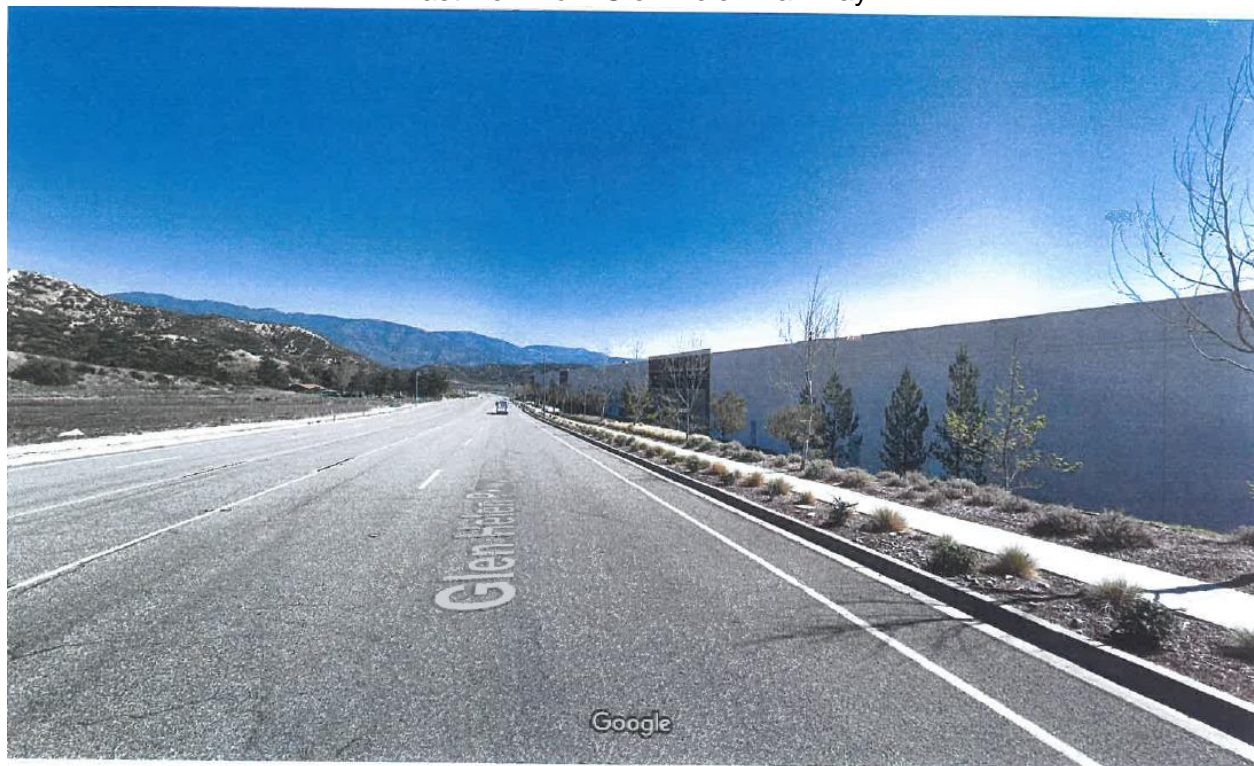
PLAN 2 (PLAN 1606)
CRAFTSMAN "B" ELEVATIONS

SITE PHOTOS

North view from Glen Helen Parkway



East view from Glen Helen Parkway



BACKGROUND:

The Lytle Creek North Planned Development (Planned Development) was approved by the Board of Supervisors on December 4, 2001, and allowed for a maximum of 2,234 single family dwelling units on 420 acres, a maximum of 172 multi-family dwelling units on 12.3 acres, 44.5 acres of commercial (including office and light industrial uses), an elementary school on 10 acres, a sewage treatment plant, an 8-acre park, a 21-acre passive park, and 75.3 acres of open space on a total of 645.4 acres. The Planned Development provides for either a maximum of 2,466 dwelling units on approximately 442.3 acres if no elementary school is developed on the Planned Development site, or a maximum of 2,406 homes with the school.

In February 2010, an addendum to the Planned Development Environmental Impact Report (EIR) was adopted, which addressed the development and placement of an 18-acre school/park facility that would provide for both educational and recreational needs for the planned area. The addendum addressed a shift of the school/park site from Planning Area (PA) 34 and PA 29, to PA 29 and portions of PAs 30 and 34.

The Planned Development was developed in multiple phases, and currently consists of a total of 2,156 single family homes on lots with a minimum of 4,500 square feet in size. The Planned Development includes a variety of community facilities that meet the needs of residents, including approximately 104 acres of parks, open space, trails (excluding parkways) and conservation and mitigation areas to provide residents with opportunities for various recreational pursuits, both active and passive.

PROJECT DESCRIPTION

The proposed project (Exhibit C – Letter of Intent)(Project), which is the last in the Planned Development, is comprised of the following component proposals/applications:

Revision to Planned Development: Revision to the Planned Development to change PAs 1 and 2 from Commercial (C) to Multi-Family (MF). The change in the land use designation in Planning Areas 1 and 2 on the 10.7-acre site will allow for the development of 78 detached condominiums on ten lots with two lettered lots. The maximum anticipated dwelling units analyzed in the adopted EIR and addendums thereto, including the single-family detached units enumerated above, was 2,406. The proposed revision will not increase the number of residential homes in the Planned Development.

Preliminary Development Plan: In accordance with the provisions of the San Bernardino County Development Code (Development Code), the previously approved Preliminary Development Plan (PDP) (Exhibit C – Preliminary Development Plan) for the Planned Development is proposed to be modified to accommodate the proposed revision. The revised PDP contains site-specific land use regulations and development standards that replace or augment standard San Bernardino County General Plan (General Plan) and Development Code provisions. The revised PDP also contains community design standards and architectural guidelines that are more comprehensive community theme

master planning than is possible within the standard framework of the General Plan and Development Code. The following changes to the PDP are proposed:

- Amend the Land Use of PA 1 from Commercial (C) to Multi-Family Attached Residential (MF) with a Commercial Overlay and PA 2 from Commercial (C) to Multi-Family Attached Residential (MF) with a Commercial Overlay.
 - The acreage of Commercial (C) will be reduced by 10.7 acres.
 - The acreage of Multi-Family Attached Residential (MF) will be increased by 10.7 acres and provide for up to 78 multi-family dwelling units.
 - The Commercial Overlay allows for commercial development on the additional 1.6 acres of PA 2 if Multi-Family Attached Residential units are not developed within that PA.
- Amend the build out of PA 27 (designated as MF) to reduce the maximum number of dwelling units from 172 dwelling units to a maximum of 90 dwelling units (already developed).
- Amend the build out of PA 28 to increase the maximum number of dwelling units from 139 dwelling units to a maximum of 143 dwelling units (already developed).
- Include the following access improvements at Sycamore Creek Drive at Glen Helen Parkway to provide a driveway entrance to PA 1 and PA 2:
 - Restripe northbound right turn lane to shared through/right turn lane.
 - Construct the southbound approach (Project driveway) to consist of one left turn lane and one shared through/right turn lane.
 - Construct an eastbound left turn lane.
- Remove the Public Facility Site (Lytle Creek Wastewater Treatment Plant option) (discussed later in the staff report).
- Amend Development Standards and Table 6 to enable the proposed Project to be developed

Tentative Tract Map (TT 20250): The proposed multi-family development includes a Tentative Tract Map (Exhibit D – Tentative Tract Map) consisting of 78 condominium units on ten (10) lots, include two (2) lettered lots for required amenities.

Final Development Plan for TT 20250: The Final Development Plan accompanying TT 20250 details entry monuments, conceptual park improvement plans, wall designs, fencing materials and architectural guidelines established by the master developer. A Final Development Plan illustrating the same details shall be submitted for approval with a Tentative Tract Map or site development plan for each of the lots created for development by TT 20250.

California Environmental Quality Act (CEQA) Compliance: The Planned Development EIR (SCH NO. 99051013) was certified with the approval of the Planned Development. There were a number of unmitigatable impacts which include cumulative on-going urbanization of open space, loss of aggregate materials by precluding extraction of resources, and the loss of habitat for 28 identified sensitive species, including the kangaroo rat.

The proposed addendum (Exhibit E – Addendum) to the Final EIR for the Planned Development evaluates the environmental impacts of the Project. Specifically, the addendum analyzes the effects of a decrease in the area of general commercial land use and increase in the area used for residential dwelling units, without increasing the number of residential units approved by the Final EIR. In accordance with CEQA Guidelines Section 15164, the Addendum has been prepared to document that the proposed Project does not require preparation of a subsequent EIR under Section 15162. Among other things, the proposed changes would not result in new or substantially more severe significant environmental impacts compared with the impacts disclosed in the certified EIR, nor are there any other circumstances that require preparation of a subsequent EIR. The basis for these conclusions is explained in the attached Addendum and summarized in the Project analysis below.

PROJECT ANALYSIS:

Land Use: The Project includes development within the same Planned Development boundaries that were analyzed under the Final EIR. The proposed amendment would change the type of development within PA 1 and PA 2 from 135,962 square feet of commercial use to 78 multi-family attached residential units (Exhibit F – Site Plan). The amended PDP would reduce the number of dwelling units within PA 27 by 82 and increase the number of dwelling units within PA 28 by four. With implementation of the proposed amendment the square footage of commercial areas would be reduced and the total number of residential units at build out would remain the same.

In addition to the land use changes, the proposed Project would change the setbacks for multi-family attached residential development. The changes would reduce the required setbacks, and not alter the overall density. The reduction in setback will allow both existing and proposed detached condominium developments, which are more similar to single family developments than multifamily developments, to conform to development standards because under the proposed changes, the setbacks could be sited slightly differently (as the setbacks provide minimums), but would provide for the same type, scale, height, and density of development as the approved PDP.

Transportation and Circulation: The Planned Development EIR identified traffic impacts in the form of fair share contributions to roadway improvements requirements related to internal street access, which were implemented and no longer applicable to the Planned Development. Furthermore, the reduction in commercial square footage was re-analyzed and determined to reduce vehicular trips generated at build out of the PDP by 7,177 trips

per day. Accordingly, the changes to the PDP were determined not to increase impacts related to traffic.

Air Quality: The proposed Project will shift the location of residential units and reduce the commercial square footage at build out by 135,962 square feet and as a result lead to a reduction in emissions from not constructing commercial buildings. The reduction in commercial uses would result in a reduction of 7,177 vehicular trips per day. Therefore, it is anticipated that the same types of air quality emissions would be generated by construction and operation of the amended Planned Development because the overall square footage of construction area would be reduced, and operational vehicular trips would be reduced with implementation of the Project.

Water Service. The reduction in the commercial square footage would reduce the amount of water required by the Planned Development by 10,920 gallons per day although the same areas would be developed under the amended PDP and an increase in water supplies would continue to be required for the build out pursuant to the proposed PDP amendment. With the removal of the commercial square footage, the demand for water supplies would be reduced by the amended PDP and no new or substantially greater impacts related to water service would occur.

Wastewater Service. The reduction in the commercial square footage would reduce the amount of wastewater generated by the Planned Development. However, the same areas would be developed under the amended PDP, which would generate wastewater, and the Planned Development would continue to develop adequately sized infrastructure to accommodate wastewater treatment. Because the demand for wastewater service and capacity would be reduced by the amended PDP, no new or substantially greater impacts related to wastewater service would occur and the level of impact would remain unchanged.

In addition, the amendment to the PDP will remove the Lytle Creek Waste Water Treatment Plant (WTP) option because the Glen Helen WTP was expanded and is operational. Thus, no additional wastewater treatment plant facilities would be developed, and no impacts related construction or operation of a WTP would occur from the proposed Project.

Cultural Resources: The Previously approved Planned Development identified that the PDP area is sensitive for historic resources and that a portion of the 1932 Fontana Union Water Company Spreading Grounds (SBR-6706H) is within the developable areas. Additionally, the Planned Development identified that the site of the 1920-1935 Klein/Ellena Brothers Ranch complex (demolished circa 1983) was located proximal to the proposed right-of-way for North Entry Drive. The amended Planned Development will require a survey and monitoring of ground disturbance near potential resources, even though the previous mitigation measures have been implemented and the resources related to this mitigation were not determined to be located in PA 1 or PA 2.

Visual Resources/Aesthetics: The proposed amendment will change the type of development within PA 1 and PA 2 from 135,962 square feet of commercial to 78 multi-family attached residential. The proposed amendments on the project site (PA 1 and PA 2), which are adjacent to private land holdings that are not within forest lands, but will lead to the reduction in the square footage of commercial area, while not increasing the total number of residential units at build out. Although the overall developed character and changes to views would occur as a result of the amendments contemplated by the Project, the proposed alteration of this area from commercial uses to residential uses leads to a reduction in effects because the proposed residential uses will incorporate landscaping and quality architectural designs that are similar to the other residential uses in the Planned Development.

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development in the Planned Development, as illustrated in Table 2:

Table 2: PROJECT CODE COMPLIANCE

TABLE 6 MULTI-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT STANDARDS		
Maximum Housing Density (dwellings)		13 du/ac
Maximum Structure Height		50 ft.
Minimum Lot Size		10,000 sq. ft.
Minimum Lot Coverage (building)		60%
Maximum Lot Dimensions (width to depth ratio)		1:3
Lot Requirements:		
Minimum Lot Width		60 ft.
Minimum Lot Depth		100 <u>80</u> ft.
Yard Setbacks:		
Front Yard Setback		25 <u>10</u> ft.
Side Yard Setback	One Side	10 <u>5</u> ft.
	Other Sides	5 ft.
Street Side Yard Setback	Local Street	15 <u>10</u> ft.
	Collector Street or Larger	25 <u>15</u> ft.
Rear Yard Setback		15 <u>10</u> ft.

Landscaping: The conceptual landscape plan provides drought-tolerant landscaping, with a variety of trees, groundcover and shrubs, in compliance with the Planned Development guidelines. The Project will meet Development Code requirements and have ample tree planting along street frontages entry corners, and street corners, in compliance with the Planned Development landscaping guide.

Public Comments:

Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. No responses to the Project notice were received as of the date of this report.

RECOMMENDATION:

That the Planning Commission recommend to the Board of Supervisors to:

1. **ADOPT** the Addendum to the Lytle Creek North Planned Development Environmental Impact Report;
2. **ADOPT** the recommended Findings for approval of the Project;
3. **APPROVE** a Revision to the Lytle Creek North Preliminary Development Plan to change Planning Area 1 from Commercial (C) to Multi-Family Attached Residential (MF) on a Commercial Overlay and Planning Area 2 from Commercial (C) to Multi-Family Attached Residential (MF) with a Commercial Overlay;
4. **APPROVE** Tentative Tract Map 20250 to create 78 condominium units on ten (10) lots, including two (2) lettered lots for required amenities on a 10.7 acre site;
5. **APPROVE** the Final Development Plan for Tentative Tract Map 20250 to create 78 condominium units on ten (10) lots, including two (2) lettered lots for required amenities on a 10.7 acre site; and
6. **DIRECT** the Clerk of the Board to file the Notice of Determination.

ATTACHMENTS:

EXHIBIT A:	Findings
EXHIBIT B	Conditions of Approval
EXHIBIT C	Letter of Intent
EXHIBIT D:	Preliminary Development Plan
EXHIBIT E:	Tentative Tract Map 20250
EXHIBIT F:	Addendum to EIR
EXHIBIT G:	Site Plan and Plans

EXHIBIT A

Findings

FINDINGS: PLANNED DEVELOPMENT

A Revision to the Lytle Creek North Planned Development (Planned Development) to change Planning Areas 1 and 2 from Commercial (C) to Multi-Family (MF), in conjunction with a Final Development Plan and Tentative Tract Map 20250 to subdivide a 10.75 acre lot into nine (9) lettered lots for streets and open areas, and ten (10) lots for a proposed seventy-eight (78) unit detached condominium development, located at the north east corner of Glen Helen Parkway and Sycamore Creek Drive in the Lytle Creek North Planned Development (Project).

Required findings. Before approving a request for a Planned Development Permit, the review authority shall first find that all of the following are true:

1. The proposed development is consistent with the General Plan and any applicable plan.

The Lytle Creek North Planned Development (Planned Development) was approved by the Board of Supervisors on December 4, 2001, and allowed for a maximum of 2,234 single family dwelling units on 420 acres, a maximum of 172 multi-family dwelling units on 12.3 acres, 44.5 acres of commercial (including office and light industrial uses), an elementary school on 10 acres, a sewage treatment plant, an 8-acre park, a 21-acre passive park, and 75.3 acres of open space on a total of 645.4 acres. The Planned Development Permit provided for either a maximum of 2,466 dwelling units on approximately 442.3 acres if no elementary school was developed on the project site, or a maximum of 2,406 homes with the school.

The 10.75-acre Project is being developed as a revision to a previously approved Planned Development for Lytle Creek North. Ultimately, the Project will accommodate a 78-unit development, a pocket park and dog park. This Project is the final development in the Planned Development will ensure that job expansion and housing production occur at a targeted pace, resulting in controlled, balanced growth.

The proposed Planned Development Preliminary Development Plan and Final Development Plan are consistent with the goals and policies of the County General Plan. Specifically, the proposed Project fulfills the General Plan land use goal of providing a harmonious mix of residential, commercial and industrial land uses that generate positive tax revenue.

2. The physical characteristics of the site have been adequately assessed and the site for the proposed development is adequate in terms of shape and size to accommodate the use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features.

The proposed General Plan Amendment, changing the Land Use District in the Planned Development from Commercial (C) to Multi-Family (MF), has been determined to be appropriate, based on the following: The proposed Project is a revision to a Planned Development that provides a mix of residential, commercial, industrial, recreational and

infrastructure uses. The Project site lies adjacent to the Glen Helen Parkway, and the development regulations provide appropriate development standards and compatibility between the proposed development and surrounding land uses.

The physical characteristics of the site have been adequately assessed and the site for the proposed development is of adequate size and shape to accommodate the proposed uses and all yards, open spaces, setbacks, walls and fences, parking areas and other required features. This assessment is specified in detail by the revised Preliminary and Final Development Plans which are incorporated herein by reference.

- 3. The site for the proposed development has adequate access, in that the site design and development plan conditions consider the limitations of existing streets and highways and provides improvements to accommodate the anticipated requirements of the proposed development.**

The proposed Project has adequate access from Glen Helen Parkway by means of two entryways. The Preliminary and Final Development Plans and the conditions of approval ensure provision of improvements on-site and off-site to provide adequate access to and throughout the Project site.

- 4. Adequate public services and facilities exist, or will be provided, in compliance with the conditions of development plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare.**

Adequate public services and facilities will be provided in accordance with provisions of the Preliminary Development Plan, Addendum to the Environmental Impact Report (EIR), and through conditions of approval/mitigation measures to serve the proposed Planned Development. Approval of the proposed Project will not result in a reduction of such public services to properties in the vicinity, to the detriment of public health, safety and welfare.

- 5. The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use, and will be compatible with the existing and planned land use character of the surrounding area.**

The proposed Preliminary and Final Development Plans, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land use character of the surrounding area.

- 6. The improvements required by the proposed conditions of development plan approval, and the manner of development adequately address all natural and manmade hazards associated with the proposed development and the project site including fire, flood, seismic, and slope hazards.**

The improvements required per the conditions of Preliminary and Final Development Plan approval, and the manner of development proposed were adequately addressed in the Planned Development Final EIR—the changes to the land use map is adequately addressed in the addendum to the EIR. In the EIR and Addendum, all natural and man-made hazards associated with the proposed development and the project site are appropriately analyzed.

- 7. The proposed development carries out the intent of the Planned Development Permit provisions by providing a more efficient use of the land and an excellence of design greater than that which would be achieved through the application of conventional development standards.**

The previously approved Preliminary Development Plan for the Lytle Creek North Planned Development contains more efficient use of land and an excellence of design greater than that which could be achieved through application of the Development Code. The revised Preliminary Development Plan contains site-specific land use regulations and development standards that replace or augment standard County General Plan and Development Code provisions. The revised Preliminary Development Plan also contains community design standards and architectural guidelines that are more comprehensive community theme master planning than is possible within the standard framework of the County General Plan and Development Code.

- 8. If the development proposes to mix residential and commercial uses whether done in a vertical or horizontal manner, the residential use is designed in a manner that it is buffered from the commercial use and is provided sufficient amenities to create a comfortable and healthy residential environment and to provide a positive quality of life for the residents. The amenities may include landscaping, private open space, private or separated entrances, etc.**

The Project proposes a change to Planning Area (PA) 1 and 2 from Commercial (C) to multi-family (MF) with a Commercial (C) overlay. The change in the land use designation in PA 1 and 2 on the 10.75-acre site will allow for the development of 78 detached condominiums on ten lots with two lettered lots. The Commercial Overlay allows for commercial development on the additional 1.6 acres of PA 2 if Multi-Family Attached Residential units are not developed within that PA. In the event Multi-Family Attached Residential units are not developed within PA 2, the Preliminary Development Plan is designed in a manner that will buffer residential uses from commercial uses by incorporation of design elements.

TENTATIVE TRACT MAP FINDINGS:

The findings, in accordance with Section 87.02.060 of the San Bernardino County Development Code, and the State Subdivision Map Act (Government Code Section 66410 et. seq.), to approve P201900092/Revision - Lytle Creek North, are as follows:

1. The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable Community Plan, and any applicable Specific Plan.

The proposed subdivision, together with the provisions for its design and improvements is consistent with the General Plan and Revision to the Lytle Creek North Planned Development, as it provides for development according to standards and design guidelines of the proposed revisions to the Development Plan

2. The site is physically suitable for the type and proposed density of development.

The site is physically suitable for the type and proposed density of development because all physical constraints of the site, including access, circulation and drainage, have been recognized and mitigated with appropriate conditions of approval.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The potential environmental effects of the proposed Tentative Tract Map have been analyzed in an Addendum to the Final EIR (SCH #99051013), which determined the Project to have no adverse effects on the environment.

4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

The design of the subdivision or the type of improvements is not likely to cause serious public health problems, because the conditions of approval for the proposed map and the related Preliminary and Final Development Plans require compliance with County health and safety standards.

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision.

The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, because the conditions of approval require any conflicts to be resolved prior to recordation.

6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

The improvements required per the conditions of Preliminary and Final Development Plan approval, and the manner of development proposed adequately address all natural and man-made hazards associated with the proposed development and the project site, including but not limited to flood, seismic, biotic and fire hazards. A preliminary Water Quality Management Plan and Drainage study were approved for the Project site.

7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

The design of the proposed subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities, as encouraged by the Preliminary Development Plan.

8. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law. The proposed subdivision design meets the minimum lot size, depth, width, and gross acreage requirements of the revised Lytle Creek North Planned Development Multi Family Zone. Agencies having jurisdiction by law have reviewed the proposed subdivision and have provided conditions of approval to ensure regulations of the Development Code and any applicable federal, state, and local laws are met.

ENVIRONMENTAL FINDING:

The potential environmental effects of the proposed Project have been analyzed in an addendum to the Final EIR (SCH #99051013). The addendum determined that the FEIR for the Lytle Creek North Planned Development analyzed all impacts of the proposed Project, as modified by the proposed Revision (P201900092) and that the Revision would not result in any new or increased significant impacts not already analyzed in and fully covered by the previously certified FEIR; that there have been no changed circumstances or new information of substantial importance, within the meaning of Public Resources Code section 21166 and CEQA Guidelines section 15162, from the time the FEIR was certified to the date of this approval of the proposed Revision that would require revisions to the FEIR or otherwise result in new or increased significant impacts or change any of the FEIR's analysis or conclusions regarding mitigation measures or Project alternatives; that the foregoing findings are based on substantial evidence in the administrative record, which includes but is not limited to the FEIR, addendum to the FEIR and all associated documents and documents referenced therein; and that the County exercised independent judgment in making this determination.

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

Lytle Development Company/Lennar Homes (PA1&2 Condominium Development)
Tentative Tract Map 20250 and Revision to Planned Development

GENERAL REQUIREMENTS

Conditions of Operation and Procedure

[Subject to Condition Compliance Release Form (CCRF) signatures]

LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311

1. Project Description. The County conditionally approves the proposed a revision to the Lytle Creek North Planned Development to change planning areas 1 and 2 from commercial (C) to multi-family (MF), in conjunction with Tentative Tract 20250 to subdivide a 10.75 acre lot into nine (9) lettered lots for streets and open areas, and ten (10) lots for a proposed seventy-eight (78) unit detached condominium development, located at the northeast corner of Glen Helen Parkway and Sycamore Creek Drive in the Lytle Creek North Planned Development., in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), applicable fire code, and the following conditions of approval, the approved tentative tract map and all other required and approved reports and/or displays (e.g. elevations).

The developer shall provide a copy of the approved conditions and the site plan to every current and future Project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project Site. Assessor Parcel Number: 1116-011-13 AND 14; P201900092.

2. Concurrent Filings. The project includes a Revision to a Planned Development, and Tentative Tract Map and a Preliminary and Final Development Plan for a 78-unit detached condominium project.
3. Project Location. The project is located at the northeast corner of Glen Helen Parkway and Sycamore Creek Drive, in the unincorporated area of San Bernardino (Second Supervisorial District).
4. Revisions. Any proposed change to the approved Tentative Tract Map and/or the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Planning for review and approval
5. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its “indemnitees” (herein collectively the County’s elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer’s indemnification obligation applies to the indemnitees’ “passive” negligence but does not apply to the indemnitees’ “sole” or “active” negligence or “willful misconduct” within the meaning of Civil Code Section 2782.

6. Expiration. This conditional approval shall become null and void unless all conditions have been completed and the Tentative Map has been deemed complete by the County Surveyor for purposes of recordation within thirty–six (36) months following the effective approval date, unless an extension of time is granted.

PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The “developer” is responsible for initiation of any extension request

7. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
8. Extension of Time. Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Planning may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.
9. Project Account. The Project account number is P201900092. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
10. Condition Compliance. Condition compliance confirmation for purposes of the Final Map recordation will be coordinated by the County Surveyor.
11. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
12. State and Federal Endangered Species Act. This approval does not relieve the property owner or project proponent of responsibility to comply with State and Federal Endangered Species Acts. If any sensitive species are identified during grading, building or land disturbing activity, all on-site activities must cease, the California Department of Fish and Wildlife (CDFW) and/or U.S. Fish and Wildlife Service (USFWS) (as applicable) must be contacted to discuss specific mitigation measures and to obtain the necessary incidental take permits. Proof of an incidental take permit from the appropriate agency, or letter stating a permit is not required, must be furnished to the Planning Division. All mitigation measures must be agreed upon and implemented prior to construction activity resuming.
13. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
14. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
 - a) FEDERAL: None
 - b) STATE: Santa Ana Regional Water Quality Control Board, Air Quality Management District, State Fire Marshal
 - c) COUNTY: Land Use Services Department; Public Health-Environmental Health Services (DEHS), Department of Public Works, Special Districts AND
 - d) LOCAL: None
15. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards.

16. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste, including during construction.
17. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release its holds on each phase of development by providing to County Building and Safety the following:
 - a) Grading Permits - a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
 - b) Building Permits - a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
 - c) Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
18. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
 - a) Waste Stream Reduction. The developer shall provide to all tenants and homeowners County-approved informational materials about methods and need to reduce the solid waste stream and available recycling services.
 - b) Vehicle Trip Reduction. The developer shall provide to all tenants and homeowners County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, and/or providing a web site or message board for coordinating rides.
 - c) Provide Educational Materials. The developer shall provide to all tenants and homeowners education materials and about reducing waste and available recycling services. The education materials shall be submitted to County Planning for review and approval.
 - d) Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.
19. Improvements. All improvements, including but not limited to, landscaping, fencing, walls, ditches, sewer/wastewater treatment, open space, detention basins and related pumping systems, parkways, walkways, medians, trails and streetlights, shall be maintained in good condition by the master developer or individual tract owner/developer until such improvements are conveyed to individual property owners, or until an association or public agency accepts the maintenance responsibility.
20. MMRP. Implementation of the mitigation measures required for the Lytle Creek North Planned Development shall be verified according to the methods specified in the Mitigation Monitoring and Reporting Program (MMRP) of the certified EIR (SCH #99051013).
21. Development Standards. All land use regulations and development standards, including minimum lot sizes, setbacks and height standards, shall be as established in the Preliminary Development Plan text. The County Development Code shall govern any standard not specified in the Preliminary Development Plan text.
22. Improvement Maintenance. All improvements, including but not limited to, landscaping, fencing, walls, ditches, sewer/wastewater treatment, open space, detention basins and related pumping systems, parkways, walkways, medians, trails and streetlights, shall be maintained in good condition by the master developer or individual tract owner/developer until such improvements are conveyed to individual property owners, or until an association or public agency accepts the maintenance responsibility.
23. Tree Maintenance. Any trees proposed to be planted in street rights-of-way (parkways and medians) shall be maintained by CFD 2006-1, or a Home Owner’s Association, subject to the approval of the Public Works Department.
24. Expiration. This Project permit approval shall expire and become void if it is not “exercised” within three years of the effective date of this approval, unless an extension of time is granted. The permit is deemed exercised when either.

- a) The permittee has commenced actual construction or alteration under a validly issued Building Permit, or
- b) The permittee has substantially commenced the approved land use or activity on the Project site, for those portions of the Project not requiring a Building Permit. [SBCC 86.06.060]

Occupancy of completed structures and operation of the approved exercised land use remains valid continuously for the life of the Project and the approval runs with the land, unless one of the following occurs.

- Building and Safety does not issue construction permits for all or part of the Project or the construction permits expire before the completion of the structure and the final inspection approval.
- The County determines the land use to be abandoned or non-conforming.
- The County determines that the land use is not operating in compliance with these Conditions of Approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE. This will be the ONLY notice given of the expiration date. The developer is responsible for initiation of any Extension of Time application.

25. **Continuous Maintenance.** The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to.
- **Annual Maintenance and Repair.** The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
 - **Graffiti and Debris.** The developer shall remove graffiti and debris immediately through weekly maintenance.
 - **Dust Control.** The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - **Erosion Control.** The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - **Metal Storage Containers.** The developer shall NOT place metal storage containers in Fire Lanes.
 - **Signage.** The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan..
 - **Fire Lanes.** The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.
26. **Signs.** This conditional approval does not include signs. The developer must apply for any free-standing or attached sign, which must be permitted in accordance with SBCC Chapter 7, Sign Regulations and in compliance with the Conditions of Approval.
27. **Mitigation Measure No. 4.8.1: Law Enforcement.** During construction, private on-site security measures shall be provided to augment public law enforcement efforts directed toward limiting criminal occurrences, assisting in traffic control, and minimizing unauthorized access to construction areas. On-site security measures may include, but are not limited to: (1) the provision of on-site security personnel during hours when construction activities are not being performed; (2) the temporary fencing of construction sites and the securing of all construction equipment and machinery; and (3) the provision of low-level security lighting. Prior to the issuance of building permits for the first dwelling units within any final tract map area and prior to the issuance of any building permit for any commercial structures, the project proponent, working in cooperation with the local law enforcement agency, shall determine the appropriate response to each such project. All identified measures shall become enforceable conditions of approval imposed upon each such project.
28. **Mitigation Measure No. 4.11.1:** Areas that have been mass graded to accommodate later development upon which no project is immediately imminent shall be hydro-seeded or otherwise landscaped with a plant palette incorporating native vegetation and shall be routinely watered to retain a landscape cover thereupon pending the area's subsequent development

LAND USE SERVICES DEPARTMENT – Code Enforcement Division (909) 387-8311

29. Enforcement. If any County enforcement activities are required to enforce compliance with the Conditions of Approval, the County will charge the property owner for such enforcement activities pursuant to the SBCC Schedule of Fees.
30. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

LAND USE SERVICES DEPARTMENT– Land Development Division – Drainage Section (909) 387-8311

31. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
32. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
33. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed.
34. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
35. Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to ensure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

36. Fire Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F01]
37. Construction Permits -Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred within 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended. [EXPNOTE]

DEPARTMENT OF PUBLIC WORKS – SOLID WASTE DIVISION (909) 386-8762

38. Franchise Hauler Service Area – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec-Jack's Disposal).

39. Recycling Storage Capacity – The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
40. Mandatory Commercial Recycling – Beginning July 1, 2012, all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more are required to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
41. Mandatory Commercial Organics Recycling – As of January 1, 2019, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of solid waste per week to recycle their organic waste. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311

42. Fees. All fees required under job number P201700019 shall be paid in full.
43. CC&R's. The CC&R's shall be submitted for review and approval by the County Planning Division. The approved CC&R's shall be recorded concurrently with the final map and a recorded copy submitted to the County Planning Division.
44. Home Owners Association. A Homeowners Association (HOA), or other entity approved by Planning, shall be established for the purpose of maintenance of all common areas. A copy of the by-laws shall be submitted for review and approval to the County Planning Division. Provide and record a reciprocal agreement to assure maintenance of all common areas, including landscaping, site access points and off-street parking areas, and to assure common ingress and egress between parcels.
45. Landscaping Plans. The developer shall submit and obtain approval of three sets of a Landscape Documentation Package, prepared by a Certified Landscape Professional in compliance with SBCC Chapter 83.10, Landscape Standards, and in compliance with the State Model Water Efficient Landscape Ordinance, as well as the East Valley Area Plan requirements. At a minimum, landscaping shall be in the required setbacks along the street frontages, adjacent to the structures, and within the parking areas. Planting plans shall utilize indigenous plant material, when possible, to minimize water consumption.
46. Streetlights. This project lies within the sphere area of County Service Area SL-1. If streetlighting is required, annexation to the district or formation of an improvement zone within CSA 70 GH will occur and the developer is requirement to provide the street lighting plans, plan check fees and (3) three-year advanced energy charges for review and approval. Development plans are to be submitted to the Special Districts Department at 157 W. 5th St., 2nd Floor, San Bernardino, CA 92415-0450. For additional information regarding annexation or street light plans, please call Special Districts Department, Lien Administration Section at (909) 387-5829 or Streetlighting Section at (909) 387- 9617
47. Public Disclosure Notice. A public disclosure notice should be prepared to be included with property title reports and related disclosure documents for individual home sales. This notice shall disclose the following: The nature of existing land uses surrounding the project site, the events and traffic associated with the Blockbuster Pavilion, the nature of activities at the Sheriff's Academy and Glen Helen Rehabilitation Center, the presence of the Southern California Gas Company's high pressure natural gas line, and the noise, dust and other potential nuisances associated with the adjacent mining activity.
48. **Mitigation Measure No. 4.1.5:** Prior to the approval of any final subdivision map for projects or building permit proposed within the project site, including the initial subdivision of the project site into distinct planning areas, the applicant shall

submit documentation demonstrating the availability and sufficiency of water and wastewater services and systems to accommodate the totality of demands generated within that planning area.

49. **Mitigation Measure No. 4.2.1:** Prior to the recordation of any final subdivision map and prior to the issuance of any grading or building permit for any on-site land uses, a subsequent site-specific and design-specific geotechnical and geologic report, including rock fill guidelines, shall be submitted to and, when acceptable, approved by the County documenting the feasibility of each proposed use and the appropriate geotechnical, geologic, and seismic conditions associated with that use. Unless otherwise modified by the County, any conditions, recommendations, or mitigation measures contained therein including, but not limited to, the avoidance of all proposed development activities within the Alquist-Priolo Earthquake Fault Zone, shall become conditions of approval for the requested use.
50. **Mitigation Measure No. 4.9.4: Water Service.** If additional water reservoirs, ground water extraction wells, or transmission facilities, beyond those indicated in the Applicant's PDP are required at an off-site location, prior to the approval of those actions, the County, the water purveyor(s), or such other public agency(ies) as may be responsible for the entitlement of those facilities shall, to the extent required, initiate further environmental review to ascertain compliance under CEQA. Examples of instances where no further review may be required include those circumstances in which such additional facilities are confined to an existing public right-of-way or other previously disturbed area containing other public facilities.

**PRIOR TO TENTATIVE TRACT MAP RECORDATION
The Following Shall Be Completed**

PUBLIC HEALTH - Environmental Health Services (DEHS) (800) 442-2283

51. **Water Purveyor.** The water purveyor shall be West Valley Water District.
52. **Water Verification.** Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the File Index Number and Assessor's Parcel Number.
53. **Sewage Disposal.** Method of sewage disposal shall be Special Districts CSA 70 GH.
54. **Sewer Verification.** Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. The letter shall reference the File Index Number and Assessor's Parcel Number.
55. **Installation/Finance of Waste Water Treatment Plant.** The following are the steps that must be completed to meet the requirements for installation and/or finance of the on-site/off-site water system and/or sewer system.
- a) Where the water and/or sewer system is to be installed prior to recordation, it is the developer's responsibility to submit to the PUBLIC WORKS DEPARTMENT, SURVEYOR DIVISION, a copy of the approved plan and a signed statement from the utility of jurisdiction confirming that the improvement has been installed and accepted.
 - b) Where a bond is to be posted in lieu of installation of the improvement, the developer shall submit the approved plans and determined amount or a signed statement from an acceptable governmental entity, that financial arrangements have been completed and submitted to the PUBLIC WORKS DEPARTMENT, SURVEYOR DIVISION.
 - c) Where the water and/or sewer system is to be installed prior to recordation, submit a signed statement to DEHS from the approved utility of jurisdiction confirming the improvement has been installed and accepted.
 - d) Where a bond is to be posted in lieu of installation of the improvement, the developer shall submit evidence of financial arrangements agreeable to the water purveyor and/or sewerage entity to DEHS for review and approval.
56. **Preliminary Acoustic Information.** Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at (800) 442-2283.

57. **Existing Wells.** If wells are found onsite then, evidence shall be provided that all wells are (1) properly destroyed under permit from that Country OR (2) constructed to DEHS standards, properly sealed and certified to the County as inactivated OR (3) constructed to DEHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS/Water Section for approval. Contact DEHS/Water Section for approval. Contact DEHS/Water Section for more information at (800) 442-2283.
58. **Mitigation Measure No. 4.9.2: Water Service.** Prior to the approval of the first final subdivision map, including the subdivision of the project site into specific planning areas, the Applicant shall submit and, when acceptable, the County shall accept a detailed water study for the purpose of accurately quantifying the precise water supply and storage requirements associated with the proposed project. The project's water supply and storage requirements shall be based on information provided by the San Bernardino County Fire Department and the water agency(ies) from whom water service will be provided.
59. **Mitigation Measure No. 4.9.3: Water Service.** Prior to the approval of the first final subdivision map, including the subdivision of the project site into specific planning areas, the Applicant shall submit and, when acceptable, the County shall accept a "will serve" letter from the water purveyor(s) from whom potable water will be supplied demonstrating, to the satisfaction of the County, that sufficient water resources will be available to all phases of the proposed project in a manner and within a time period consistent with the demand for those resources. The "will serve" letter shall indicate that sufficient transmission facilities are available to accommodate those flow requirements or their construction is planned and will be phased in a manner consistent with the build-out of the project site. If presently unavailable, the water purveyor(s) shall identify the projected date when such facilities will be available and the manner in which those facilities will be financed and constructed. No final inspection or use and occupy permit shall be issued by the County for any use thereupon pending the receipt of information, acceptable to the County, that such system is in place and fully operational. If water service is to be phased, prior to the approval of each successive tentative map, additional "will serve" letters shall be submitted indicating that sufficient water service is available to accommodate both the water needs generated by the proposed use(s) and the water requirements of such other uses as may have been previously approved on the site.
60. **Mitigation Measure No. 4.9.4: Water Service.** If additional water reservoirs, ground water extraction wells, or transmission facilities, beyond those indicated in the Applicant's PDP are required at an off-site location, prior to the approval of those actions, the County, the water purveyor(s), or such other public agency(ies) as may be responsible for the entitlement of those facilities shall, to the extent required, initiate further environmental review to ascertain compliance under CEQA. Examples of instances where no further review may be required include those circumstances in which such additional facilities are confined to an existing public right-of-way or other previously disturbed area containing other public facilities.
61. **Mitigation Measure No. 4.9.5: Wastewater Service.** Prior to the approval of the final subdivision map dividing the project site into distinct planning areas, the Applicant shall prepare and, when acceptable, the County shall approve a "Reclaimed Water System Improvement Plan" demonstrating the method proposed for the on-site and off-site utilization of treated effluent from the project's wastewater treatment plant and the precise uses for those waters. The improvement plan shall include an engineering analysis indicating the anticipated quantity of reclaimed waters to be generated and consumed during both dry and wet weather average day conditions, indicating the projected quantity and method of disposal for those surplus water available during each monthly period, and including projections concerning any changes that may occur over the life of the project (e.g., as the plant expands and the general project area intensifies). During those periods when discharge to Lytle Creek channel or to a bypass pipeline extending beyond the groundwater basin is predicted, the engineering report shall identify the precise uses of those waters and present a quantification concerning what, if any, percentage of that planned discharge would be consumed for groundwater recharge and for all other beneficial purposes. To the extent that the engineering analysis indicates that all reclaimed water will not be consumed through either direct application or for groundwater recharge, the report shall document why the further productive use of those waters is infeasible both at the time of the report's publication and into the future.
62. **Mitigation Measure No. 4.9.6: Solid Waste.** Prior to the approval of any final maps for projects proposed upon the project site, excluding the initial subdivision of the project site into distinct planning areas, each project proponent shall prepare and, when acceptable, the County shall approve a "Solid Waste and Greenwaste Management Plan" for the area encompassed by that tentative map. The solid waste management plan shall identify the project proponent's plans to reduce the amount of refuse generated by the proposed land use and shall promote the attainment of the waste reduction requirements established under the California Integrated Waste Management Act of 1989. The plan shall include, but is not necessarily limited to, a description of proposed actions to: (1) divert and/or recycle wastes associated with the

project's operations; (2) design standards for access to and location of trash container enclosures for multi-family and non-residential uses; (3) associated design elements to be included in each single-family residential project; and (4) greenwaste recycling or other landscape management plans for the reduction in the quantity of greenwastes requiring off-site disposal.

LAND USE SERVICES DEPARTMENT– Building and Safety Division (909) 387-8311

63. Geotechnical (Soil) Report: A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval by the County Geologist prior to recordation of the tract map.
64. Geology Report: A geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist prior to recordation of the tract map.

LAND USE SERVICES DEPARTMENT– Land Development - Drainage (909) 387-8311

65. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties in accordance to the Master Tract 15900 conditions of approval. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
66. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.
67. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
68. Grading Plans. Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage improvements shall be shown on the Grading plans according to the approved Drainage study. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
69. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
70. Regional Board Permit. Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
71. On-site Flows. On-site flows need to be directed to drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
72. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: <http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>
73. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

LAND USE SERVICES DEPARTMENT– Land Development - Roads (909) 387-8311

74. Road Dedication/Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California.

“A” and “B” Street (Local Street – 50’)

- Road Dedication. A 50 foot grant of easement is required to provide a full-width right-of-way of 50 feet.
 - Street Improvements. Design 36 foot full width paved section with curb and gutter.
 - Sidewalks. Design sidewalks per County Standard 109 Type “C”.
 - Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110. Adequate easement shall be provided to ensure sidewalk improvements are within Public right-of-way.
 - Driveway Approach. Design driveway approach per San Bernardino County Standard 128, and located per San Bernardino County Standard 130.
75. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.
76. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction. Any utility affecting construction shall be relocated as necessary without cost to the County. Street improvement plans shall not be approved until all necessary right-of-way is acquired.
77. Improvement Securities. Any required public road, drainage, and/or utility improvements for subdivisions shall be bonded in accordance with County Development code unless constructed and approved prior to recordation. All necessary fees shall be provided in accordance with the latest fee schedule.
78. Maintenance Bond. Once all required public road, drainage, and/or utility improvements have been constructed and approved, a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.
79. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
80. Encroachment Permits. Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.
81. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
82. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and

paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

83. Slope Easements and Tests. Slope rights shall be dedicated, where necessary. Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.
84. Turnarounds. Turnarounds at dead end streets shall be in accordance with the requirements of the County Department of Public Works and Fire Department.
85. Two Access Points. A minimum two points of ingress/egress are required or alternative approved by County Fire Department.
86. Street Type Entrance. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.
87. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
88. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.
89. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.
90. Structural Section Testing. Prior to Occupancy, a thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, for the private roads shall be submitted to Land Development.
91. Private Roads/Improvements Prior to occupancy, construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.

DEPARTMENT OF PUBIC WORKS – Surveyors Office (909) 387-8162

92. Map Requirements. A Tentative and Final Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.
93. Non-Interference Letter. Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
94. Easements. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.
95. Final Map Review. Review of the Final Map by our office is based on actual cost, and requires an initial \$8,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.
96. Title Report. A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.
97. Final Monumentation. Final Monumentation, not set prior to recordation, shall be bonded for with a cash deposit to the County Surveyor's Office as established per the current County Fee Ordinance on file with the Clerk of the Board.

DEPARTMENT OF PUBIC WORKS – Traffic Division (909) 387-8186

98. Street Names. Prior to recordation of the subdivision map, all street names shall be reviewed and approved by the Department of Public Works, Traffic Division pursuant to 87.06.050(j) of the Development Code.

SPECIAL DISTRICTS DEPARTMENT (909) 387-5967

99. Tract Monuments. Tract monuments need to have an easement or lettered lot so CFD 2006-1 will have access to maintain.
100. Annexation. Annexation to CFD 2006-1 is required prior to recordation.

COUNTY FIRE DEPARTMENT–Community Safety Division (909)386-8400

101. Fees. The required fire fees (\$90.00) shall be paid to the San Bernardino County Fire Department. Please contact our office at (909) 386-8400. This fee is in addition to fire fees that are paid to the City of Devore. [F40]

**PRIOR TO THE ISSUANCE OF GRADING PERMITS
OR LAND DISTURBING ACTIVITY
The Following Shall Be Completed**

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

102. Retaining Wall Plans: Submit plans and obtain separate building permits for any required walls or retaining walls.
103. Geotechnical (Soil) Report: When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
104. Geology Report: A geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to issuance of grading and/or building permits.
105. **Mitigation Measure No. 4.6.1**. The following actions shall be undertaken by the Applicant and shall be included as notes on the erosion control plan: (1) apply non-toxic soil stabilizers according to manufactures' specifications to all inactive construction areas (previously graded areas inactive for ten days or more); (2) replace ground cover in disturbed areas as quickly as possible; (3) enclose, cover, water twice daily or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles with 5% or greater silt content; (4) water active sites at least twice daily; (5) suspend all excavation and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph; (6) monitor for particulate emissions according to SCAQMD-specified procedures; (7) all trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of CVC Section 23114; (8) sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads; (9) install wheel washers where vehicles enter and exit unpaved roads onto paved roads or wash off trucks and any equipment leaving the site each trip; (10) apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces; (11) traffic speeds on all unpaved roads to be reduced to 15 mph or less; (12) pave construction roads that have a traffic volume of more than 50 daily trips by construction equipment, 150 total daily trips for all vehicles; and (13) pave all construction access roads at least 100 feet on to the site from the main road.
106. **Mitigation Measure No. 4.6.2**. All erosion control plans shall incorporate dust control measures sufficient to demonstrate compliance with the South Coast Air Quality Management District's (SCAQMD) Rule 402 and Rule 403 requirements in order to maximize the avoidance of any on-site or off-site nuisance attributable to dust during grading operations.
107. **Mitigation Measure No. 4.6.3**: To the extent feasible, minimize construction interference with regional non-project traffic movement by: (1) scheduling receipt of construction materials to non-peak travel periods; (2) routing construction traffic through areas of least impact sensitivity; (3) limiting lane closures and detours to off-peak travel periods; and (4) providing ride-share incentives for contractor and subcontractor personnel.
108. **Mitigation Measure No. 4.6.4**: Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways of dirt from off-road project areas, and washing/ sweeping project access to public roadways on an adequate schedule.

109. **Mitigation Measure No. 4.6.5:** During construction, the Applicant shall: (1) undertake 90-day low-NO_x tune-ups for all off-road equipment; and (2) limit allowable idling to ten minutes for trucks and heavy equipment.
110. **Mitigation Measure No. 4.6.6:** Where feasible and/or applicable, the Applicant shall: (1) specify construction materials with natural finishes that do not require coating; (2) where coatings are applied, specify the use of high-volume low-pressure or manual application of paints and coatings on structures; (3) use pre-finished or pre-primed and sanded wood moldings and trim products and pre-primed wallboard; and (4) specify the use of non-polluting power-coating operations and power-coating metal projects.
111. **Mitigation Measure No. 4.6.7:** Specify the use of concrete, asphaltic cement, or emulsified asphalt. Avoid cutback asphalt wherever use of an alternative material is feasible.
112. **Mitigation Measure No. 4.6.8:** To minimize the total quantity of operational emissions, to the extent feasible, the following actions shall be undertaken by the Applicant: (1) synchronize traffic lights on streets impacted by project development; (2) require that all employers of 100 or more individuals to develop a trip reduction plan to achieve a 1.5 average vehicle ridership (AVR); (3) provide opportunities for on-site child care and after-school facilities; (4) construct bus turnouts, passenger benches, or shelters; (5) provide an on-site or near-site park-and-ride facility, such as through the provision of parking in excess of minimum code requirements in non-residential areas.
113. **Mitigation Measure No. 4.6.9:** To the extent feasible, all development activities shall incorporate those transportation control measures (TCM) that are considered reasonable and feasible at the time when development plans are filed for review with appropriate land use approval agencies.
114. **Mitigation Measure No. 4.9.1: Solid Waste.** Prior to the issuance of a grading permit, a "Construction and Demolition Debris Recycling Plan" shall be submitted to and, when deemed accept-able, approved by the County. The plan shall seek to minimize the volume of construction debris requiring landfill disposal and shall provide measures for the separation and short-term storage of construction waste materials in a manner conducive to collection and recycling/diversion efforts. The plan shall include a component addressing both fire and other public safety consideration so that reclamation activities are conducted in a safe manner. The plan shall apply to all construction phases and be binding upon all new construction projects undertaken on the site, unless superceded by other County or State requirements or until such time as the County attains its 50% landfill diversion obligation as imposed under the California Integrated Solid Waste Management Act of 1989.

LAND USE SERVICES - Land Development - Drainage (909) 387-8311

115. **Grading Plans.** Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage improvements shall be shown on the Grading plans according to the approved Drainage study. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
116. **NPDES Permit:** An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
117. **Regional Board Permit:** Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
118. **Drainage Improvements.** A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties in accordance to the Master Tract 15900 conditions of approval. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

119. FEMA Flood Zone. The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C7910H dated 8/28/2008. No elevation requirements. The requirements may change based on the most current Flood Map prior to issuance of grading permit.
120. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
121. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>)
122. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

PUBLIC HEALTH – Environmental Health Services (DEHS) (800) 442-2283

123. Vector Control. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (800) 442-2283.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465/LOCAL FIRE JURISDICTION

124. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. [F05]

DEPARTMENT OF PUBIC WORKS – Surveyors Office (909) 387-8162

125. Survey Monumentation. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land Surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.
126. Record of Survey. Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
 - a) Monuments set to mark property lines or corners;
 - b) Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
 - c) Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

**PRIOR TO ISSUANCE OF BUILDING PERMITS
The Following Shall Be Completed**

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

127. Building Plans. The building plans shall be consistent with the approved stamped plans on file in the Land Use Services Department, except as modified by the conditions herein.
128. Architectural Style: A detailed elevation plan shall be submitted with the building plans. The elevation plan shall be consistent with the architectural design guidelines provided in the Lytle Creek North Planned Development.

129. Window Type. All homes that have windows facing Glen Helen Parkway shall have soundproof windows. The type of window and detail shall be provided on the submitted and approved building plans.
130. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning that are in compliance with the following:
- a. Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
 - b. Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
131. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project, if applicable. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
- Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended:
 - Incorporate dual paned or other energy efficient windows,
 - Incorporate energy efficient space heating and cooling equipment,
 - Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - Incorporate energy efficient appliances,
 - Incorporate energy efficient domestic hot water systems,
 - Incorporate solar panels into the electrical system,
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Increase insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
 - Plumbing. All plumbing shall incorporate the following:
 - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
 - Lighting. Lighting design for building interiors shall support the use of:
 - ✓ Compact fluorescent light bulbs or equivalently efficient lighting.
 - ✓ Natural day lighting through site orientation and the use of reflected light.
 - ✓ Skylight/roof window systems.

- ✓ Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
- ✓ A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
- ✓ Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- **Building Design.** Building design and construction shall incorporate the following elements:
 - ✓ Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - ✓ Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - ✓ Roofing materials shall have a solar reflectance index of 78 or greater.
 - ✓ All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - ✓ Energy Star or equivalent appliances shall be installed.
 - ✓ A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units.
- **Landscaping.** The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- **Irrigation.** The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- **Recycling.** Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- **Transportation Demand Management (TDM) Program.** The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.

132. **Mitigation Measure No. 4.8.2: Law Enforcement/Fire Protection.** Prior to the issuance of building permits for all commercial structures, excluding renovation activities, preliminary plans shall be submitted to local law enforcement and fire protection agencies for their review and comment so as to ensure: (1) adequate construction access and avoidance or minimization of potential conflicts with other traffic; (2) adequate emergency access and turning radii are provided; (3) the consideration and incorporation of design strategies that promote public safety and surveillance; and (4) the incorporation of alarms and other security measures, as appropriate.

133. **Mitigation Measure No. 4.8.7: Library Services.** At the time of building permit issuance for each new residential dwelling unit constructed on the project site, the Applicant or subsequent holder of real property interests for the specific residential project being permitted shall pay to the San Bernardino County Library a library impact fee of \$69.96 for each single-family unit and \$51.51 for each multi-family dwelling. Payment of those fees shall constitute full and complete mitigation for all project-related impacts on the San Bernardino County Library system.

DEPARTMENT OF PUBIC WORKS – Surveyors Office (909) 387-8162

134. Survey Monumentation. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land Surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.
135. Record of Survey. Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
- a) Monuments set to mark property lines or corners;
 - b) Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
 - c) Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

136. Construction Plans. Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

137. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
138. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

DEPARTMENT OF PUBIC WORKS – Traffic Division (909) 387-8186

139. Improvements: The applicant shall design their street improvement plans to include the following where Sycamore Creek Drive is relatively considered as north/south and Glen Helen Pkwy is considered east/west, consistent with the traffic study dated 12/21/2018:
- a) Restripe Sycamore Creek Dr. existing northbound right turn only lane to a shared through/right turn lane.
 - b) Construct the southbound approach (project driveway) to consist of one left turn lane and one shared through/right turn lane.
 - c) Construct an eastbound left turn lane on Glen Helen Pkwy for entrance into project driveway.
140. Traffic Signal. A Traffic signal modification plan is required for the project entrance intersection with Glen Helen Parkway.

DEPARTMENT OF PUBLIC WORKS – SOLID WASTE MANAGEMENT DIVISION (909) 386-8762

141. Construction Waste Management Plan (CWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on

our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465/LOCAL FIRE JURISDICTION

142. Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, if required. [F89]
143. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. [F05B]
144. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1.
145. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]
146. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 [F43]
147. Combustible Protection. Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F44]
148. Water System Residential. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travel-ways) from the driveway on the address side of the proposed single family structure. Standard 901.4 [F54B]
149. Fire Sprinkler-NFPA #13D. 4 head calculations An automatic life safety fire sprinkler system complying with NFPA Pamphlet #13D and the Fire Department standards is required for single family residential in excess of 10,000 sq ft. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with hydraulic calculations and manufacture's specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. Minimum water supply shall be a one (1) inch water meter. Standard 101.1D [F61A]
150. Fire Sprinkler-NFPA #13R. An automatic fire sprinkler system complying with NFPA Pamphlet #13R and the Fire Department standards for light Hazard Occupancies under 5,000 sq.ft and Multi-Residential Occupancies. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with hydraulic calculations and manufacture's specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. Minimum water supply shall be a two (2) inch water meter for Commercial and one and one half (1½) inch for Residential. Standard 101.1RC [F60]
151. Fire Alarm. An automatic monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 100 heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F62]
152. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker

shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]

**PRIOR TO FINAL INSPECTION OR OCCUPANCY,
The Following Shall Be Completed**

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

153. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.
154. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

155. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.
156. Structural Section Testing. Prior to occupancy, a thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the County Public Works.
157. Condition of Road Improvements. At the time of occupancy for all structures, the condition of all required on-site and off-site improvements shall be acceptable to County. Glen Helen Parkway shall be accepted by County Public Works, and interior road improvements shall be accepted by the Land Development Division through Certification provided by the private Engineer.
158. Private Roads/Improvements Prior to occupancy, construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.
159. Condition of Road Improvements. At the time of occupancy for all structures, the condition of all required on-site and off-site improvements shall be acceptable to County Public Works.
160. CMRS Exclusion. Roads within this development shall be entered into the County Maintained Road System (CMRS).
161. Landscape Maintenance. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by the County Public Works/Current Planning, maintained by the adjacent property owner or other County-approved entity.
162. Water System Residential. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travel-ways) from the driveway on the address side of the proposed single family structure. Standard 901.4 [F54B]

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

163. Fees Paid. Prior to final inspection by the Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, all fees required under actual cost job number P201900092 shall be paid in full.

164. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
165. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
166. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:
- a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent.
 - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
 - c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

DEPARTMENT OF PUBLIC WORKS – Traffic Division (909) 387-8187

167. Road Improvements. The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans.

DEPARTMENT OF PUBLIC WORKS – SOLID WASTE MANAGEMENT DIVISION (909) 386-8762

168. Construction Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465/LOCAL FIRE JURISDICTION

169. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]
170. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F82]
171. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4 [F93]

END OF CONDITIONS

EXHIBIT C

Letter of Intent

February 7, 2019

Subject: Description of Proposed Revisions (P.A. 1, 2 Tract# 15900)

The original approval for this Planning Area was for Commercial Zoning within the Lytle Creek North Preliminary Development Plan (Rosena Ranch). After analyzing the project, we have determined that the site would be better be suited for a 78 unit detached condo project as shown on the Site plan attached to this application. This is similar to the detached condo site in PA 27 of Tract 15900. We would like to amend the Lytle Creek North Preliminary Development Plan to allow for MF zoning within Planning Area 1 and 2 of the Lytle Creek North Preliminary Development Plan. The Lytle Creek North Preliminary Development Plan allows for 2406 residential dwelling. To date there are 2328 dwelling units within the Lytle Creek North Preliminary Development Plan (Rosena Ranch) project. The addition of these 78 units would bring the total to the allowable 2406 dwelling units.

We appreciate your assistance in this matter and please do not hesitate to contact me at klynch@lytlecdc.com or on my cell at 626-203-3247 should you have any questions or concerns.

Very truly yours,

Kevin Lynch
Community Development
Lytle Development Company

EXHIBIT D

Preliminary Development Plan

LYTLE CREEK NORTH

PRELIMINARY DEVELOPMENT PLAN

prepared for

COUNTY OF SAN BERNARDINO

applicant

LYTLE DEVELOPMENT COMPANY

180 N. Riverview Drive, Suite 220
Anaheim Hills, CA 92808

prepared by

pbr

May 10, 1999

(portions revised September 1999)

(additional portions revised March & April 2005 by EDAW, Inc.,
and October 2018 by KTG Y Group, Inc.)

LYTLE CREEK NORTH PRELIMINARY DEVELOPMENT PLAN

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 - Proposed Land Use Plan
 - Open Space and Recreation Plan

1.0 INTRODUCTION

1.1 PURPOSE AND INTENT OF THE PRELIMINARY DEVELOPMENT PLAN

1.1.1 Purpose and Intent

A Preliminary Development Plan (PDP) is an effective implementation tool used by San Bernardino County to address a single project or a master planned Community such as the Lytle Creek North project. The County's Planned Development process is intended to allow developers and land owners the design flexibility to use land more efficiently than would otherwise be possible through direct application of land use district regulations.

The Lytle Creek North PDP is designed to ensure that the planned community of Lytle Creek North develops as a single cohesive development that maximizes land use potential, while also preserving important natural features and providing needed public amenities such as community parks and an elementary school. This document includes regulations, guidelines, and implementation measures intended to provide clear guidance to the property owner/developer, builders, and County staff/officials in developing the Lytle Creek North project.

Lytle Creek North is a ~~647~~ 645.4-acre master planned community that, at eventual build-out, will include a variety of single family residential and community commercial development in conjunction with an array of amenities and recreational opportunities. The project has been designed in a manner consistent with the San Bernardino County General Plan; it is compatible with the inherent environmental conditions of the property, the surrounding pattern of land uses, and the economic characteristics of the local and regional markets. This PDP and supporting technical studies and reports are the result of several years of effort reflecting the involvement of a multi-disciplined team of planning, design, engineering, environmental, financial, and marketing experts. The plan also reflects substantial input from County staff, decision makers, members of the public, and other affected public agencies.

Based on the extensive technical data collected and analyzed for this project, and the conclusions reached as a result of the subsequent opportunities and constraints analysis, the process of preparing a land use concept for Lytle Creek North was initiated. The process involved:

- Preparing and testing various alternative preliminary plans for the subject property;
- Conducting numerous site tours and evaluating other master planned communities;
- Reviewing and selecting appropriate conceptual design elements and land plan criteria;
- Integrating project issues and initial public agency/community input; and
- Refining the preliminary development program.

As a result of these efforts, a refined Conceptual Land Use Plan (see Exhibit 9) has been prepared and serves as the foundation for the Lytle Creek North project and this PDP.

1.1.2 Component Plans

The Lytle Creek PDP is made up of several component plans consistent with the land use concept for the overall project site. These component plans have been formulated to serve as the basis for understanding project implementation, timing, and economics. They identify the circulation, infrastructure, community facilities, resource conservation, and community design elements necessary to support and complement the land uses described in the land use concept contained in Chapter 3.0, LAND USE PLAN, in this document.

1.1.3 Development Standards

In addition to the various component plans, the PDP includes standards intended to serve as the controlling mechanism for implementation of development within the Lytle Creek North project area (see Chapter 12.0, PROCEDURAL IMPLEMENTATION). Implementation of the development standards prepared specifically for the Lytle Creek North project will ensure that the intent of each of the component plans outlined in the PDP is carried out. The standards also will allow for future development to proceed in a coordinated manner consistent with the goals and policies of the Lytle Creek North PDP and the San Bernardino County General Plan.

1.1.4 Implementation Plan

Critical to the short and long-term success of the Lytle Creek North PDP is the understanding of how the project is implemented. This fundamental step in the planning process ties together the basic concepts and requirements outlined in the land use concept, component plans, and development standards sections of the PDP. It provides San Bernardino County and the landowner with the assurance that the planning concepts, project goals, and vision for the Lytle Creek North Project are realized.

The Lytle Creek North Implementation Plan is consistent with County procedures requiring Final Development Plan and Tentative Tract Map approval (see Chapter 12.0, PROCEDURAL IMPLEMENTATION). This will ensure consistency with the PDP and the orderly long-term implementation of the project area.

Critical to the formulation of the Lytle Creek North PDP has been the project team's understanding of the basic planning and design issues associated with the project area. Equally important has been the team's recognition that economic vitality and successful community development occur in an area as a result of strategic land use planning that is responsive to the marketplace and economic characteristics of the region. The approach for preparing the Lytle Creek North PDP has been to incorporate sound financial and market analysis with good urban design, landscaping, architecture, land use concepts, and implementation mechanisms. This approach will help ensure the highest and

best use of land within the study area while maintaining compatibility and consistency with existing and proposed developments adjacent to the project area.

1.1.5 Document Organization

To facilitate review of this document, the Lytle Creek North PDP is divided into ten separate chapters. The document is structured to be as "user friendly" as possible and contains the following key components:

1.0 Introduction — Provides a description of the purpose of the PDP and its intended use; a brief summary of the proposed project; listings of project goals and benefits; overviews of the existing conditions, environmental considerations, and opportunities and constraints influencing the project area; and a brief historical background of the project.

2.0 Relationship to County General Plan — Explains how the Lytle Creek North PDP achieves consistency with the San Bernardino County General Plan.

3.0 Land Use — Identifies all land use designations contained within the Lytle Creek North project area. This chapter also addresses the provision of community facilities and special features including parks, recreation, schools, etc., necessary to meet the needs of future Lytle Creek North residents.

4.0 Community Design — Identifies architectural and landscape design concepts and guidelines for the project area.

5.0 Circulation — Establishes the circulation network and the basic standards for safe vehicular, bicycle, pedestrian, and transit movement within the project area and identifies its relationship to the existing offsite circulation system.

6.0 Public Services and Facilities — Identifies the necessary infrastructure facilities including: water, wastewater, storm drainage, gas and electricity, and communications facilities.

7.0 Grading and Landform Alteration — Describes the conceptual grading concept for the project site.

8.0 Seismic/Public Safety — Identifies seismic and public safety standards for development within Lytle Creek North.

9.0 Noise — Contains a discussion of existing noise generators in the vicinity of the project site, then sets forth standards for residential and other noise-sensitive land uses.

10.0 Development Standards — Identifies standards applicable to land use designations contained within the Lytle Creek North project boundaries, including residential, commercial (i.e., neighborhood commercial, general/highway commercial, office/business park, and light industrial uses), parks and recreation, and open space.

11.0 Preliminary Phasing — Identifies the anticipated phasing scenario for developing the Lytle Creek North project.

12.0 Procedural Implementation — Identifies various mechanisms for implementing the Lytle Creek North PDP (and eventually the Final Development Plan).

All future land use decisions regarding Lytle Creek North must be found consistent with this PDP. Approval of a Final Development Plan (FDP), subdivision maps, development project plans, use permits, and ultimately building permits, must be consistent with the guidelines included in this PDP document.

1.1.6 Authority and Scope

The Lytle Creek North project is being developed pursuant to the regulations contained in Division 3, Chapter 3, Article 2, of the *County of San Bernardino Development Code*, entitled "Planned Development Review." The Preliminary Development Plan contains the text, exhibits, and maps which together function as a development suitability analysis and a comprehensive plan for the proposed project.

1.1.7 Project Background

The Lytle Creek North property is owned by Lytle Development Company. The entire site is located within an unincorporated portion of San Bernardino County, just north of the City of Rialto and Lytle Creek Wash. The property straddles the Interstate 15 (I-15) freeway. The project is being processed through the County of San Bernardino.

The Lytle Creek North PDP has been developed through a comprehensive process of gathering base data and analyzing existing conditions. Numerous surveys and technical studies (e.g., biological resources, traffic, geotechnical, noise, etc.) have been performed for the property to evaluate the site's physical, legal, and economic opportunities and constraints. A multi-disciplined consultant team was formulated specifically for this project in order to fully understand the planning, design, engineering, environmental, community, financial, and marketing issues associated with the project area.

A Development Review Committee (DRC) Preapplication Conference was held on February 3, 1997 to discuss the proposed Lytle Creek North project. The Committee recommended that a General Plan Amendment be initiated by LDC and filed with the County Board of Supervisors. In addition, the Committee identified several environmental issues that are inextricably linked to the proposed project. The issues were: geologic hazard, flood hazard, fire hazard, noise hazard, biological resources, cultural and paleontological resources, air quality, water resources, mineral resources, transportation/circulation (project access), wastewater, scenic resources, and land use/growth management.

On March 20, 1997, Lytle Development Company (LDC) submitted a General Plan Amendment Initiation application to the County for County staff's review and recommendation. The Board of Supervisors authorized LDC on May 13, 1997, to prepare a formal General Plan Amendment request for the proposed Lytle Creek North project. In conjunction with the General Plan Amendment request, LDC also has prepared this Preliminary Development Plan (PDP) application package.

An Initial Study, finalized by County staff in April 1999, determined that the proposed project could potentially have a significant adverse effect on the environment. Therefore, an Environmental Impact Report (EIR) would need to be prepared to evaluate potential project-related impacts. A Notice of Preparation (NOP) was circulated by the County in April 1999.

1.2 PROJECT LOCATION

The Lytle Creek North project area includes approximately ~~647~~ 645 acres of primarily undeveloped land located in an unincorporated portion of western San Bernardino County, just north of the City of Rialto (see Exhibit 1, *Regional Location map*). The site is approximately five miles west of the City of San Bernardino. The I-15 Freeway crosses the western portion of the site and serves as the primary source of regional access to the property. Local access to the property is available via Glen Helen Parkway, an improved road. (See Exhibit 2, *Vicinity Map*.)

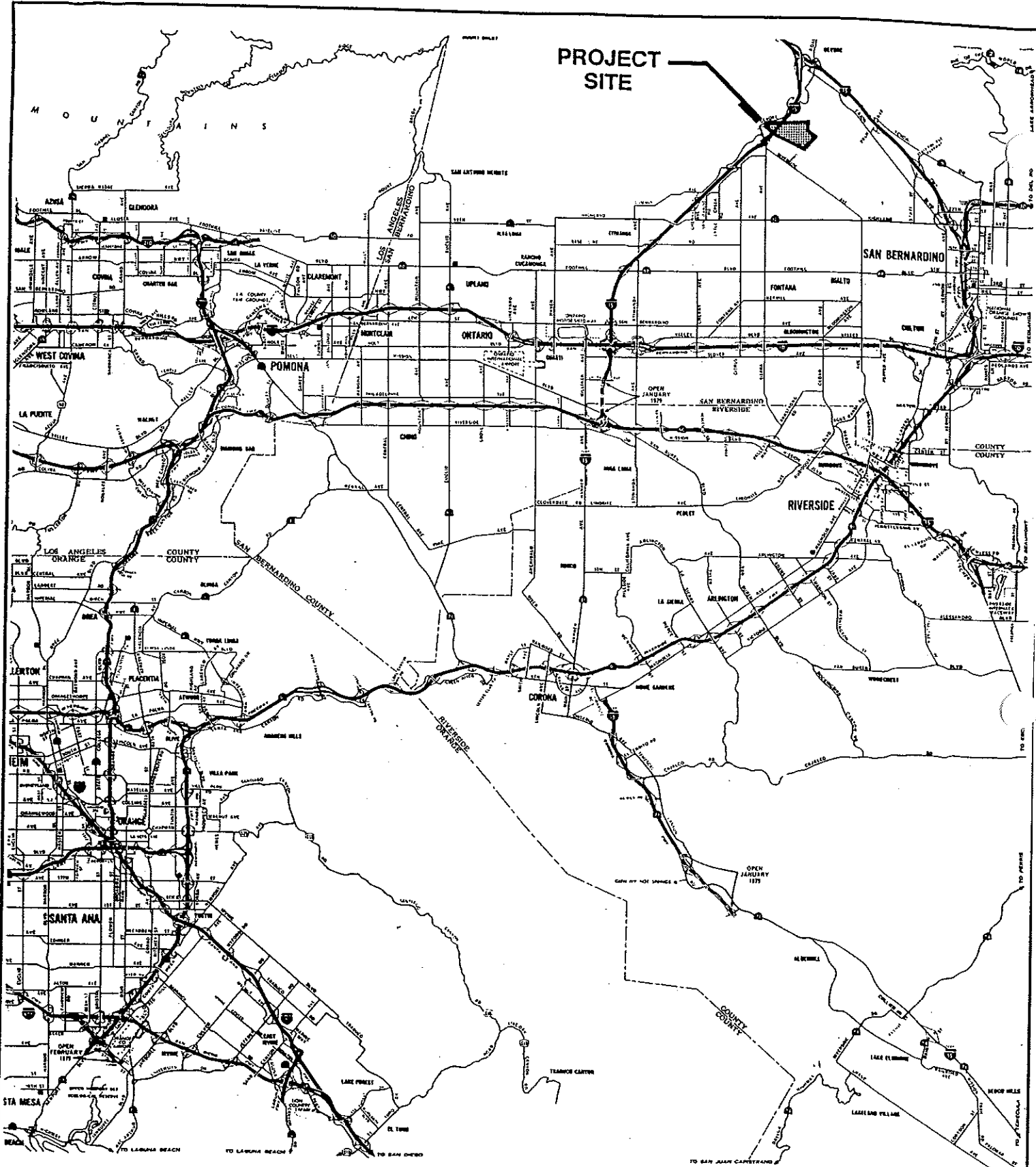
1.3 PROJECT LEGAL DESCRIPTION

Title to the Lytle Creek North project site is vested in:

Lytle Development Company, a California Corporation, Successor by Merger to Lytle Creek Land And Resources, a California Corporation, Which Acquired Title as Lytle Creek Land Company, a California Corporation, And Successor by Merger to Fontana Resources Corporation, a California Corporation.

The Estate or Interest in the Land hereinafter described or referred to covered by this description is: a Fee.

The Land referred to by this description is situated in the State of California, County of San Bernardino, and is described on page 1-8.



REGIONAL LOCATION MAP

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

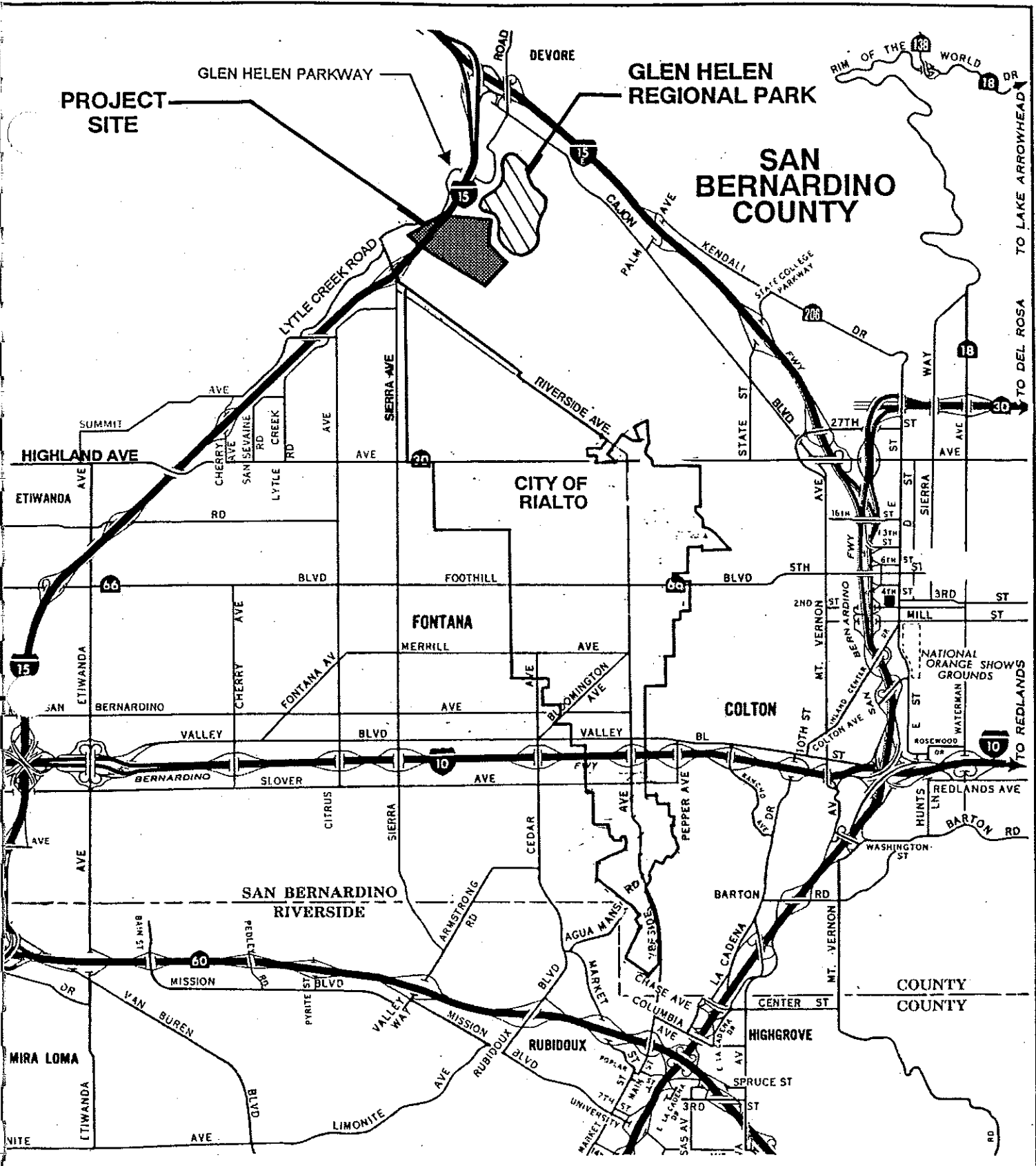
EXHIBIT 1



0 MILES

6 pbr

1-6



VICINITY MAP
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

EXHIBIT 2



LYTLE CREEK NORTH

That Portion of the Following Described Property delineated as North Village on an A.L.T.A. Survey dated October 27, 1997, prepared by Integra Engineering, Inc., described as follows:

Parcel No. 1:

The Unsubdivided Portion of the Semi-Tropic Land and Water Company Subdivision, as Recorded in Book 6 of Maps, Page 12, Records of San Bernardino County, State of California, lying Northwesterly of a Line described as:

Beginning at Corner of M3 of the Rancho Muscupiabe in Section 8, Township 1 North, Range 5 West; Thence South 65 Deg. 10' West to the Easterly Line of Lot 10 of the Semi-Tropic Land and Water Company Subdivision; excepting the following described Parcel:

Beginning at the Original Northwesterly Corner of Lot 7, also being the Southwesterly Corner of Lot 1; Thence Northwesterly along the Southwesterly Line of Said Lot 1, a Distance of 114.50 Feet; Thence Northeasterly along a Line Parallel to the Southerly Line of Said Lot 1, a Distance of 280.00 Feet; Thence Southeasterly along a Line Parallel with the Southwesterly Line of Lot 1, a Distance of 250.00 Feet; Thence Southwesterly along a Line Parallel with the North Line of Lot 7, a Distance of 280.00 Feet to the Said Right-of-Way Line; Thence Northwesterly along the Southwesterly Line of Said Lot 7, a Distance of 135.50 Feet to the Point of Beginning.

Also Excepting that Portion lying Southeasterly of the Northwesterly Line of Devore Road, as Per Deed Recorded September 29, 19970, in Book 7525, Page 674, Official Records.

Also Excepting that Portion within the Land Deed to Southern California Edison Company on August 18, 1974, in Book 8504, Page 255, Official Records.

This Legal is made pursuant to Certificate of Compliance No. W1705-88, Executed November 18, 1988 and Recorded April 13, 1989, Instrument No. 89-131302, Official Records.

Parcel No. 2:

Parcel 1 of Parcel Map No. 14797, in the County of San Bernardino, State of California, as per Plat Recorded in Book 184 of Parcel Maps, Page(s) 25, 26 and 27, Records of Said County.

1.4 EXISTING AND SURROUNDING LAND USES

The Lytle Creek North property is located in a rapidly urbanizing area of San Bernardino County. Much of the project site remains undeveloped, except for the western portion of the property which is bisected by the I-15 Freeway. Several County facilities/improvements located just off-site have important site development relationships, including Glen Helen Regional Park and the Blockbuster Pavilion, the San Bernardino County Sheriff's training facilities (planned for expansion from the former Verdemont Boys Ranch), and the Glen Helen County Rehabilitation facility. The southern boundary of the Lytle Creek North property is bordered by the main channel of Lytle Creek, and Sunwest Materials operates a mining operation on land to the southeast of the project site. Washed sand, washed gravel, crushed rock, road base and other miscellaneous products are currently excavated from the ongoing Sunwest Materials mining operation. An undeveloped area, referred to locally as Sycamore Flats, is located north of the site. Exhibit 3, *Surrounding Uses*, depicts these various uses in relationship to the project site.

1.5 ENVIRONMENTAL CONDITIONS

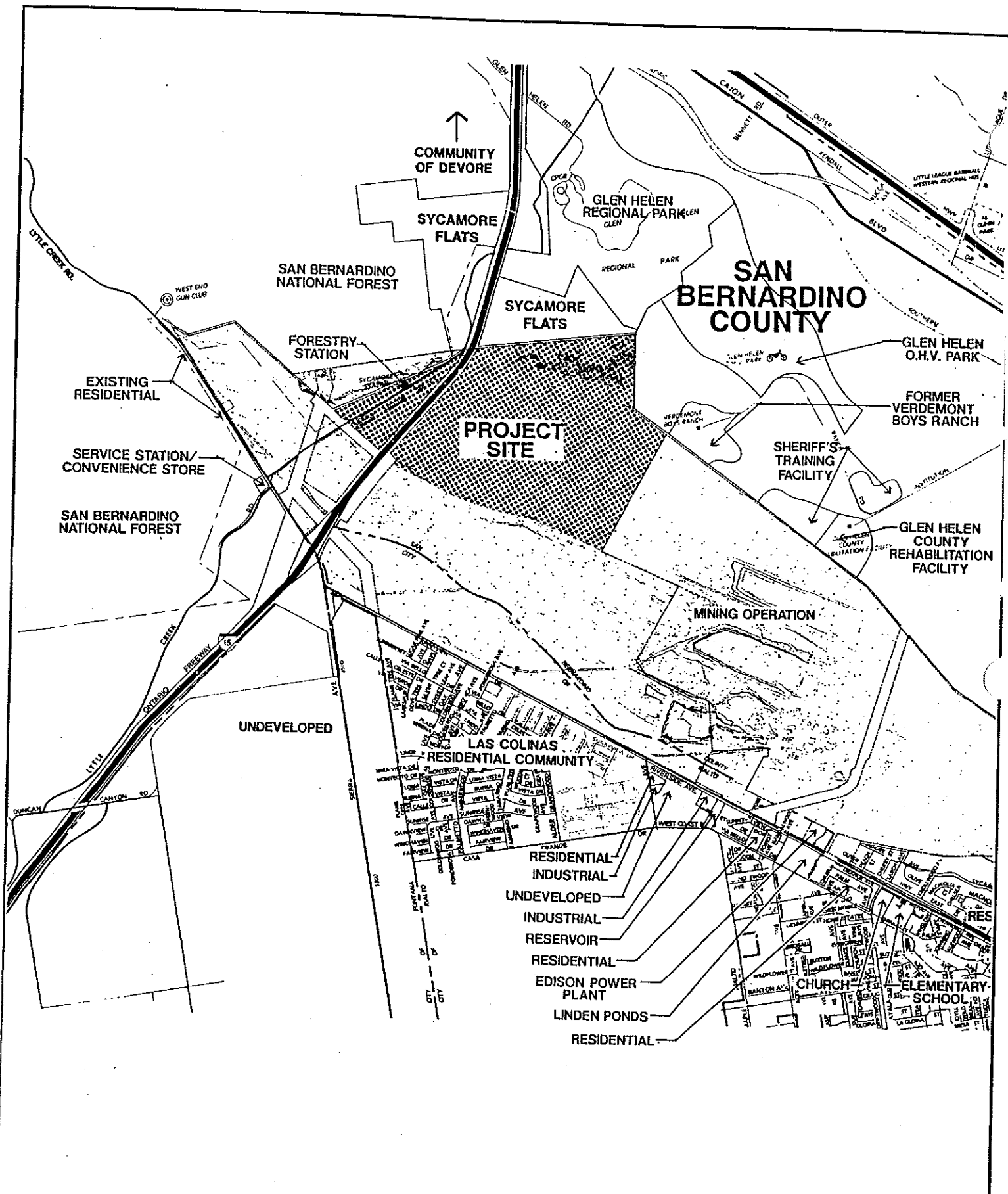
Extensive technical analysis and evaluation of the site's physical, environmental, legal and economic opportunities assisted in the formation of the Lytle Creek North Land Use Plan. The following is a brief discussion of selected key issues identified through several technical studies prepared for the project, and which significantly influenced plan development:

1.5.1 Topography

The project site is situated at the base of the San Bernardino Mountains, abutting the Lytle Creek Canyon terminus. The western portion of the project site is traversed by the I-15 Freeway, while Lytle Creek abuts the southern boundary of the project site. The highest elevations on-site are found in the northernmost portion of the property and exceed an elevation of 2,200 feet above mean sea level. The remainder of the site slopes gently to the southeast and drains into Lytle Creek. The lowest elevation found on-site is approximately 1,800 feet above mean sea level. (See Exhibit 4, *Topographic Map*.)

1.5.2 Geology and Soils

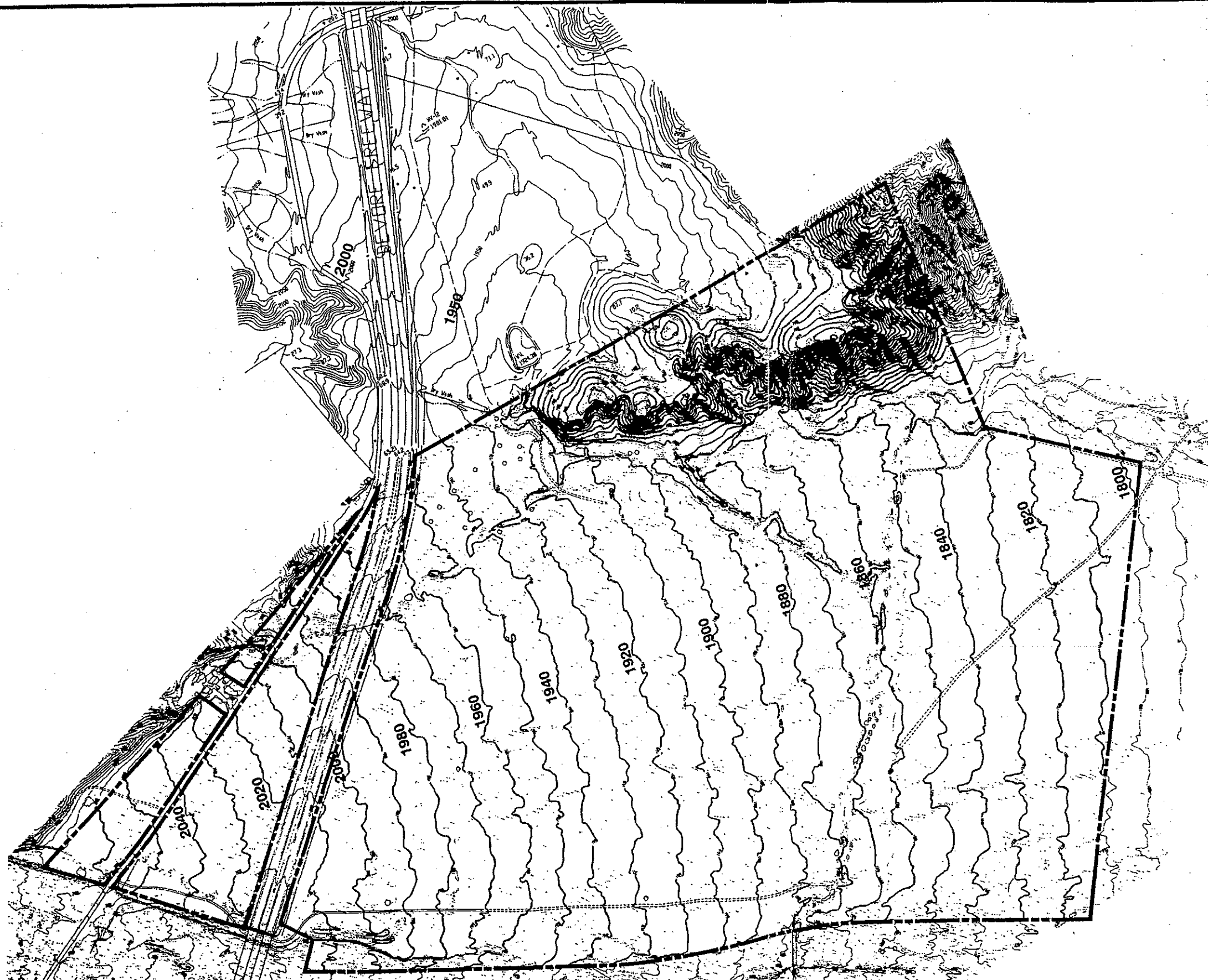
After reviewing the results of extensive geologic investigations conducted by the project applicant on the Lytle Creek North project site and by adjacent property owners, the State of California has removed the entire project site, except for the northeastern most corner of the property, from the current Alquist Priolo Map. Additional geologic studies for the project will be undertaken during the scope of the project and appropriate mitigation measures implemented if necessary. The project will conform with any applicable current County standards contained within the seismic design section of the Uniform Building Code.



SURROUNDING USES
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

EXHIBIT 3





TOPOGRAPHIC MAP
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY



EXHIBIT 4

pbr
1-11

1.5.3 Mineral Resources

The project site lies within the San Bernardino Production-Consumption (P-C) Region which covers 1,098 square miles. The region is divided into Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geology Board. Specifically, the project site is designated primarily as Mineral Resource Zone 2 (MRZ-2), except for small portions of the site along the northern and northwestern boundaries which are designated as MRZ-3. These Mineral Resource Zones are indicated on Exhibit 5, *Opportunities and Constraints*.

The MRZ-2 designation indicates that either: 1) significant mineral deposits are present, or 2) that there is a high likelihood for significant mineral deposits to occur on-site. The MRZ-3 designation is applied to areas that contain aggregate resources, but their significance cannot be determined from available data. However, the project applicant has conducted testing and drilling of the existing mineral deposits on-site and has determined that the resources are not of sufficient quality to make their mining and excavation financially viable. Furthermore, the Lytle Creek North property includes a deed restriction that prohibits mining from occurring anywhere on the project site. In addition, Caltrans prohibits mining operations from occurring anywhere closer than approximately 6,000 feet downstream of the Interstate 15 Freeway bridges (BR#54-0982L/R). This restriction effectively prohibits mining from occurring anywhere on the Lytle Creek North project site, since the southernmost boundary of the site is located a distance of almost exactly 6,000 feet from the edge of the I-15 Freeway right-of-way. A copy of a letter from Department of Transportation (dated August 3, 1993) dealing with Caltrans's request to reduce the mining area is contained in Appendix D of the Appendices document which is bound separately from this Preliminary Development Plan.











1.5.4 Hydrology

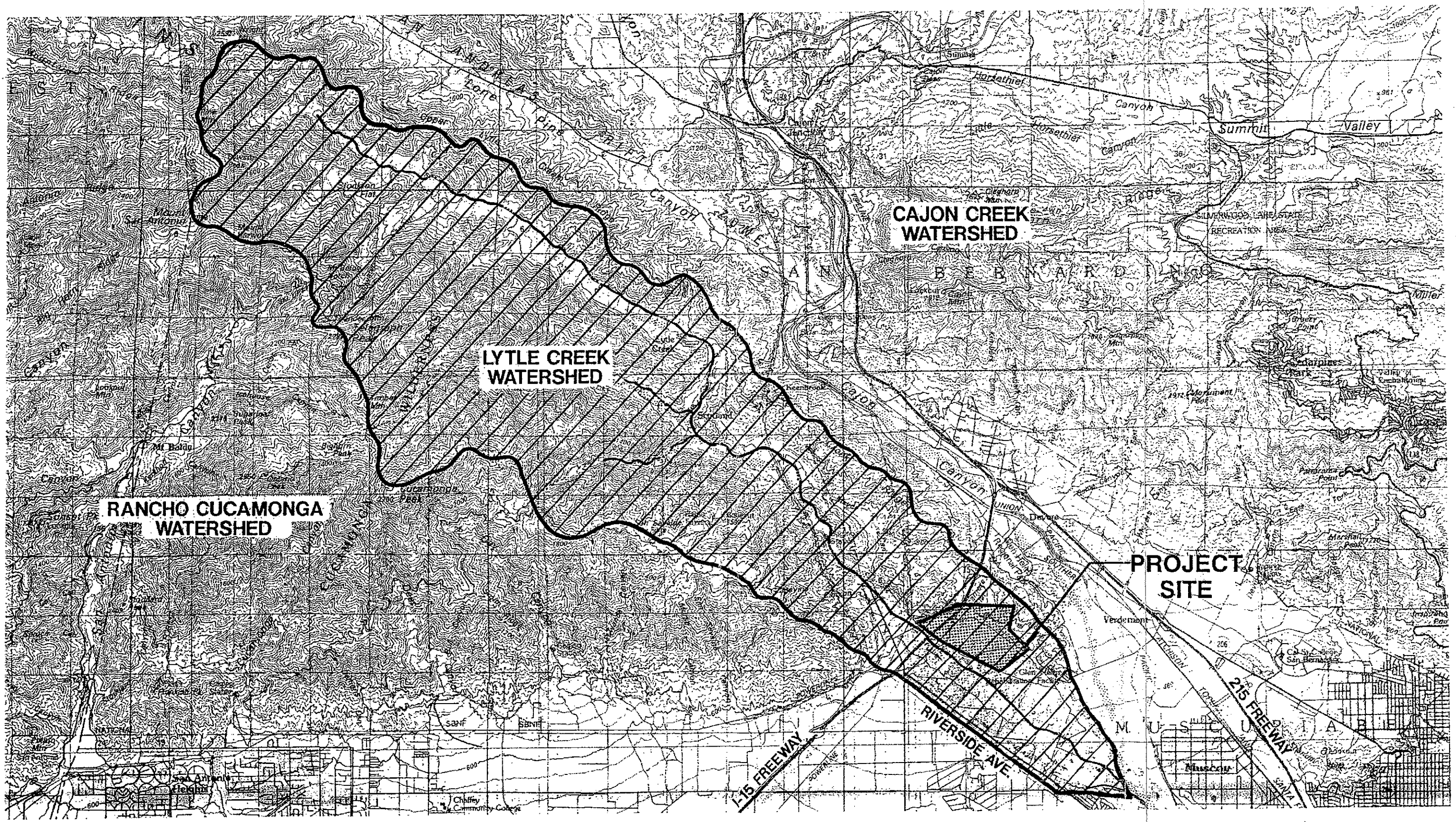
The majority of the project site is located outside of the 100-year flood zone. Lytle Creek, an intermittent stream, flows from the northwest to southeast along the southern edge of the project site. The channel pattern changes with each flood. During a typical flood event, the flood plain is approximately 600 feet wide. In general the limits of the flood plain within Lytle Creek are directed by the freeway structures and existing levees or groins.

Discharge from the Lytle Creek watershed (see Exhibit 6, *Existing Watershed*) enters the project locale at three main locations. The first location contains the tributaries to Lytle Creek, upstream of the I-15 freeway. These canyons drain directly into Lytle Creek through Lytle Creek Road. The second location contains those tributaries which drain to the I-15 culverts at Sycamore Flats. The third location consists of the foothill area along the northerly boundary of the San Bernardino County Sheriff's complex (formerly Verdemont Ranch). This drainage area generates a flow pattern which generally follows an alignment along the entrenched channel adjacent to the northerly boundary and also intercepts the drainage from the Sycamore Flats area.



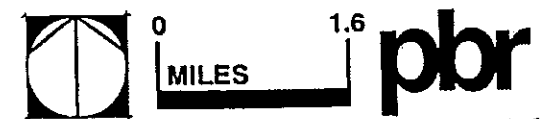
LEGEND

-  100 YEAR FLOOD LINE
-  ADVERSE TOPOGRAPHY
-  MINERAL RESOURCE ZONE
-  APPROXIMATE LOCATION OF FAULT ZONE
-  SOUTHERN CALIFORNIA GAS LINE EASEMENT
-  UNITED STATES OF AMERICA ELECTRICAL R.O.W. (15')
-  DRAINAGE EASEMENT
-  SCHOOL DISTRICT BOUNDARY
-  VIEW OPPORTUNITIES
-  SCENIC CORRIDOR



EXISTING WATERSHED
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

EXHIBIT 6



Not surprisingly, the hydrological studies performed to date indicate the Lytle Creek North property is significantly influenced by Lytle Creek. A small area in the southeastern corner of the property is located within an identified active flood plain of Lytle Creek Wash. In addition to the improvements to Lytle Creek Wash necessary for this project, a separate series of flood control improvements to the Wash is planned as part of the adjacent downstream Sunwest Materials mining operations. Sunwest Materials will be responsible for designing, financing, and constructing a portion of the necessary flood control improvements. Lytle Development Company, in turn, will be responsible for connecting the flood control improvements necessary to accommodate the Lytle Creek North project with the planned Sunwest Materials flood control improvements downstream.

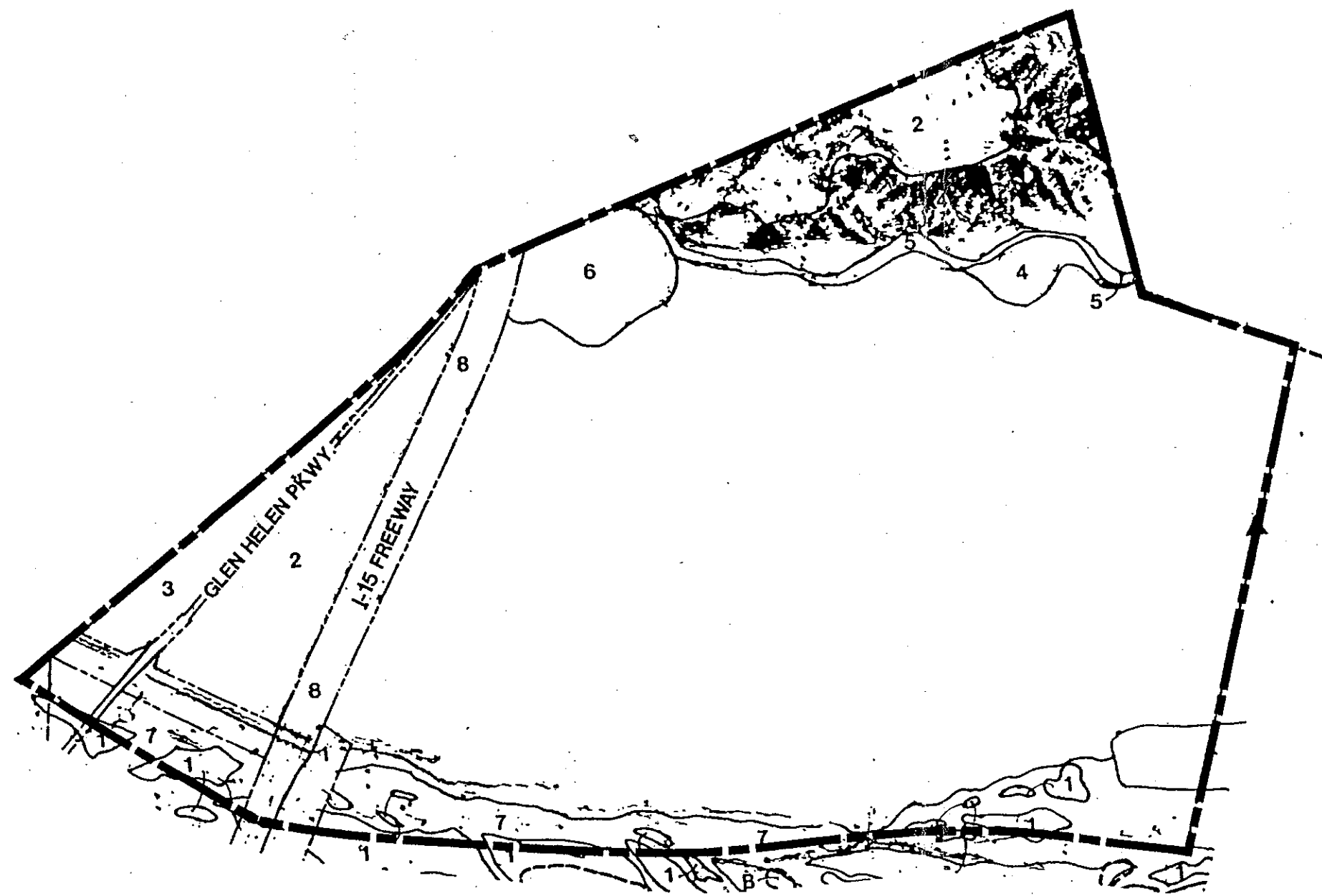
1.5.5 Existing Biological Resources

The Lytle Creek North project site has been completely graded in the past for agricultural and mining purposes, though much of the native vegetation has since grown back. Previous studies in 1993 and 1994, as well as a thorough and in-depth investigation of biological resources within the project area in 1997, provide a reasonable and fair analysis of existing biological resources on-site. Several meetings regarding the subject property have already been held between LDC and the U.S. Army Corps of Engineer, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. In response to agency concerns for on-site resource value, LDC has incorporated many of their recommendations into the overall design for the Lytle Creek North project.

At present, the majority of the project area remains in a somewhat natural condition, covered with open to dense scrub vegetation typical of coarse-grained alluvial fans and hillsides in the area. The most dominant plant community on-site is Riversidean fan sage scrub, which covers approximately 434 acres. Alluvial fan sage scrub, occurring within the active wash areas of Lytle Creek Wash, totals approximately 110 acres. Both Riversidean sage scrub and alluvial fan sage scrub are considered sensitive plant communities. Approximately 55 acres of northern mixed chaparral are found on the steep hillsides in the northernmost portion of the project area. Along the extreme northern boundary of the property, mature southern cottonwood willow riparian forest totals approximately 30 acres. Roughly 16 acres of Mojavean juniper woodland occurs at the base of the hills on the western section of the site. The remainder of the property supports approximately 8 acres of Mulefat scrub, which has been found in a drainage below the hills containing northern mixed chaparral, and 3 acres of valley freshwater marsh, which occurs within the riparian forest. Exhibit 7, *Biological Resources*, depicts the existing on-site vegetation communities.

Wildlife present on-site are typical of those associated with these vegetation types. Amphibian species are generally absent due to the dry conditions. However, a variety of reptiles are present. Numerous species of birds are present, and several mammal species are also found. The San Bernardino Kangaroo Rat (SBKR) has been found to occur in the active Lytle Creek Wash and in an area of Riversidean sage scrub located adjacent to the wash with low density cover (10% or less). The United States Fish and Wildlife Service lists the SBKR as endangered. In addition, the California Department of Fish and Game lists the SBKR as a "Species of Special Concern."

**EXHIBIT 7
BIOLOGICAL RESOURCES**



LEGEND

- 1 ALLUVIAL FAN SAGE SCRUB
- 2 RIVERSIDEAN SAGE SCRUB
- 3 CHAMISE CHAPARRAL
- 4 NORTHERN MIXED CHAPARRAL
- 5 MULEFAT SCRUB
- 6 MOJAVEAN JUNIPER WOODLAND
- 7 BARREN WASH
- 8 DISTURBED

BIOLOGICAL RESOURCES
 LYTLE CREEK NORTH
 LYTLE DEVELOPMENT COMPANY

1.5.6 Cultural Resources

An archaeological records search and a field investigation were prepared for the project area. Limited presence of both prehistoric and historic resources within the project area was identified in the records search. During the field survey of the property, however, many of these resources were found to have been destroyed or substantially altered by natural phenomena and human activity. There are no known paleontological sites in the project vicinity, and paleontologic sensitivity for the Lytle Creek property remains low.

1.5.7 Existing Traffic and Circulation

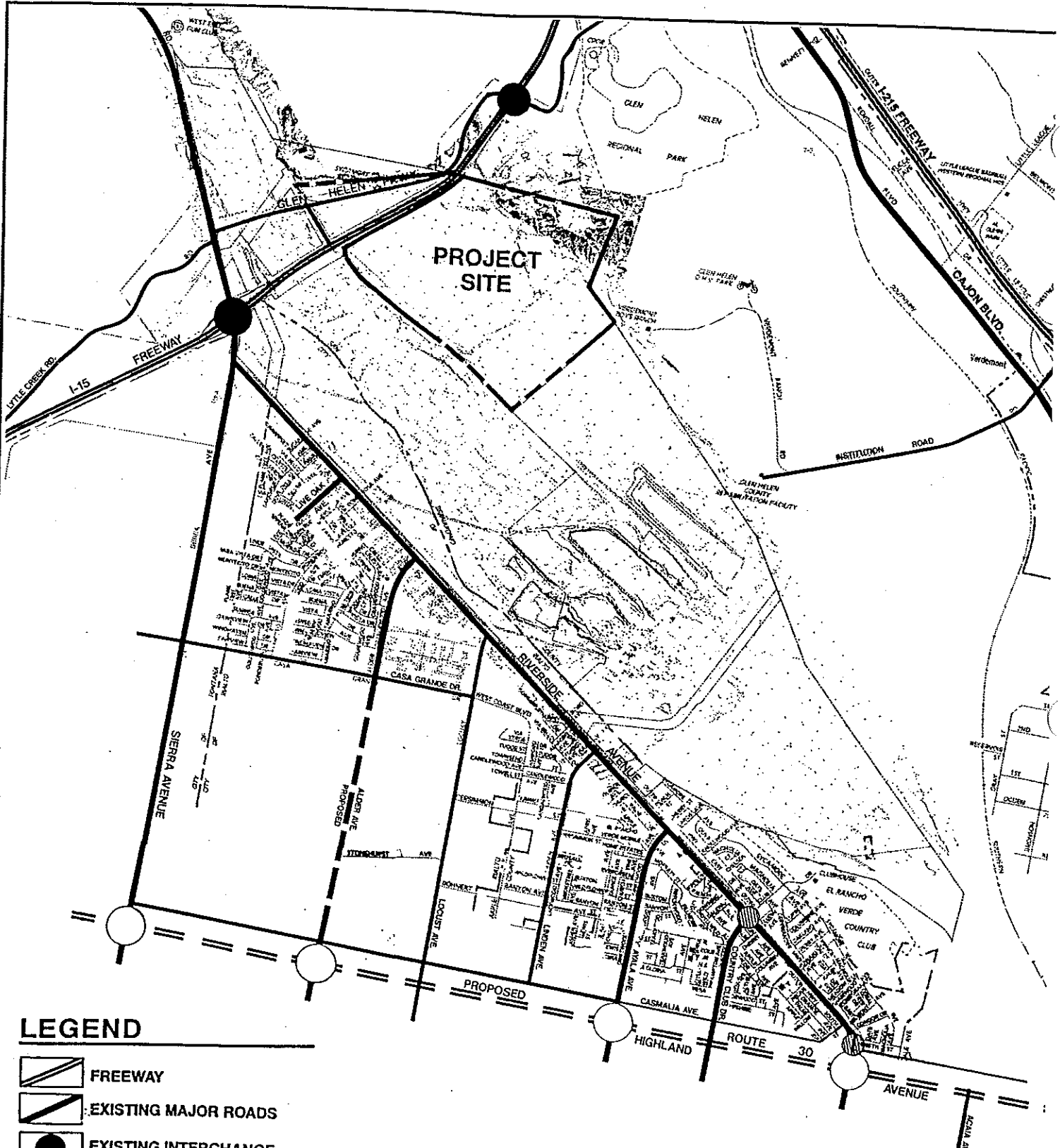
Exhibit 8, *Existing Circulation*, depicts the circulation system in the vicinity of the project site. The I-15 freeway crosses the western portion of the Lytle Creek North project site at a diagonal that extends from southwest towards the northeast. Regional access to the project site is available from the I-15 freeway via an interchange at Sierra Avenue which is located to the south of the site. A second freeway interchange at Glen Helen Parkway provides access to the subject property from the north. It is Glen Helen Parkway, an existing improved road and which actually crosses the western edge of the site, that provides access direct to the Lytle Creek North property. Glen Helen Parkway and the I-15 freeway provide the only all weather access to the site. No other access points or all weather roads to the project site exist, although several dirt roads traverse the property.

1.5.8 Public Utilities, Services and Easements

Storm water from the project site enters Lytle Creek from two sources: 1) water drains from the site directly into Lytle Creek Wash, and 2) water flows into Lytle Creek via a tributary, Sycamore creek that crosses the northern portion of the site. Currently, there is no water or sewer service available to the project site.

In addition, there is no electrical service currently available to the property, although there is an electrical right-of-way that crosses the west portion of the site at a diagonal (see Exhibit 5). This right-of-way connects to a 330-foot-wide corridor located off-site to the south and east of the Sierra Avenue/I-15 intersection. There is also a 125-foot to 355-foot-wide corridor located just north of I-15. Local electrical distribution is provided from substations. The nearest power stations are the Etiwanda plant in Rancho Cucamonga, the San Bernardino plant in Loma Linda, and the Highgrove plant in Grand Terrace.

Southern California Gas (SCG) Company provides natural gas service to the property. SCG has a 100-foot-wide easement containing two 36-inch gas transmission lines that crosses the site. This easement is located east of I-15 and runs roughly parallel to the freeway. Currently, SCG requires that the easement be accessible at all times for maintenance.



EXISTING CIRCULATION

LYTLE CREEK NORTH

LYTLE DEVELOPMENT COMPANY

EXHIBIT 8



1.5.9 Existing General Plan Land Use Designations

The San Bernardino County General Plan designates most of the project site as "Resource Conservation (RC)." According to the General Plan, the "RC" land use designation is intended "*to encourage limited rural development that maximizes preservation of open space, watershed and wildlife habitat areas,*" and prevents "*inappropriate urban population densities in remote and/or hazardous areas of the County.*" In addition, The General Plan states that "RC" areas should be "*areas with limited or no infrastructure facilities and where none are planned within the next twenty years.*" Although the Lytle Creek North project site is designated "RC," the I-15 Freeway crosses the site and the areas to the south of the property (e.g., Rialto, Fontana, etc.) are experiencing rapid urbanization.

In addition to the "Resource Conservation" designation, some of the southerly portion of the Lytle Creek North project site lies within the Lytle Creek Wash floodway and is designated by the San Bernardino County General Plan as "Floodway (FW)." The General Plan states that the purpose of the Floodway land use designation is "*to protect floodways from encroachment by land uses which would be endangered when floodway channels are full or are overflowing into that portion of an adjacent floodplain that becomes part of the channel.*"

1.6 PROJECT APPROACH

Intended to ensure the implementation of a high quality project for San Bernardino County, the Lytle Creek North Preliminary Development Plan (PDP) represents a comprehensive planning approach reflecting the efforts of a multi-disciplined team of planning, design, engineering, environmental, financial and marketing experts in the building and development industry. The resulting PDP document provides a cohesive overall vision and guide for future development as it occurs within the Lytle Creek North project area.

Subsequent to obtaining and analyzing base data and technical reports, a comprehensive opportunities and constraints evaluation was conducted for the Lytle Creek North project area. Involving all members of the consultant team, existing setting, environmental issues, community concerns, circulation, economic and marketplace considerations, infrastructure, mining, and design issues were identified for the project area. The opportunities and constraints analysis was then utilized as the framework for preparing the Lytle Creek North development program and served as the basis for preparing preliminary land use concepts for the project area.

The Lytle Creek North project includes the components necessary to reflect the activities and living patterns of the future users including housing, shops, workplaces, schools, parks, and recreational opportunities. The intent of the project approach is to allow the Lytle Creek North community to be built in a manner which enhances the quality of daily life for the residents as they live, work, and play within the community. This will be achieved by providing a convenient pedestrian and automobile circulation network and by strategically locating support facilities in convenient proximity to most residents.

1.7 PROJECT SUMMARY

The Lytle Creek North project is a 645.4-acre master planned community that includes a variety of single family residential and commercial development in conjunction with an array of amenities and recreational opportunities. The commercial development encompasses approximately ~~43.4~~ 32.7 acres and may include community commercial uses, general/highway commercial uses, service commercial uses, office/business park development, and light industrial uses. The community commercial development is designed to serve as a buffer between the single family residential areas and the I-15 freeway.

The Land Use Plan provides an overall vision and guide for development as it occurs within the project area. It provides for a complementary mix of residential uses, community commercial development, parks, an elementary school, and open space. The plan includes development of detached single family homes in three land use categories: SF-5 (single family residences on minimum 5,000 square foot lots), SF-6 (single family residences on minimum 6,000 square foot lots), and SF-7 (single family residences on minimum 7,200 square foot lots). A total of ~~2,234~~ 2,238 detached single family homes are permitted on-site if an elementary school on 10 acres is built within Lytle Creek North. If the School District(s) elect(s) not to build an elementary school within the project, then the maximum number of permitted dwelling units may increase up to a maximum of ~~2,294~~ 2,298 single family residences. An additional ~~172~~ 168 dwelling units may be constructed as Multi-Family Attached Residential (MF) at a maximum density of 13.0 du/ac.

A comprehensive trail system has been provided throughout Lytle Creek North and incorporates, sidewalks, street parkways with enhanced separate pedestrian zones, and linkages to San Bernardino's Regional Trail system. The trail system is designed to provide pedestrian and bicycle linkages to on-site residential areas, the elementary school, the two community parks, and the retail, office/business park, and light industrial areas.

The landscape concept for the project area features generous streetscape landscape setbacks, mining operation landscape screening/berming, a project-wide pedestrian circulation system, and an extensive recreation program and trail network that provides connections to the County Regional Trail system.

An overall Preliminary Grading Concept has been prepared for the project, which maintains the natural contour characteristics of the area through site sensitive design while minimizing cut and fill. The earthwork required to implement the development is estimated to be approximately 2.85 million cubic yards and is intended to balance on-site.

Utilizing the grading concept as the foundation, Master Plans for water, wastewater and storm drainage have been prepared in support of the land planning program. The water demands will require construction of additional storage and off-site supply facilities.

The Lytle Creek North PDP provides for a variety of community facilities to meet the needs of future project residents. The Land Use Plan for Lytle Creek North designates approximately 104 acres of parks, ~~and~~ open space, trails (excluding parkways) and conservation and mitigation areas to provide residents with opportunities for various recreational pursuits, both

LYTLE CREEK NORTH

active and passive. The project provides for two community parks: an 8-acre active park and a 21-acre passive park. In addition, the project identifies one possible elementary school site in the project area consisting of approximately 10 acres.

The project is expected to build-out over a period of five to ten years based upon timing and availability of infrastructure and market condition at the time that building begins.

1.8 FUTURE INTENTIONS REGARDING CONSTRUCTION SCHEDULES, LOT SALES AND PROJECT OWNERSHIP

Development of the entire Lytle Creek North project will be overseen by the project master developer, Lytle Development Company. The Lytle Creek North project is designed to be built-out over a five to ten year time frame. It is anticipated that construction of the first housing units in Lytle Creek North will commence in 2000. The actual construction schedules and number/timing of lot sales for each residential parcel will be the responsibility of various builders and/or developers to be selected by the project master developer. Lytle Development Company expects to sell off most of the residential and community commercial parcels to individual builders/developers, each of whom shall have a strong reputation for constructing quality projects that are popular in the marketplace. At its option, several of the residential and community commercial parcels may be built-out and sold directly by the developer.

Each residential planning area within Lytle Creek North will be subdivided by the respective builder/developer and sold to individual homeowners. The builder/developer for each residential planning area will determine the exact densities and product types to be constructed based on the *Conceptual Land Use Plan* (see Figure 9). The multi-family residential sites (Planning areas 1, 2, and 27) will be developed as either a "for sale" or "for rent" product at the option of the parcel owner/developer/builder. After several residential parcels (i.e., planning areas) have built-out, construction of portions of the community commercial development areas will begin under the supervision of the private developers/builders. Each developer/builder will be responsible for determining the actual construction schedule for the community commercial development. The community commercial parcels may either be sold off or leased by Lytle Development Company to a variety of retail, general/service commercial, office/business park, and light industrial builders, developers, and/or users.

1.9 PROJECT CONSTRUCTION PHASING OVERVIEW

The Lytle Creek North planned community is anticipated to develop over a five to ten year period in three general phases, depending upon market conditions, with the first phase of the project beginning in 2000. The areas located closest to existing roads, sewer, and water systems must be improved first in order to serve the new community. The provision of public service/recreation uses including parks, an elementary school site, bicycle and equestrian joint-use trails, pedestrian paths and linkages, an equestrian trail that will connect to the County Regional Trail System, and special enhanced parkways will be phased to coincide with residential construction so that these facilities will be in-place in conjunction with occupancy of housing. Actual timing for the elementary school site will be determined by the School District.

Development phasing shall occur in a manner which assures that all sewer, water, drainage, and other necessary infrastructure improvements are in-place and of sufficient capacity to adequately serve incremental development at the time of certificate of occupancy. The determination of necessary capacity, location of infrastructure improvements, and the extent of improvements necessary to serve the phase of development under consideration will be determined at the time of Tentative Tract Map approval and the Final Development Plan review process.

For a more detailed discussion of expected project build-out and associated infrastructure needs by phase, please refer to Chapter 11.0, PRELIMINARY PHASING, in this Preliminary Development Plan document.

LYTLE CREEK NORTH

1.10 PROJECT DEVELOPMENT BY PHASE

San Bernardino County requires that all applications for Preliminary Development Plans contain a tabulation of proposed development by phase. To facilitate review by the County staff and officials, this required information has been arranged (by phase) into the following three tables:

TABLE 1A						
PROPOSED LAND USE BY PHASE						
LAND USE DESCRIPTION	PHASE I		PHASE II		PHASE III	
	Acreage	Percentage¹	Acreage	Percentage¹	Acreage	Percentage¹
Detached Single Family Dwelling Units:						
SF-5	85.7	13.3%	60.7	9.4%	41.7	6.5%
SF-6	83.1	12.9%	80.2	12.4%	---	---
SF-7	34.8	5.4%	---	---	36.3	5.6%
Detached Single Family Dwelling Unit Subtotal	203.6	31.5%	140.9	21.8%	78.0	12.1%
Multi-Family Attached Dwelling Units⁶	13.2	2.0%	---	---	<u>10.7</u>	<u>1.7%</u>
Commercial²	---	---	29.5	4.6%	<u>13.9</u> <u>3.2</u>	<u>2.2%</u> <u>0.5%</u>
Elementary School	---	---	10.0	1.5%	---	---
Active Community Park	8.0	1.2%	---	---	---	---
Passive Community Park	---	---	---	---	21.0	3.3%
Open Space⁴	2.8	0.4%	---	---	45.6	7.1%
Conservation/Mitigation	5.1	0.8%	---	---	21.8	3.4%
Landscape	2.4	0.4%	---	---	---	---
Roadway Rights-of-Way & Parkways⁵	49.6	7.7%	---	---	---	---
TOTALS	284.7	44.1%	180.4	28.0%	180.3	27.9%

NOTES:

¹Represents percentage of total 645.4-acre project site.

²Commercial land use category includes a mix of retail, general/highway and service commercial uses, office/business park development, and light industrial uses.

³Assumes all designated open space areas within the Lytle Creek North project will be dedicated as permanent open space in Phase III of the development program.

⁴Includes Lytle Creek Trail (PA H); excludes 21.8 acres of Conservation Mitigation easements within PA 15 (E).

⁵Includes 17 acres of Landscaped Parkways and excludes the 0.3-acre Fire Access Driveway in PA 3 (A).

⁶There is Commercial overlay on PA 2, in the event Multi-Family Attached Dwelling Units are not developed.

LYTLE CREEK NORTH

TABLE 1B PROPOSED DEVELOPMENT BY PHASE			
DESCRIPTION	PHASE I	PHASE II	PHASE III
OPEN SPACE ACREAGE IN ENTIRE PROJECT (BY PHASE)	7.9 AC	0 AC	67.4 AC
COMMERCIAL DEVELOPMENT -- COVERAGE/ACREAGE ESTIMATES (BY PHASE):			
Building Coverage (in Acres)	N/A	8.3 AC	7.0 AC 1.6 AC
Parking Acreage	N/A	21.2 AC	6.9 AC 1.6 AC
Road Acreage	N/A	N/A	N/A
MULTI-FAMILY RESIDENTIAL DEVELOPMENT -- COVERAGE/ACREAGE ESTIMATES (BY PHASE):			
Building Coverage (in Acres)	6.7 AC	0 AC	0 AC 5.4 AC
Open Space Acreage (includes private & common open space)	1.3 AC	0 AC	0 AC 1.1 AC
Parking Acreage	5.2 AC	0 AC	0 AC 4.2 AC
Road Acreage	N/A	N/A	N/A
SINGLE FAMILY RESIDENTIAL DEVELOPMENT -- COVERAGE/ACREAGE ESTIMATES (BY PHASE):			
Building Coverage (in Acres)	108.9 AC ¹	76.9 AC ¹	41.1 AC ¹
Open Space Acreage (includes private & common open space)	70.3 AC ²	47.1 AC ²	27.5 AC ²
Parking Acreage	Parking acreage is included in building coverage acreage.		
Road Acreage	24.4 AC	16.9 AC	9.4 AC

NOTES:

¹The Building Coverage estimate for Single Family Residential Development includes all dwelling units and enclosed garages, as well as porches and other covered/enclosed structures that are attached to the primary dwelling unit on each residential lot. Freestanding accessory structures (either covered or uncovered), including but not limited to: tool sheds, storage sheds, and gazebos, that are detached from the primary dwelling unit are included as part of Open Space Acreage and are not included under Building Coverage.

²The Open Space Acreage for the Single Family Residential Development includes front, side, corner, and rear yard setbacks, driveways, patios and other uncovered exterior surfaces (e.g., tool sheds, storage sheds, gazebos, etc.), landscaped areas, slopes, etc.

³All coverage/acreage estimates in Table 1B are assumptions only. The actual coverage/acreage for each land use will vary from these estimates depending upon the final site plan for each use.

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TABLE 1B PROPOSED DEVELOPMENT BY PHASE (continued from previous page)			
DESCRIPTION	PHASE I	PHASE II	PHASE III
ELEMENTARY SCHOOL -- COVERAGE/ACREAGE ESTIMATES (BY PHASE):			
Building Coverage (in Acres)	N/A	4.0 AC	N/A
Open Space Acreage	N/A	5.5 AC	N/A
Parking Acreage	N/A	0.5 AC	N/A
Road Acreage	N/A	N/A	N/A
PUBLIC FACILITY SITE (PACKAGE TREATMENT PLANT) -- COVERAGE/ACREAGE ESTIMATES (BY PHASE):			
Building Coverage (in Acres)	1.5 AC	N/A	N/A
Open Space Acreage	0.2 AC	N/A	N/A
Parking Acreage	0.3 AC	N/A	N/A
Road Acreage	N/A	N/A	N/A
ACTIVE COMMUNITY PARK -- COVERAGE/ACREAGE ESTIMATES (BY PHASE):			
Building Coverage (in Acres)	0.4 AC	N/A	N/A
Open Space Acreage	7.1 AC	N/A	N/A
Parking Acreage	0.5 AC	N/A	N/A
Road Acreage	N/A	N/A	N/A
PASSIVE COMMUNITY PARK -- COVERAGE/ACREAGE ESTIMATES (BY PHASE):			
Building Coverage (in Acres)	N/A	N/A	0.4 AC
Open Space Acreage (includes private & common open space)	N/A	N/A	19.7 AC
Parking Acreage	N/A	N/A	0.2 AC
Road Acreage	N/A	N/A	0.7 AC ⁴

NOTES:

⁴Assumes that the road in the 21-acre passive community park is one way only.

⁵All coverage/acreage estimates in Table 1B are assumptions only. The actual coverage/acreage for each land use will vary from these estimates depending upon the final site plan for each use.

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TABLE 1C PROPOSED DEVELOPMENT BY PHASE			
DESCRIPTION	PHASE I	PHASE II	PHASE III
COVERAGE/ACREAGE ESTIMATES (BY PHASE):			
On-site Road Acreage (Includes Glen Helen Parkway, North entry Drive, West entry Drive & the Loop Roadway only)	32.6 AC	0 AC	0 AC
Off-site Road Acreage (Includes only the off-site portion of the North Entry Drive extending from Glen Helen Parkway through Sycamore Flats to the northern project boundary)	6.7 AC	0 AC	0 AC
LINEAL FEET OF ON-SITE STREETS IN LYTLE CREEK NORTH PROJECT (BY PHASE):			
Lineal Feet of On-site Streets (Includes Glen Helen Parkway, North Entry Drive, West Entry Drive & the Loop Roadway only)	18,620 LF	0 LF	0 LF
LINEAL FEET OF OFF-SITE STREET NECESSARY TO SERVE THE PROJECT (BY PHASE):			
Lineal Feet of Off-site Street (Includes only the off-site portion of the North Entry Drive extending from Glen Helen Parkway through Sycamore Flats to the northern project boundary)	3,650 LF	0 LF	0 LF
PERCENT OF EACH LAND USE AREA (BY PHASE):			
Note: For information on the percent of each land use area by phase, please see Table 1A, above.			
NUMBER OF DWELLING UNITS (BY PHASE):			
Single Family Dwelling Units	1,078 DU 1,160 DU	759 DU	397 DU 319 DU
Multi-Family Dwelling Units	172 DU 90 DU	N/A	N/A 78 DU
Total Dwelling Units	1,250 DU	759 DU	397 DU
PROJECTED POPULATION OF LYTLE CREEK NORTH (BY PHASE):			
Projected Project Population By Phase (Assumes 2.75 persons per household which is the maximum population density average in the unincorporated portions of San Bernardino County according to the County General Plan)	3,438 persons	2,087 persons (Assumes that an elementary school is built on 10 acres)	1,092 persons

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TABLE 1C			
PROPOSED DEVELOPMENT BY PHASE			
(continued from previous page)			
DESCRIPTION	PHASE I	PHASE II	PHASE III
SCHOOL GENERATION RATES:			
Grades K - 6:	0.42 (detached) / 0.397 (attached)		
Grades 7 - 8:	0.12 (detached) / 0.56 (attached)		
Grades 9 - 12:	0.20 (detached) / 0.113 (attached)		
SCHOOL DATA:			
Projected Student Generation Rate	990 students 982 students	568 students 562 students	284 students 294 students
GRADING AND LANDFORM ALTERATION DATA (BY PHASE):			
Site Alteration (grading in cubic yards)	780,000 cy - Cut 780,000 cy - Fill (Phase I)	44,990 cy - Cut 44,990 cy - Fill (Phase II)	2,070,000 cy - Cut 2,070,000 cy - Fill (Phase III)
Site Alteration (grading in cubic yards)	2,894,900 cy (Total for all Phases)		
COMMERCIAL/OFFICE/BUSINESS PARK/LIGHT INDUSTRIAL DATA (BY PHASE):			
Total Amount of Commercial Development Planned (in square feet)	N/A	229,000 SQ. FT. (estimate only)	12,200 SQ. FT. (estimate only)
Number of Commercial Employees	N/A	An estimated 351 commercial employees ¹	An estimated 19 commercial employees ¹
Estimated Number of Commercial Customers (If Applicable)	The number of customers will vary depending on the retail uses which will ultimately locate within the designated Commercial areas of the Lytle Creek North project.		
Total Amount of Industrial/Office/ Business Park Development Planned (in square feet)	N/A	284,230 SQ. FT. (estimate only)	278,350 SQ. FT. (estimate only)
Number of Industrial/Office/Business Park Employees	N/A	Approximately 332 industrial & 243 office employees ²	Approximately 325 industrial & 238 office employees ²

NOTES:

¹Estimates assume 652 square feet of commercial space per employee, and are based on 1997 employment figures for the San Bernardino County/Riverside County Primary Metropolitan Statistical Area (PMSA).

²Assumes a mix of approximately 70% light industrial/industrial park uses and 30% office/business park uses. Estimates assume an average of 600 square feet of light industrial/industrial park space per employee and 351 square feet of office/business park space per employee, and are based on 1997 employment figures for the San Bernardino County/Riverside County PMSA.

1.11 PLAN BENEFITS

Implementation of the guidelines, standards and general development program contained within the Lytle Creek North PDP document will result in numerous, significant benefits to both San Bernardino county and the landowner. Major benefits associated with the project include:

- As a result of being owned solely by one property owner, Lytle Development Company, this PDP reflects the ability to formulate and implement a cohesive plan providing the County with control of overall quality and direction for development of the project area.
- The creation of a complete community containing a variety of housing, shops, work places, schools, parks, and recreation opportunities.
- The ability to implement needed infrastructure improvements in a logical sequential manner that could not be achieved without a comprehensive "planned community" approach.
- Greater County control and continuity with regards to the type and character of planned development within the project area.
- Project-wide guidelines for community design, landscaping, signage, monumentation, and architectural elements that foster a positive image for this portion of the County of San Bernardino.
- Implementation of San Bernardino County General Plan goals and policies for the project area.
- The creation of a plan that results in a greater tax base for the area, and achieves the financial goals of the County and landowner.
- Providing permanent open space in order to protect and enhance the visual quality and amenity value associated with portions of the project area.
- Providing comprehensive public recreation/community interaction/open space opportunities (e.g., parks, pedestrian/bicycle trails, natural open space, etc.).

2.0 RELATIONSHIP OF PROJECT TO COUNTY GENERAL PLAN

2.1 INTRODUCTION

Land use development and resource conservation policies in San Bernardino County are generally regulated by the County General Plan, adopted in July 1989 and revised in December 1993. The General Plan utilizes a land use designation system that is identical to the designation method for County zoning. This singular approach to classifying land uses, referred to as the Official Land Use Districts (OLUD) mapping system, allows for consistency when identifying the land use and zoning designation of a particular parcel. The General Plan currently designates the Lytle Creek North project site as Resource Conservation (RC) and Floodway (FW).

There are three regions identified by the General Plan - the Valley, Mountain and Desert regions - that are characterized by distinct geographic and physical characteristics. For planning purposes, these three regions are divided further into eight subregions. The subregions are then divided into community-sized planning areas. The General Plan identifies each of these regions, subregions and planning areas and provides a unique profile that specifies the applicable policies of each area.

The Lytle Creek North project site is located within the East Valley Subregional Planning Area (EV) (Regional Statistical Area 29) of the General Plan. The East Valley Subregion extends from the community of Bloomington on the west to Yucaipa on the east. The project site is located within the City of Rialto Sphere of Influence.

2.2 NATURAL HAZARDS

The Natural Hazards section in the General Plan deals with geologic, flood, fire, and wind/erosion hazards. Only those goals and policies which have some applicability to the Lytle Creek North project are included below. An analysis of the project's conformance with each goal/policy follows each of the goals/policies.

2.2.1 Geologic Hazards

General Plan Policy GE-2: *"Because the risks from geologic hazards can be successfully mitigated through a combination of engineering, construction, land use and development standards, the County shall:*

- a. *Require the formation of geologic hazard abatement districts as authorized by Public Resources code Section 26500 et seq., where existing or proposed development is threatened by such hazards and where prevention, mitigation, abatement or control of a geologic hazard is deemed feasible.*
- b. *Require sites to be developed and all structures designed in accordance with recommendations contained in any required geotechnical or geologic reports, through conditioning, construction plans and field inspections.*
- c. *Require that all recommended mitigation measures be clearly indicated on all grading and construction plans.*
- d. *Require that clearances around structures and road widths in geologic hazard areas, as shown on the Hazard Overlay Maps, meet the requirements found in Policy FR-2a in Section II. Natural Hazards, Fire [in the San Bernardino County General Plan].*
- e. *Require all facilities to meet appropriate geologic hazard specifications as determined by the County Geologist for discretionary and ministerial authorizations."*

Project Conformance: The Lytle Creek North project will comply with the applicable requirements of this policy. A geotechnical analysis was conducted of the project site by GeoSoils, Inc. and the results summarized in a geotechnical report dated April 10, 1998. A copy of this geotechnical report has been provided to the County as part of the PDP submittal package. The Environmental Impact Report (EIR) which accompanies this PDP addresses potential geologic hazards and recommends appropriate mitigation measures. These measures shall be implemented by the project according to the Mitigation and Monitoring Plan for the EIR.

General Plan Policy GE-6: *"Because the County is traversed by many major active faults resulting in a relatively high level of risk, the County shall:*

- *Adopt all future upgrading of the seismic design section of the Uniform Building Code.*
- *Require new structures and facilities to be designed and constructed to meet seismic and related design requirements of the most recent Uniform Building Code, or more stringent requirements if indicated by site investigations, except that no specified hazardous waste facility should be within 200' of an active/recently active faults.*
- *Require all new critical, essential or high occupancy facilities to be designed and operated in such a manner as to remain standing and functional during and after a disaster as determined by the Office of Building and Safety. "*

Project Conformance: All new structures and facilities within Lytle Creek North shall be required to be designed and constructed to meet the seismic and related design requirements of the most recent Uniform Building Code, or more stringent requirements if identified in the EIR for the project. Any new critical, essential or high occupancy facilities proposed for construction within the project will be designed and operated in such a manner as to remain standing and functional during and after a disaster as determined by the Office of Building and Safety. Also, since the project will not include any hazardous waste facilities, proximity of such facilities to fault lines is not relevant.

General Plan Policy GE-7: *"Because of the potential displacement along faults not classified as active, the County shall reserve the right to require site-specific geotechnical analysis and mitigation for development located contiguous to potentially active faults, if deemed necessary by the County Geologist. "*

Project Conformance: After reviewing the results of extensive geologic investigations conducted by the project applicant on the Lytle Creek North project site and by adjacent property owners, the State of California has removed the entire project site, except for the northeastern most corner of the property, from the current Alquist Priolo Map. Additional geologic studies for the project will be undertaken during the scope of the project and appropriate mitigation measures implemented if necessary. The project will conform with any applicable current County standards contained within the seismic design section of the Uniform Building Code. Additionally, ultimate development on-site will be required to respect existing and potentially active faults as deemed necessary by the County Geologist.

General Plan Policy GE-10: *"Because the ground in close proximity to a fault is subject to rupture during earthquake, exposing occupants and structures to high levels of risk, those areas identified by the Alquist Priolo Special Studies Zone Act (Public Resources Code, Division 2, Chapter 7.5) shall be designated on the Hazard Overlay Maps and the following standards and procedures shall apply:*

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- a. *The definitions, provisions and mapping of the Alquist Priolo Special Studies Zone Act.*
- b. *The Land Use Compatibility Chart for Special Studies Zones when reviewing all discretionary and ministerial actions (see Figure II-1 on Page II-A1-7 of the San Bernardino County General Plan).*
- c. *Maintain a minimum of 50' setback from an Identified fault for all new structures. For an Inferred fault area, a 150' setback shall be maintained. However, critical, essential or high occupancy structures and facilities shall not be located in Special Studies Zones unless there is no feasible alternative, as determined by staff review, in which case these facilities shall maintain a 150' setback from an identified faults (200' setback if the fault is inferred). Except that no specified hazardous waste facility should be within 200' of an active/recently active fault.*
- d. *Withhold public financing from buildings within the Studies Zone where there is a confirmed fault trace unless it can be established that there is no potential for surface fault displacement or ground rupture which would injure the public investment or fulfillment of its purpose.*
- e. *Do not create new lots within the Studies Zone unless an appropriate geologic investigation establishes sufficient and suitable land area for development according to existing zoning and other applicable County ordinances.*
- f. *Plan transportation facilities (i.e., roads, freeways, rail, rapid transit) and utility systems to cross active fault traces a minimum number of times and to be designed to accommodate fault displacement without major damage that would cause long term and unacceptable disruption of service. Utility lines shall be equipped with such mechanisms as flexible units, valving, redundant lines or auto vales to shut off flows in the event of fault rupture."*

Project Conformance: After reviewing the results of extensive geologic investigations conducted by the project applicant on the Lytle Creek North project site and by adjacent property owners, the State of California has removed the entire project site, except for the northeastern most corner of the property, from the current Alquist-Priolo Map. Additional geologic studies for the project will be undertaken during the scope of the project. Development in the northeastern portion of the project site will require additional trenching to establish appropriate setbacks for buildings and other structures.

General Plan Policy GE-11: *'Because the purpose of the Alquist/Priolo Special Studies Zone Act is only applicable to fault rupture areas (in close proximity to faults) and because the entire San Bernardino-Chino Valley area is subject to severe hazard from the effects of shaking due to an earthquake, the County shall:*

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- a. *Require special studies, including dynamic analysis for all major structures (critical, essential and high occupancy land uses) within areas determined by the County Geologist to be subject to significant seismic shaking.*
- b. *Design and construct all structures in areas determined by the County Geologist to be subject to significant seismic shaking to withstand ground shaking forces of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse. Critical, essential, and high occupancy structures shall be designed and constructed to remain standing and functional following a major earthquake and shall be so engineered as to withstand maximum probable ground motion accelerations.*
- c. *Require all new construction to meet the most current and applicable lateral force requirements. Except that no residual repository may be located in areas of rapid geological change.*
- d. *Strengthen earthquake resistance standards for nonstructural components of structures including exterior veneers, internal partitions, lighting fixtures, elevators and equipment. "*

Project Conformance: After reviewing the results of extensive geologic investigations conducted by the project applicant on the Lytle Creek North project site and by adjacent property owners, the State of California has removed the entire project site, except for the northeastern most corner of the property, from the current Alquist-Priolo Map. Additional geologic studies for the project will be undertaken during the scope of the project. Development in the northeastern portion of the project site will require additional trenching to establish appropriate setbacks for buildings and other structures. All buildings and structures in Lytle Creek North will be designed and built to meet County and Uniform Building Code standards for seismic shaking.

General Plan Policy GE-12: *'Because liquefaction can cause devastating structural damage and because there is a high potential for saturation when the groundwater level is within the upper 50 feet of alluvial material, the County shall:*

- a. *Require that each site located within the Liquefaction Hazard Overlay, be evaluated by a licensed geologist prior to design, land disturbance or construction, for soil type, history of the water table's fluctuation and adequacy of the structural engineering to withstand the effects of liquefaction.*
- b. *Apply the Land Use Compatibility Chart for Liquefaction Areas (see Figure II-2 on page II-A1-9 in the San Bernardino County General Plan) when reviewing all discretionary and ministerial actions. "*

Project Conformance: According to geotechnical studies conducted on the project site, the potential for liquefaction is considered low. However, the potential for liquefaction to

occur within the project is evaluated in the accompanying EIR document.

General Plan Policy GE-13: *"Because of the potential for liquefaction impacts to existing structures, the County shall inventory and analyze such facilities in areas with liquefaction potential."*

Project Conformance: According to geotechnical studies conducted on the project site, the potential for liquefaction is considered low. However, the potential for liquefaction to occur within the project is evaluated in the accompanying EIR document.

General Plan Policy GE-16: *"Because of the potential relationship between seismic activity and landsliding effects, the County shall require that a seismic analysis be included as a part of landslide stability studies when required by the County Geologist."*

Project Conformance: A geotechnical study was prepared for the project site in October 1994. An additional seismic analysis, including a landslide stability analysis, was evaluated as part of the Lytle Creek North EIR document.

General Plan Policy GE-17: *"Because of limited specific information on the extent of subsidence in the County, the County shall: ...require that all site-specific geotechnical investigations conducted for proposed development include an assessment of potential impacts and mitigation measures related to expansive and reactive soils, and erosion."*

Project Conformance: The potential for areal subsidence is addressed in the accompanying EIR. It is anticipated that the recommended structural setbacks for habitable structures (as determined in the EIR) in the northeastern portion of the site will adequately mitigate any potential impacts associated with subsidence.

2.2.2 Flood

General Plan Policy FL-1: *"Because the County has entered into an agreement to participate in the National Flood Insurance Program (NFIP) which provides flood insurance within designated floodplains, the following shall apply:*

- a. *Floodway and Floodplain areas, as identified by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps and Flood Boundary Maps, shall be designated as Floodways (FW) on the Land Use Maps and Floodplain Overlays on the Hazards Overlay Maps.*
- b. *Designated floodway areas shall be preserved for nonstructural uses through restrictions of the FW land use district.*
- c. *All new development, including filling, grading and construction, proposed within designated floodplains shall require submission of a written assessment prepared by a qualified hydrologist or engineer, in accordance with the latest 'San*

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Bernardino County Hydrology Manual" and the various detention basin policies (see Policy FL-11), to determine whether the development will significantly increase flood hazard and to show that all new structures will be adequately protected. Development shall be conditioned on receiving approval of this assessment by the San Bernardino County Office of Surveyor, Land Development Engineer.

- d. *All new construction in the Floodplain Overlay areas shall be required to be flood-proofed and shall be located and designed to allow unrestricted flow of flood waters.*
- e. *The Land Use Compatibility chart for 100 Year Flood Plains (see Figure II-4 on page II-A2-2 in the San Bernardino County General Plan) shall apply when reviewing all discretionary and ministerial actions in the designated floodplain.*
- f. *Lands within flood plain areas may be developed with noncritical and nonessential uses, especially uses such as parks, trails, and open space.*
- g. *Known flood hazard information shall be provided with every discretionary ministerial action application.*
- h. *When no mapped data exists, existing topographical, watershed, and drainage course data shall be evaluated for a determination of potential flood hazard for every discretionary and ministerial action."*

Project Conformance: At present, a small portion of the project site located adjacent to Lytle Creek Wash is designated as Floodway (FW). However, as part of project-related improvements, as well as improvements associated with the Sunwest Material operations downstream, the Lytle Creek levee will be reconstructed and the portion of the site currently designated as FW will no longer be located within the floodway.

General Plan Policy FL-2: *"Because the FEMA mapping and studies do not yet identify all flood hazard areas in the entire County...site studies where development is proposed in areas tentatively identified as subject to flooding" shall be required. Construction shall be in compliance with the recommendations of the study.*

Project Conformance: Detailed hydrologic studies have been conducted for the project site by the project's hydrologic engineer. Project development includes rebuilding and improving portions of the existing Lytle Creek Wash levee to create a new, stronger and more durable levee that will remove portions of the project site from the existing floodway. In addition, the Applicant will coordinate with the County and Flood Control District to update all FEMA and County maps delineating the Lytle Creek Wash Floodway as necessary. Reconstruction of the levee and other project-related construction activities within the Lytle Creek Wash floodway will be conducted according to the recommendations of the project's hydrologic engineer.

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General Plan Policy FL-4: "Because substantial development has already occurred in floodways and floodplains, the County shall:

- a. Continue to identify **natural drainage courses** and designate **San Bernardino County Drainage Easements** as a means to preserve natural drainage flow paths and/or constructed drainage facilities.
- b. Require identification, improvement and upgrading of critical facilities in **flood hazard areas** through such measures as anchorage to prevent flotation, water tight barriers over openings, reinforcement of walls to resist water pressures, use of materials to reduce wall seepage and installation of pumping facilities for internal and subsurface drainage.
- c. Require implementation of flood protection measures when additions valued at 25% or greater of the original structure area proposed.
- d. Establish funding mechanisms when flood control facilities are warranted."

Project Conformance: Prior to development of the Lytle Creek North development, a small portion of the project site adjacent to Lytle Creek Wash was designated as Floodway (FW). However, as part of project-related improvements, as well as improvements associated with the Sunwest Material operations downstream, the Lytle Creek levee will be reconstructed. After the levee improvements have been installed, the necessary FEMA and County maps will be updated to remove the Floodway designation as appropriate.

General Plan Policy FL-5: *"Because individual developments may be subject to spot flooding from small streams or unmapped areas adjacent to mapped flood areas, the County shall require specific hydrology and hydraulic studies to be prepared at the time developments are proposed. These studies shall :*

- a. *Identify existing drainage conditions, upstream and downstream drainage conditions at build-out of the General Plan, and measures which must be taken within the development project or downstream from the project to preclude impacts on the proposed development or increased impacts to downstream development. These studies should be submitted and reviewed by the Land Management Department.*

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- b. *Fully account for all planned flood-control facilities within or adjacent to the project site. Where sections of flood-control facilities cannot be constructed, provision should be made for their ultimate construction, that is, rights-of-way reserved and construction funds secured. Additional interim facilities must be provided which will be able to handle the additional runoff from the proposed development until the planned flood control facilities are constructed.*"

Project Conformance: Hydrologic studies for the Lytle Creek North project have been conducted to identify existing drainage conditions (both upstream and downstream of the project site) and planned flood control facilities. The studies identified measures which must be taken within the development project or downstream from the project to preclude impacts on the proposed development or increased impacts to downstream development. The results of the hydrologic studies, as well as potential project-related impacts and appropriate mitigation measures, are included in the EIR which accompanies this PDP document.

General Plan Policy FL-6: According to Policy FL-6, *"Surface run-off from new development shall be controlled by on-site measures"* such as structural controls, restrictions regarding changes in topography, creation of impervious surfaces, and periods of construction such that run-off from developments will not result in downstream flood hazards.

Project Conformance: The storm drainage master plan for the project proposes a drainage system that is capable of accommodating the development and accomplishes the following:

- Interception and conveyance of tributary off-site drainage which is independent of the regional channel system.
- Maintenance of the drainage patterns as close to the original or natural occurring concentration points at the downstream boundaries.
- Removal of potential flood hazard zones with structural control measures.
- Mitigation of any increased discharges from the post-development site conditions to downstream off-site properties.
- Provision of adequate levels of flood protection to comply with federal standards and requirements through the use of local and regional flood control facilities.

General Plan Policy FL-8: "Because flood control and drainage measures are part of an overall community improvement program and should advance the goals of recreations, resource conservation, preservation of natural riparian vegetation and habitat, and the preservation of the scenic values of the County's streams and creeks, the County shall:

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- a. Consider ecological significance and aesthetic quality of natural drainage ways in the design of all drainage projects.
- b. Require that storm waters be used for groundwater recharge when possible and that existing groundwater recharge areas be considered for retention as unbuilt open areas.
- c. Preserve all existing "unlined" and "natural" drainage channels and water courses such as creeks and riverbeds and resource management areas or linear parks and recreation trails, whenever technically and economically feasible. Linear park and/or recreation trails shall be part of a master-planned system."

Project Conformance: Where feasible, the project has been designed to incorporate existing natural drainage patterns into the storm water drainage master plan, and to preserve the aesthetic qualities of natural drainage ways. For example, the project will preserve the natural Sycamore Creek drainage way within a natural open space corridor that crosses the entire project site. In fact, the overall concept for storm water management on the Lytle Creek North site utilizes a conveyance system for surface runoff rather than the alternative of a storage approach. This is appropriate for the project because of the proximity of the adjacent regional flood control channel.

The on-site storm drain system has been designed in accordance with the San Bernardino County Flood Control District standards and criteria. The storm drain system provides 100-year level of flood protection. The majority of the underground storm drain systems follow the natural topography and ultimately discharge into the creek.

General Plan Policy FL-11: *"Because the proliferation of detention basins is not desirable, safe or economical, the following policies and criteria shall be implemented:*

- *San Bernardino County Detention Basin Policy*
- *San Bernardino County Detention Basins Maintenance Financing Policy*
- *San Bernardino County Detention Basin Submittal Procedures*
- *Detention Basin Design Criteria for San Bernardino County"*

Project Conformance: The project is not proposing any detention basins at this time. However, if detention basins are planned at later phases of entitlement or development, all basins shall conform to the applicable San Bernardino County policies and criteria for detention basins.

2.2.3 Fire

General Plan Policy FR-1: *"Because an integrated approach is needed to coordinate the County's present and future needs in fire protection services in response to fire hazards and risks and to serve as a basis for program budgeting, identification and implementation of optimum cost-effective solutions, the County shall:*

- *Require applicants to prepare a site-specific fire protection plan, particularly in areas of high and very high fire risk.*
- *Require applicant to fund expansion of local fire protection services for large developments (PD's) in excess of 50 units."*
- *Implement monitoring of fire protection measures (such as fuels reduction) to prevent damage to biological habitats in chaparral areas.*

Project Conformance: As required by General Plan Policy FR-1, the Lytle Creek North project will incorporate a series of fire protection measures. These measures are identified in the EIR document that accompanies this PDP document. In addition, the project will be responsible for paying its fair share of local fire protection services.

General Plan Policy FR-2: *"Because expanding development boundaries have resulted in extensive fire hazards in wildland/urban intermix areas Countywide, the County shall:*

- a. *Apply the regulations of the "Greenbelt" Fire Safety Overlay Ordinance, as found in the Development Code, to all County areas subject to wildland/urban intermix fire hazards including all mountain and foothill areas; the provisions of the Hillside and Foothill Hazard Overlay Ordinances as found in the Development Code shall be incorporated into the Fire Hazard Overlay insuring that:*
 - i) *High fire hazard development shall incorporate careful site design, use of fire retardant building materials and landscaping, development and maintenance of fuel breaks and vegetation management programs, and provisions to limit public access to open space areas in order to minimize wildland fire hazard.*
 - ii) *Adequate and reliable water storage for community fire protection in hazardous areas is provided.*
 - iii) *Multiple access with minimum road design standards is required.*
 - iv) *Building densities on all sloping lands shall be limited to Greenbelt standards.*
 - v) *All subdivisions with slopes greater than 30% submit a Planned Unit or Planned Residential Development application.*
 - vi) *Clearances around structures and road widths in fire and geologic hazard areas as identified on the Hazard Overlay Maps should generally meet the following requirements:*

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- *New structures proposed on parcels of sufficient width (usually 60 feet or greater) should maintain a minimum 30-foot wide building separation.*
- *All structures should maintain a minimum of a 30-foot wide vegetation clearance area with some exceptions for ornamental landscaping and ground cover as recommended by the local fire authority.*
- *Public roadways should be developed with a minimum 40-foot wide right-of-way in the Mountains and a 50-foot wide right-of-way in the Valley and Desert, both with a minimum 26-foot wide paved way of travel. For privately maintained roads, the minimum should generally be no less than a 24-foot wide paving with no parking allowed, 30-foot paving with parking allowed on one side, or a 36-foot wide paving with parking allowed on both sides.*
- vii) *Pre-application conferences for all projects in fire hazard areas are required.*
- viii) *Incorporation of High Fire Hazard Area criteria in the review of proposed General Plan Amendments and in the development of Planning Area, Specific or Regional Plans is required. "*

Project Conformance: The regulations of the "Greenbelt" Fire Safety Overlay Ordinance, as defined in the County of San Bernardino Development Code, will be implemented by the Lytle Creek North project as they apply to on-site development.

General Plan Policy FR-4: *"Because fire exists as a hazard Countywide, the following requirements shall apply Countywide unless superseded by the more stringent requirements of the Fire Hazard Overlay:*

- a. *The following Peakload Water Supply System guidelines [see Figure II-5 on page II-A3-4 in the San Bernardino County General Plan] shall be met for all new development or be adequately served by water supplies for domestic use and community fire protection in accordance with standards as determined by the County and the local fire protection agency or authority.*
- b. *Provide adequate fire protection facilities and services in accordance with standards of the County and the local serving fire protection agency or authority for all development, existing and proposed.*
- c. *Require structures, features of structures or activities determined to be hazardous in terms of fire potential to be brought into conformance with current applicable fire and safety standards.*
- d. *Limit or prohibit development or activities in areas lacking water and fire fighting facilities.*

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- e. *Approve high intensity uses such as theaters, motels, restaurants, and schools, and uses requiring the handling or storage of large amounts of highly flammable materials only in areas with year round fire protection and adequate water systems with hydrants.*
- f. *Continue to evaluate and amend, as necessary, development standards for location, building separations, structural design and detection hardware.*
- g. *Require adequate visible designation of all streets, roads and buildings to the standards of the County Fire Warden or the local fire protection agency of authority.*
- h. *Plumb all new swimming pools and static water sources to allow connection to fire fighting equipment if requested by the County Fire Warden or the local fire protection agency or authority.*
- i. *The County shall assure that successive uses of individual buildings comply with appropriate building and fire standards.*
- j. *Known fire hazard information shall be included in the application for every discretionary or ministerial action.*
- k. *Encourage adoption of common standards for fire safety and building construction."*

Project Conformance: All development within the Lytle Creek North project will be designed to meet the peakload water supply flows as follows:

- Residential (2 du/ac - 4 du/ac): 1500 gallons per minute for 2 hours
- Residential (4 du/ac - 7 du/ac): 2000 gallons per minute for 2 hours
- Residential (7 du/ac - 12 du/ac): 2500 gallons per minute for 2 hours
- Residential (greater than 12 du/ac): 3000 gallons per minute for 3 hours
- Commercial: 3000 gallons per minute for 3 hours
- Industrial: 3500 gallons per minute for 3 hours

In addition, the project will pay the required County fire services fees for the various types of land uses planned within Lytle Creek North. Also, since the project site is currently devoid of existing buildings, all new buildings on-site will comply with the appropriate county, state, and federal building and fire standards. Any new swimming pools and static water sources within Lytle Creek North will be designed to allow connection to fire fighting equipment if requested by the County Fire Warden or the local fire protection agency or authority.

2.2.4 Wind/Erosion

General Plan Policy WE-1: *"Because wind poses a hazard to County land uses, high wind areas shall be mapped as a Hazard Overlay when sufficient data and mapping are available. State-of-the-art wind mitigation building standards, including roofing requirements, shall be applied to those areas. The County will also:*

- a. *Map high wind areas part of the hazard overlay.*
- b. *Conduct detailed mapping of potential blowsand hazard areas for use as a hazard overlay.*
- c. *Map potential wind erosion areas on the basis of soil characteristics for use as a hazard overlay.*
- d. *Adopt design measures for critical, essential, and high occupancy structures to minimize potential wind hazards such as damage to communication, utility, or structural features (e.g., glass facades).*
- e. *Adopt design and/or upgrade measures for facilities identified as susceptible to wind hazards (such as utilities and communications equipment) to minimize potential impacts."*

Project Conformance: The project site is situated in a high wind area. New construction within the project will incorporate wind mitigation design measures as necessary and comply with all applicable County standards for structures in high wind areas.

General Plan Policy WE-2: *"Because developments can add to the wind hazard, due to increased dust, the removal of wind breaks, and other factors, the County shall require developments in areas identified as susceptible to wind hazards which are subject to discretionary permits to address site-specific analysis of:*

- a. *Grading restrictions and/or controls on the basis of soil types, topography or season.*
- b. *Landscaping methods, varieties, and scheduling to maximize successful revegetation.*
- c. *Dust-control measures during grading, heavy truck travel, and other dust generating activities."*

Project Conformance: The Lytle Creek North project incorporates grading restrictions and controls, landscaping/erosion control methods, and dust-control measures to minimize the potential for erosion and increased atmospheric dust to occur due to project-

related development. These measures are included in Section 4.7.8, LANDSCAPE REQUIREMENTS, and Chapter 7.0, GRADING AND LANDFORM ALTERATION, in this PDP.

General Plan Policy WE-5: *"Because the San Bernardino County Flood Control District is responsible for debris basin construction and maintenance at the base of the mountains, development in these areas shall be coordinated with that agency."*

Project Conformance: Lytle Creek North, as it is currently proposed, does not include any debris basin. However, if a debris basin or basins are determined to be necessary at some future date, then construction and maintenance of the basin shall be coordinated with the San Bernardino County Flood Control District.

2.3 MAN-MADE HAZARDS

2.3.1 Noise

General Plan Policy NO-1: *"Because excessive noise can interfere with sleep, speech and health, yet can be mitigated to acceptable levels through land use design requirements:*

- a. *Areas within San Bernardino County shall be designated as "noise-impacted" if exposed to existing or projected future exterior noise levels from mobile or stationary sources exceeding the standards listed in Figures II-8 and II-9 (see p. II-B1-6 in the County General Plan).*
- b. *New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to the standards of Figures II-8 and II-9 (see p. II-B1-6 in the County General Plan).*
- c. *When industrial, commercial or other land uses, including locally-regulated noise sources, are proposed for areas containing noise-sensitive land uses, noise levels generated by the proposed use shall not exceed the performance standards of Figure II-9 within outdoor activity areas. If outdoor activity areas have not yet been determined, noise levels shall not exceed the performance standards of Figure II-9 at the boundary of areas planned or zoned for residential or other noise-sensitive land uses.*
- d. *Prior to approval of proposed development of new residential or other noise-sensitive land uses in a noise-impacted area or a new noise generating use in an area which could affect existing noise-sensitive land uses, an acoustical analysis shall be required. The appropriate time for requiring an acoustical analysis is during the environmental review process so that noise mitigation may be an integral part of the project design..."*

- e. *The County shall develop and employ procedures to ensure that requirements imposed pursuant to the finding of an acoustical analysis are implemented as part of the project review and building permit processes.*
- f. *The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC). Title 24 requires that an acoustical analysis be prepared for all new developments of multi-family dwellings, condominiums, hotels and motels proposed for areas within the 60 dB Ldn (or CNEL) contour of a major noise source for the purpose of documenting that an acceptable interior noise level of 45 dB Ldn (or CNEL) or below will be achieved with the windows and doors closed. UBC Chapter 35 requires that common wall and floor/ceiling assemblies within multi-family dwellings comply with minimum standards for the transmission of airborne sound and structure-borne impact noise.*

Project Conformance: Portions of the Lytle Creek North project may be subject to some external noise generating activities and sources. Likely noise generators in the vicinity of the project site include: Interstate 15, the Blockbuster Pavilion in Glen Helen Regional Park, Sunwest Materials mining operations to the south and southeast, and the Sheriff's shooting ranges. The potential for noise impacts from these and other sources on project area development is analyzed in the EIR which accompanies this PDP.

In designing the project, special consideration was given to siting land uses with respect to existing noise generators, especially the I-15 freeway and the Sunwest Materials mining operations. The project is designed to minimize potential impacts to noise-sensitive land uses by designating non-noise sensitive land uses (i.e., retail, general/service commercial, office/business park, light industrial, and passive park/open space uses) to parcels abutting the I-15 freeway. The ~~tone~~ residential areas (Planning Areas 9-11) which ~~abuts~~ abutting the I-15 is are planned to contain single family detached homes. These homes will incorporate special construction techniques, as necessary, such as double-paned and sealed windows to reduce interior noise levels to below a level of significance. In addition, it is anticipated that a sound attenuation wall and/or earth berm will be constructed along the boundary between the residential parcel and the I-15 right-of-way to help reduce exterior noise levels to below a level of significance.

Those residential areas on-site (i.e., Planning Areas 19, 20, and 21) that border the Sunwest Materials mining operations will be buffered from the mining by a 149-foot wide landscaped buffer. Approximately 42.5 feet of the buffer will occur on the Lytle Creek North project site, while the remainder of the buffer will be provided on the Sunwest Materials property. The buffer will consist of a 14-foot high manufactured slope with an average gradient of approximately 2:1. A six-foot high fence will be constructed at the top of the slope. This buffer, including the slope and the fence, will serve to reduce potential noise impacts.

The Lytle Creek North project shall incorporate all applicable County noise requirements, as well as State Noise Insulation Standards (California Administrative Code, Title 24), and Uniform Building Code (UBC) standards (Chapter 34 in the UBC). In addition, any multi-family dwellings, condominiums, hotels and motels, or other potential noise-sensitive uses which are proposed for areas situated within the 60 dB Ldn (or CNEL) contour of the I-15 freeway shall be required to submit a noise analysis to San Bernardino County that evaluates identifies potential noise impacts and includes measures to mitigate significant impacts as appropriate.

General Plan Policy NO-2: *"Because County residents are exposed to vehicular noise sources in excess of acceptable levels the County shall:*

- a. Actively support enforcement of existing sections of the California Vehicle Code relating to adequate vehicle mufflers and modified exhaust systems.*
- b. limit truck traffic in residential and commercial areas to designated truck routes; limit construction, delivery and through truck traffic to designated routes; and distribute maps of approved truck routes to County traffic officers."*

Project Conformance: Truck traffic within the Lytle Creek North project will be limited primarily to Glen Helen Parkway, the North Entry Drive, the West Entry Drive, and the portion of the Loop Road that connects the North Entry Drive with the West Entry Drive. The remainder of the Loop Roadway will be designated as off-limits to through truck traffic, except as required for local service, in order to minimize impacts to the planned residential development.

General Plan Policy NO-4: *"Because County residents are exposed to levels considered to be excessive from stationary sources such as industrial, recreational and construction activities as well as mechanical and electrical equipment, the County shall enforce the Hourly Noise Level Performance Standards for Stationary and other locally regulated sources through development and implementation of a noise ordinance that will:...*

- ...Require any project (new construction or additions) to meet the County Noise Ordinance standards as a condition of building permit approval.*
- ...Require developers to depict on any appropriate development application review, (i.e. zone change, subdivision, site approval, site plan and building plans) any potential noise sources known at the time of submission and mitigation measures that insure these noise sources meet County Noise Ordinance Standards...*
- Condition subdivision approval adjacent to any developed/occupied noise sensitive land uses by requiring the developer to submit a construction related noise mitigation plan to the County for review and approval prior to issuance of grading permit. The plan must depict the location of construction equipment and*

how the noise from this equipment will be mitigated during construction of this project..."

Project Conformance: All construction within Lytle Creek North shall meet County Noise Ordinance standards as a condition of building permit approval. In addition, plans for development application review (i.e., zone change, subdivision, site approval, site plan, and building plans) shall identify any potential noise sources known at the time of plan submission (if such information is available and relevant to the application being processed). These plans will also identify any mitigation measures necessary to insure that these noise sources meet County Noise Ordinance Standards. Finally, prior to issuance of a grading permit for any subdivision(s) located adjacent to any developed/occupied noise sensitive land uses, the developer of the subdivision(s) shall be required to submit a construction related noise mitigation plan to the County for review and approval. The noise mitigation plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during project construction.

2.3.2 Aviation Safety

The project does not propose an airport nor any aviation-related uses. In addition, the closest airport to the site is the Art Scholl Memorial/Rialto Municipal Airport, which is located approximately 3.5 miles directly south of the Lytle Creek North project site at 1554 Linden Avenue in the City of Rialto.

The project site is not located within a designated Safety Overlay District and, as such, the General Plan Aviation Safety Goals and Policies are not applicable to this project.

2.3.3 Hazardous Waste/Materials

General Plan Goal B-12: *"To protect vital groundwater resources for present and future beneficial uses (G-5-4).*

General Plan Goal B-14: *"To minimize the threat to residential areas from the use of hazardous materials (G-6-3).*

General Plan Goal B-15: *"To ensure that businesses locating within the County incorporate available risk management and waste minimization practices into their operations. (G-8-1).*

General Plan Goal B-16: *"To minimize the risk of exposure to hazardous substances by the residential and immobile populations. (G-8-2).*

Project Conformance: The project site is located within the Lytle Ground Water Basin. As part of the accompanying Environmental Impact Report which has been prepared for this project, potential impacts to ground water have been analyzed. Development in Lytle Creek North will be required to comply with the regulations of the federal National

Pollution Discharge Elimination System (NPDES) program. In California, these regulations are administered by the State Water Resources Control Board (SWRCB) under its NPDES storm water program. If warranted, Best Management Practices (BMPs) that comply with the federal regulations will be implemented for individual tracts.

Depending upon which water purveyor ultimately provides water service to Lytle Creek North, the project could potentially utilize on-site wells to supplement the project's domestic water supplies. In any event, whichever water purveyor serves the project shall be required to meet all of the conditions and requirements established by the SWRCB. Therefore, the Lytle Creek North project is not expected to result in degradation of groundwater due to pollution or contamination.

Regarding hazardous materials, it is not anticipated that hazardous materials will be generated by the proposed project or stored within the project on-site. Therefore, potential threats to residential and immobile populations (including both on-site and off-site populations) are anticipated to be minimal. Businesses electing to locate within Lytle Creek North will be encouraged by the project master developer to incorporate risk management and waste minimization practices into their operations as feasible.

2.4 NATURAL RESOURCES

2.4.1 Biological

General Plan Goal C-6: "Preserve rare and endangered species and protect areas of special habitat value."

Project Conformance: The project will preserve ~~66.3~~ 75.3 acres as natural open space. Most of this acreage will be preserved in a continuous swath of land that includes the Sycamore Creek drainage corridor, as well as a 21-acre passive community park. This open space will protect several different vegetation types, including riversidean sage scrub (a sensitive plant species), Mojavean juniper woodland, northern mixed chaparral, and mulefat scrub vegetation.. Using information obtained during comprehensive biological surveys conducted on-site during 1993, 1994, and 1997, the Environmental Impact Report which accompanies this document evaluates the potential for significant impacts to occur to rare and endangered species as a result of project implementation. Measures to preserve and/or mitigate for potential impacts to rare and endangered species are identified in the mitigation monitoring program.

General Plan Goal C-7: "Conserve populations and habitats of commonly occurring species."

Project Conformance: The natural open space areas in the Lytle Creek North project will provide habitat for populations of commonly occurring species, including: several types of amphibians; various reptiles such as the western fence lizard, coastal western

whiptail, and side-bloched lizard; California quail, greater roadrunner, Costa's hummingbird, Anna's hummingbird, mourning dove, and numerous other species of birds; and a variety of small mammals — bats, the California pocket mouse, the California ground squirrel, desert cottontail, etc. Larger mammals (e.g., coyote, bobcat, mule deer, etc.) searching for water (e.g., Sycamore Creek) are expected to utilize the open space areas sporadically.

The Environmental Impact Report which accompanies this document evaluates the potential for significant impacts to occur to rare and endangered species as a result of project implementation.

General Plan Goal C-8: *"Establish plans for long term preservation and conservation of biological resources."*

Project Conformance: Approximately 66 75 acres of land in Lytle Creek North will be preserved in perpetuity as natural open space. This acreage will provide for the long term preservation of several types of vegetation on-site, including: Mojavean juniper woodland, northern mixed chaparral, mulefat scrub, and Riversidean sage scrub. In addition, the open space land use designation will ensure the protection and preservation of the on-site portion of the Sycamore Creek drainageway.

General Plan Goal C-9: *"Establish mitigation monitoring programs."*

Project Conformance: An Environmental Impact Report (EIR) has been prepared under the direction of San Bernardino County Staff to assess the potential for significant environmental impacts to occur as a result of project implementation. The EIR also identifies appropriate mitigation measures when necessary. As part of the environmental review process, the State of California requires that a mitigation monitoring program be developed and implemented. In conjunction with the Lytle Creek North EIR, a mitigation monitoring program has been prepared that complies with state and county laws and requirements.

General Plan Policy BI-1: *"Because all rare, endangered, threatened, and candidate species' habitats require management for preservation, the following shall be implemented:*

- a. *The Biotic Resource Overlay shall be applied to areas which have been identified by a County, State or Federal agency as habitat for species of rare, threatened, endangered, or candidate, plants and animals. The Overlay shall be amended at least annually to include new areas of habitat and to delete areas found not to be habitat.*
- b. *All proposed Land Use Map changes and discretionary land use proposals for areas within the Biotic Resource Overlay, or Open Space Mapping on the Resources Overlay shall be accompanied by a report that identifies all biotic resources located on the site and those on adjacent parcels, which could be*

adversely affected by the proposal. The report shall outline mitigation measures designed to eliminate or reduce impacts to identified resources...

- c. *The conditions of approval of any land use application shall incorporate the identified mitigation measures to protect and preserve the habitats of the identified species.*
- d. *The following management policies will be applied to all proposed Land Use Map changes and discretionary land use proposals within Biotic Resource Overlay areas as recommended in the required Biological Resource Report.*
 - i) *Provide for mitigation measures that would reduce impacts to populations where feasible.*
 - ii) *Provide for mitigation measures that would reduce impacts to habitat areas due to encroachment of incompatible land uses or fragmentation of habitat areas, where feasible.*
 - iii) *Provide for mitigation measures that enhance populations where feasible.*
 - iv) *Provide for mitigation measures that enhance habitat areas, such as buffer areas, where feasible."*

Project Conformance: Biological studies of the project site were undertaken in 1993 and 1994, and an in-depth analysis was conducted in 1997. As a result of these surveys, it was determined that the San Bernardino Kangaroo Rat (SBKR) could be found to occur in the active Lytle Creek Wash and in an area of Riversidean sage scrub located adjacent to the wash with low density cover (10% or less). No SBKR individuals were captured on the adjacent benches where a thick cover (50% or higher) of sage scrub species exists. Typically, SBKR display a strong habitat preference for open active wash areas. At present, the United States Fish and Wildlife Service lists the SBKR as endangered under an emergency rule. In addition, the California Department of Fish and Game lists the SBKR as a "Species of Special Concern." Potential impacts to SBKR have been assessed in the Environmental Impact Report (EIR) which accompanies this PDP document. The EIR also evaluated the potential for impacts to occur as a result of the loss or reduction of sensitive plant species on-site.

General Plan Policy BI-2: *"Because listed and candidate species and their habitats exist throughout the County and may occur in areas not included in the Biotic Resource Overlay, all of the provisions of policy BI-1 may be applied elsewhere in the County."*

Project Conformance: The issue of listed and candidate species and their habitats as they related to the project site is addressed in the Environmental Impact Report for this project. Measures to preserve and/or mitigate for potential impacts listed and candidate species and their habitats are identified in the mitigation monitoring program.

General Plan Policy BI-3: *"Because species occurrences may be adversely affected by land use approvals, provisions of Policy BI-1 may be applied in areas supporting these species if it can be*

shown that the species is "threatened" as that term is used in the Federal Endangered Species Act. "

Project Conformance: Biological analyses were conducted for the Lytle Creek North property in 1993 and 1994. An even more in-depth analysis consisting of on-site focused surveys was conducted in 1997. This most recent survey determined that the San Bernardino Kangaroo Rat (SBKR) could be found to occur in the active Lytle Creek Wash and in an area of Riversidean sage scrub located adjacent to the wash with low density cover (10% or less). The species was not found anywhere on the benches located adjacent to the wash where there exists a thick cover (50% or higher) of sage scrub. Typically, SBKR display a strong habitat preference for open active wash areas. At present, the United States Fish and Wildlife Service lists the SBKR as endangered under an emergency rule. Potential impacts to SBKR have been assessed in the Environmental Impact Report (EIR) which accompanies this PDP.

General Plan Policy BI-4: *"Because the quality of life is related to the variety and abundance of all species, commonly occurring species shall be conserved. The following policies shall be incorporated into the conditions of approval for all proposed discretionary land use proposals:*

- a. *Regulate land clearing to reduce soil loss due to erosion pursuant to the Plant Protection and Management Ordinance and erosion control regulations.*
- b. *Minimize grading and cut and fill operations to reduce soils and vegetation loss.*
- c. *Limit operations of Off-Highway Vehicles to approved areas and times of operation to minimize soil and vegetation loss.*
- d. *Restrict encroachment of incompatible land uses on natural areas, including drainage courses and open space areas shown on the Resources Overlay.*
- e. *Encourage infilling of vacant land where urban levels of service are available.*
- f. *Implement an abatement program to mitigate tree mortality. "*

Project Conformance: The comprehensive approach used in planning and designing the Lytle Creek North project ensures compliance with General Plan Policy BI-4. For example, the Grading Plan is designed to minimize on-site grading, especially the amount of cut and fill required for the earthwork to balance. In addition, substantial thought has been given to siting compatible land uses adjacent to areas planned for designation as Open Space. The existing Sycamore Creek drainage will be preserved in Open Space, as will most of the steep slopes in the northeastern portion of the site. The 21-acre passive park will encompass a segment of the Sycamore Creek drainageway, and also help to buffer the creek from adjacent planned residential land uses. The passive park and open space areas on-site will allow for enhancement of portions of the Sycamore Creek

drainageway with riparian plant species, in addition to preserving other natural and biological resources include Riversidean sage scrub vegetation and steep hillsides.

Development of the project site makes sense from a land use standpoint, because a portion of the property currently has access from Glen Helen Parkway. Furthermore, regional access to the site is readily available from the I-15 Freeway. Therefore, although the project is not actually an infill project, it is impacted by existing transportation routes (i.e., Glen Helen Parkway and the I-15 Freeway) and, therefore, is a logical site for development. Also, the project will continue the development patterns already occurring along the rapidly developing I-15 Freeway corridor. Additionally, the Lytle Creek North project is designed to meet all County urban level of service requirements.

2.4.2 Cultural/Paleontological

General Plan Goal C-10: "Identify and protect important archaeological and historic cultural resources."

Project Conformance: A review of the existing available cultural resource surveys conducted on the Lytle Creek North project site identified one historically significant site in the project vicinity. However, this identified site is located outside of the project boundary and will not be impacted by development or construction activities within Lytle Creek North.

General Plan Goal C-11: "When such resources cannot feasibly be preserved in place, preserve the information they contain through implementation of appropriate data recovery programs."

Project Conformance: No important archaeological or historic cultural resources have been identified within the project site.

General Plan Goal C-12: "Ensure that management objectives for cultural resources avoid or minimize potential conflicts with traditional Native American beliefs and concerns."

Project Conformance: No known cultural resources have been identified on the project site. If, however, cultural resource artifacts are unearthed during project-related grading activities on-site, grading in the immediate vicinity of the artifacts shall be halted (and grading temporarily rerouted to other areas of the project site, if and as appropriate). Once this has occurred, an archaeologist certified by the Society of Professional Archaeologists (SOPA) shall be consulted to make a determination as to the importance of the artifacts. Mitigation (e.g., avoidance, capping, removal, documenting, etc.) will be required if the artifacts are found to be "important archaeological resources" as defined per Appendix K of the California Environmental Quality Act. If the artifacts have Native American significance, local Native American representatives shall be consulted as well. Grading will not be permitted to resume in the immediate vicinity of the find until strategies for treatment/mitigation of the artifacts and the find have been identified and approved by the County.

General Plan Policy CP-1: *"Because portions of some Planning Areas of the County have been determined to have known cultural resource sensitivity and have been mapped on the Natural Resource Overlay Maps, the following measures are required for projects located within the mapped Cultural Resource Overlay areas:*

- a. *A cultural resources field survey and evaluation prepared by a qualified professional shall be required with project submittal. The format of the report and standards for evaluation shall follow the Guidelines for Cultural Resource Management Reports submitted to the San Bernardino County Office of Planning.'*
- b. *Mitigation of impacts to important cultural resources shall follow the standards established in Appendix K of the California Environmental Quality Act Guidelines, as amended to date."*

Project Conformance: No important archaeological or historic cultural resources have been identified within the project site.

General Plan Policy CP-3: *"Because archaeological and historic resources occur in all environmental and topographic contexts, including many areas not mapped in the Cultural Resource Overlay on the Resource Overlay Maps, all land-use applications in Planning Areas lacking Cultural Resource Overlays and in lands outside of Planning Areas that involve disturbance of previously undisturbed ground, shall be subject to review of potential impacts to cultural resources as follows:*

- a. *A preliminary cultural resource review shall be conducted by the Archaeological Information Center at the San Bernardino County Museum prior to application acceptance.*
- b. *Should the preliminary review indicate the presence of known cultural resources or moderate to high sensitivity for the potential presence of cultural resources, a field survey and evaluation prepared by a qualified professional shall be required with project submittal. The format of the report and standards for evaluation shall follow the Guidelines for Cultural Resource Management Reports submitted to the San Bernardino County Office of Planning'.*
- c. *Mitigation measures for impacts to important cultural resources shall follow the standards established in Appendix K of the California Environmental Quality Act Guidelines, as amended to date."*

Project Conformance: A preliminary cultural resource review of the project site was initiated in December 1988 with a request to the Archaeological Information Center at the San Bernardino County Museum. Neither the preliminary cultural resource review or the later on-site surveys and field studies for the property indicated the presence of any

known cultural resources, nor did they identify any areas on-site with a moderate to high sensitivity for the potential presence of cultural resources.

General Plan Policy CP-4: *"Because the underlying purpose of both avoidance/preservation in place and data recovery as forms of mitigation of impacts to cultural resources is preservation of information and heritage values such resources contain, standards for reporting, curation, and site avoidance are as follows:*

- a. *Site record forms and reports of surveys, test excavations, and data recovery programs shall be filed with the Archaeological Information Center at the San Bernardino County Museum, and shall be reviewed and approved in consultation with that office.*
 - i) *Preliminary reports verifying that all necessary archaeological or historical fieldwork has been completed shall be required prior to project grading and/or building permits.*
 - ii) *Final reports shall be submitted and approved prior to project occupancy permits. "*
- b. *Any artifacts collected or recovered as a result of cultural resource investigations shall be catalogued per County Museum guidelines and adequately curated in an institution with appropriate staff and facilities for their scientific information potential to be preserved.*
- c. *When avoidance or preservation of an archaeological site or historic structure is proposed as a form of mitigation, a program detailing how such long-term avoidance or preservation is assured shall be developed and approved prior to conditional approval. "*

Project Conformance: An archaeological survey of the subject property was conducted by Archeological Resources Management Corporation and a report prepared in January 1990. The report was later updated and revised (July 8, 1994). The survey report covered a larger area than just the Lytle Creek North project site. However, no cultural resources were identified within the Lytle Creek North property. Copies of this report are on file with the Archaeological Information Center at the San Bernardino County Museum.

General Plan Policy CP-5: *"Because contemporary Native Americans have expressed concern over the handling of the remains of their ancestors, particularly with respect to archaeological sites containing human burials or cremations, artifacts of ceremonial or spiritual significance, and rock art, the following actions shall be taken when decisions are made regarding the disposition of archaeological sites that are the result of prehistoric or historic Native American cultural activity:*

- a. *The Native American Heritage Commission and local reservation, museum, and other concerned Native American leaders shall be notified in writing of any proposed evaluation or mitigation activities that involve excavation of Native American archaeological sites, and their comments and concerns solicited.*
- b. *The concerns of the Native American community shall be fully considered in the planning process."*

Project Conformance: No known cultural resources have been identified on the project site. If, however, cultural resource artifacts that have Native American significance or Native American human remains are unearthed or discovered during grading operations on-site, then grading shall be halted and local Native American representatives consulted immediately to ensure that the concerns of the Native American community are fully considered in the planning process. Grading shall not resume until the County, with input from local Native American representatives, have agreed on appropriate mitigation measures and/or the reburial of any human remains.

General Plan Goal C-13: *"Ensure that significant paleontologic resources exposed during grading for development are recovered and preserved for their scientific value."*

Project Conformance: A paleontological field survey of the property was conducted in January 1989 by Robert E. Reynolds of the San Bernardino County Museum in which no paleontological resources were identified. Although the paleontologic potential of the site was determined to be low, it is possible that paleontological resources could be recovered subsurface in fine-grained sediments within older alluvium and older fanglomerates on-site. If vertebrate fossils are located during grading of the new development, the San Bernardino County Museum shall be contacted for a determination as to whether the fossil resources should be documented, recovered, and/or removed.

General Plan Policy CP-6: *"Because development activities that involve substantial grading in areas of known or potential paleontologic sensitivity have the potential to destroy significant fossil resources, such projects mapped on the Paleontologic Overlay shall be subject to the following standards:*

- a. *In areas of potential but unknown sensitivity, field surveys prior to grading shall be required to establish the need for paleontologic monitoring.*
- b. *Projects requiring grading plans that are located in areas of known fossil occurrences on the overlay, or demonstrated in a field survey to have fossils present, shall have all rough grading (cuts greater than three feet) monitored by trained paleontologic crews working under the direction of a qualified professional, in order that fossils exposed during grading can be recovered and preserved. Fossils include large and small vertebrate fossils, the latter recovered by screen washing of bulk samples.*

- c. *All recovered specimens shall be prepared to the point of identification and adequately curated into retrievable collections of an institution with appropriate staff and facilities for their scientific information potential to be preserved.*
- d. *A report of findings with an itemized accession inventory shall be prepared as evidence that monitoring has been successfully completed. A preliminary report shall be submitted and approved prior to granting of building permits, and a final report shall be submitted and approved prior to granting of occupancy permits. The adequacy of paleontologic reports shall be determined in consultation with the Curator of Earth Science, San Bernardino County Museum."*

Project Conformance: The Lytle Creek North property is not mapped on the Paleontologic Overlay.

2.4.3 Air Quality

General Plan Policy AQ-14: *"Because reduced emissions are promoted by the use of bicycles and pedestrian facilities as alternative forms of transportation, the County shall provide bicycle and pedestrian pathways to encourage nonmotorized trips as follows:*

- a. *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."*

Project Conformance: Pedestrian walkways and bicycle trails are integrated into the overall land use plan for Lytle Creek North. Each of the project's key streets (i.e., Glen Helen Parkway, the Loop Roadway, and the West/North Entry Drive), include a pedestrian walkway in a landscaped parkway. Additionally, a joint use pedestrian/bike trail traverses the length of Lytle Creek Wash on site. Connections between this joint use trail (i.e., the "Lytle Creek Trail") and the project's internal trail system are provided at periodic intervals along Lytle Creek Wash. Trail connections between the project's internal trail system and the Lytle Creek Trail, also extend to meet up with the County's Regional Trail system. This comprehensive system of internal, local, and regional pedestrian ways and bike trails, is expected to promote and facilitate nonmotorized vehicle use within Lytle Creek North.

General Plan Goal C-17: *"A pattern of land uses which can be efficiently served by a diversified transportation system and land development projects which directly and indirectly generate the minimum feasible air pollutants."*

Project Conformance: The Lytle Creek Wash land use plan is designed to facilitate both vehicular and non vehicular movement through and within the project. The 43.4 32.7 acres of Commercial development are located in proximity to the 435.7 acres of on-site residential uses — close enough to promote walking and biking between these uses. The two parks and the elementary school site are centrally located within the project, and are

easily reached by the generous pedestrian paths and bike trails that tie the entire project together. Furthermore, the project is designed to accommodate bus transportation when said service becomes available.

General Plan Policy AQ-22: *"Because congestion resulting from increased growth is expected to result in a significant increase in the air quality degradation of the air basin, the County may manage growth by insuring the timely provision of infrastructure to serve new development..."*

Project Conformance: The infrastructure improvements necessary to adequately support the Lytle Creek North project will be constructed concurrently with, or prior to the actual need for such infrastructure, and in substantial conformance with the Phasing Plan contained in Chapter 11.0, PRELIMINARY PHASING, of this PDP. In order to ensure that growth is controlled and steady, the project is being built-out in three phases over a five to ten year period. This phased approach is expected to minimize local and regional impacts resulting from project implementation.

General Plan Policy AQ-23: *"Because a more even distribution between jobs and housing will result in fewer vehicle trips and vehicle miles traveled, the County shall manage growth in order to create a more efficient urban form as follows:*

- a. *Manage growth through new development and redevelopment project reviews and actions" (such as):*
 - *Project review procedures, ensuring that site design allows for alternative modes of transportation (bus stops, bus turnouts, bikeways, pedestrian routes, etc.)*
 - *Phasing growth to ensure that job expansion and housing production occur at a targeted pace.*
 - *Indexing residential development in housing-rich areas to commercial/ industrial construction or availability.*
 - *Encouraging community commercial development.*
 - *Providing density/intensity bonuses to projects which improve housing/jobs balance.*
 - *Encouraging Planned Unit Development.*
 - *Giving incentives for employer-provided housing.*
 - *Providing subsidies to attract new businesses.*
 - *Utilizing tax exempt bond financing to encourage job-creating businesses.*
 - *Providing infrastructure improvements and/or land for industrial and commercial development.*
- b. *Improve growth management at a subregional level in relation to major activity centers as new development occurs by:*
 - *Allowing/encouraging intensified development around transit nodes and along transit corridors.*

- *Using urban limit lines or phasing areas to manage growth.*
- c. *Continue support for and consider expansion of the Baldy View Public/Private Coalition (CLOUT) demonstration project to incorporate: incentive oriented tax credits; loan programs; small business development programs; and complementary land use policies, all aimed at improving the jobs/housing balance in the western San Bernardino/eastern Los Angeles Counties area.*
- d. *Develop and adopt an agreement among the participating jurisdictions as to mutually acceptable approaches to improve and maintain jobs/housing balance."*

Project Conformance: The 645.4-acre Lytle Creek North project is being developed as a "Planned Development". Ultimately, the project will accommodate a variety of residential, community commercial, open space, park and recreation, and school uses in a carefully designed, master planned community. Lytle Creek North will be built-out in three phases over a five- to ten-year time frame. This phased development will ensure that job expansion and housing production occur at a targeted pace, resulting in controlled, balanced growth.

The project will include ~~43.4~~ 32.7 acres of Commercial development, with the potential for an additional 10.7 acres (PA 1 & PA 2 overlay), located along the I-15 freeway corridor and Glen Helen Parkway. This development will accommodate a mix of retail, general/highway commercial, office/business park, and light industrial uses. At project build-out, the Community Commercial development is expected to meet some of the shopping and employment needs of project area residents, thereby helping to create a balance between the number of jobs generated by the project and the number of homes built on-site.

In addition to the careful mix of uses, the project is designed to foster use of alternative modes of transportation. A system of pedestrian walkways, bicycle trails, and ~~equestrian~~ joint-use paths is integrated into the overall project. In addition, the project can easily accommodate bus stops and bus turnouts should bus service to the project site be provided by one or more of the public transportation agencies.

The project will rezone the project size from "Resource Conservation" and "Floodway" to "Planned Development." The proximity of the Commercial development to the I-15 freeway and the site's access via the Sierra Avenue and Glen Helen Parkway interchanges is expected to prove desirable to businesses seeking freeway frontage and exposure. The project will provide the infrastructure improvement necessary to adequately serve the planned Commercial development.

The project concentrates development along the I-15 freeway corridor which is rapidly urbanizing. Concentrating new development along this corridor will accommodate new growth, without encouraging "patch work" development or construction in rural areas without any existing infrastructures, or development of important agricultural lands.

General Plan Policy AQ-24: *"Because some land uses support populations that are especially sensitive to air contaminants (such as schools and hospitals), the County shall support a regional approach to regulating the location and design of land uses which are especially sensitive to air pollution as follows:*

- a. *Participate with the SCAQMD in jointly formulating appropriate standards for regulating the location and protection of sensitive receptors (schools, day care facilities, hospitals and the like) from excessive and hazardous emissions."*

Project Conformance: Lytle Creek North has been carefully designed so that the elementary school site is located in the central portion of the community, away from the more intense uses associated with the I-15 freeway corridor and the Commercial development areas on-site. The school site is surrounded on three sides by detached residential uses and an 8.0-acre park site, and on the fourth side by a portion of the Loop Roadway. The residential and park uses will serve as physical barriers between the school and the more intensive land uses along the I-15 freeway. Because the Loop Roadway is not a through street, trucks and other heavy vehicles are not expected to use the segment of the Loop Roadway that fronts on the elementary school site on a regular basis. Rather, use of the Loop Roadway will most likely be limited to vehicles accessing the school site and the residential portions of the Lytle Creek North project.

General Plan Policy AQ-25: *"Because the interrelationship of land use and transportation has a significant effect on air quality, the County shall integrate air quality planning the land use and transportation process as follows:*

- a. *Locate and design new development in a manner that will minimize direct and indirect emission of air contaminants through such means as:*
 - *Promoting community commercial development to reduce the length and frequency of vehicle trips.*
 - *Providing for increased intensity of development along existing and proposed transit corridors.*
 - *Providing for the location of ancillary employee services (including but not limited to child care, restaurants, banking facilities, convenience markets) at major employment centers for the purpose of reducing midday vehicle trips."*

Project Conformance: The project complies with the objectives of General Plan Policy AQ-25 in several ways. First, the project includes ~~43.4~~ 32.7 acres of community commercial development that will help reduce the length and frequency of vehicle trips. Second, the project creates an area of intensified development (i.e., Commercial and residential development) along the existing freeway corridor. Finally, the project's mix of retail, general/highway commercial, office/business park, and light industrial uses will provide on-site employment and shopping opportunities. The development regulations

for the Commercial land use district permit a wide variety of uses including, but not limited to, child care, restaurants, baking facilities, and markets.

2.4.4 Water

General Plan Goal C-29: *"Approve new development conditioned on the availability of adequate and reliable water supplies and conveyance systems."*

Project Conformance: The West San Bernardino County Water District or other local water purveyor will provide water service to the proposed project.

General Plan Policy WA-3: *"Because the development approval process may be dependent upon the location and size of water distribution facilities and the timing of their use, the responsible authority and the County shall:*

- a. *Consider the effect of development proposals and whether or not they should include the phased construction of water production and distribution systems; hydrologic studies may be required as appropriate.*
- b. *The County DEHS will continue to show that adequate and reliable water supply is verified in conformance with responsibilities assigned by State law and the Cooperative Operating Agreement between County DEHS and State Department of Health.*
- c. *Utilize the Cooperative Operating Agreement between the State Department of Health and the County DEHS to monitor and provide information to the responsible authorities on a continual basis, compile annual reports on the capacity and condition of distribution systems, and develop contingency plans for water resource management.*
- d. *Develop a systematic, ongoing assessment of regional and local water supply needs and capabilities to serve planned land uses as defined in the General Plan.*
- e. *Coordinate with the State Department of Health, Public Water Supply Branch (San Bernardino), and obtain the annual reports of large public water systems Countywide as they become available.*
- f. *Monitor future development to ensure that sufficient local water supply or alternative imported water supplies can be provided.*
- g. *Cooperate with Special Districts (Board-governed and self-governed), independent water agencies and the cities, to assist in the planning and construction of new water supply and distribution facilities on the basis of the Cities' and County's adopted growth forecasts.*

- h. *Cooperate to provide the consistency of water supply and distribution facilities with the Capital Improvement Programs of the County and other public agencies pursuant to Government Code Section 65403. "*

Project Conformance: The project and/or local water purveyor will construct all necessary water supply and distribution facilities. Such facilities will be phased as necessary to meet the anticipated timing and phasing of new development within Lytle Creek North. Construction of the necessary storage and off-site supply facilities is included as part of the West San Bernardino County Water District Capital Improvements Program and will be financed through district water connection fees. Up-front costs paid by the project applicant (Lytle Development Company) will be credited towards future connection fees, resulting in a net overall equivalent cost.

General Plan Policy WA-4: *"Because water resources are limited, and the use of reclaimed wastewater and other non-potable water will play an important part in conserving water supplies, the County shall encourage the responsible authority to:*

- a. *Require water reclamation systems and the use of reclaimed wastewater and other non-potable water to the maximum extent feasible for:*
- i) *Agricultural uses*
 - ii) *Industrial uses*
 - iii) *Recreational uses*
 - iv) *Landscape irrigation*
 - v) *Groundwater recharge projects*
- b. *Apply water conservation and water reuse (reclamation) measures which are consistent with policies/regulations on wastewater. "*

Project Conformance: The project will utilize reclaimed water as feasible for parks, landscaped parkways, and other public area landscaping, provided that the reclaimed water systems and services are available at the time of the necessary improvements are designed, built, and installed.

General Plan Policy WA-5: *"Because long term local or regional area-wide commitments to water supply and distribution services are necessary for the orderly development of urban areas, the County shall:*

- a. *Encourage new development to locate in those areas already served or capable of being served by an existing approved domestic water supply system, with priority given to those areas suitable for infill development.*
- b. *Include water supply and distribution facilities as one of the required services in the Improvement Level (IL) system which is part of the General Plan and as designated on the Infrastructure Overlay Maps. "*

Project Conformance: The project site is undeveloped and is not currently served by any water district or existing water infrastructure. It is anticipated that either the West San Bernardino County Water District or other local water purveyor will provide water service to the project. Project-related development will require the construction of domestic water transmission facilities, including storage and off-site supply facilities, in order to serve peak day demands plus fire flow.

General Plan Policy WA-6: *"Because water conservation measures are an essential element in water management practices necessary to meet present and future needs, the following shall be implemented by the County:"*

- *Require low-volume flush toilets and low flow plumbing fixtures as conditions of approval for all new development pursuant to the Uniform Plumbing Code and State requirements.*
- *Require new development to utilize water conservation measures recommended by the water agency or purveyor which supplies the development with water.*
- *Encourage landscape and irrigation plans which use water conserving irrigation systems and landscape design utilizing the following features:*
 - i) *Minimize the use of water through the use of automatic tensiometers and automatic rain sensors, and give attention to weather conditions and other water-use minimizing techniques.*
 - ii) *Incorporate low-output sprinkler heads and drip irrigation systems.*
 - iii) *Minimize runoff and evaporation.*
 - iv) *Maximize the use of drought-tolerant or low-water-use plants.*
 - v) *Use mulch and topsoil to improve the water holding capacity of the soil.*

Project Conformance: Conformance will be achieved through the Uniform Building Code (UBC) and Uniform Plumbing Code (UPC). Landscape plans will reflect drought tolerant plantings and liberal use of hardscape material. The water conservation policies of the Water Company, as stated in the company policy documents, will supplement County development requirements.

General Plan Policy WA-7: *"Because certain types of major industrial or commercial development have the potential to consume vast quantities of water, a program shall be developed with the responsible authority to require such uses to recycle and/or provide offsets for water consumed via purchase of imported supplies or contribution to future conveyance systems."*

Project Conformance: Commercial and industrial development within Lytle Creek North will comply with any requirements established or programs initiated by the County or the local water purveyor regarding recycling water and/or providing offsets for water

consumed via purchase of imported water supplies or contribution to future conveyance systems.

General Plan Policy WA-8: *Because more and more water resources require treatment before they can be used, the County and responsible authority shall:*

- *Assist in the development of groundwater quality management plans with emphasis on protection of the quality of underground waters from non-point pollution sources.*
- *Protect drinking water supply and groundwater through the regulation of well construction and destruction.*
- *Cooperate with local sewerage agencies to encourage the development of general sewerage plans for the urbanizing areas to protect groundwater quality.*
- *Work with Regional Water Quality Control Boards to establish uniform criteria for appropriate sewerage options for new development.*
- *Cooperate with State, regional and responsible authorities to expand water sampling programs to determine ambient groundwater quality conditions affecting public, agricultural, and private wells. Identify the sources, extent and types of organic and inorganic groundwater contaminants, and evaluate their impacts to the groundwater resources.*
- *Establish setbacks from ephemeral and perennial streams regulating the location of septic systems, habitable structures, and other impervious or potentially polluting uses.*

Project Conformance: The project will collect wastewater through a backbone collection system. This wastewater will be treated at an on-site ~~off-site~~ wastewater treatment plant to be constructed on a 2-acre parcel by the project's master developer. The treatment plant will be turned over to the County of San Bernardino for ongoing operation and maintenance through a special assessment district. ~~The treatment plant will be located in the most southeasterly limits of the project (Planning Area 22) and will require construction of an on-site lift station.~~ The treatment plant will be monitored through the responsible agency (i.e., the Santa Ana Regional Water Quality Control Board).

2.4.5 Open Space/Recreation/Scenic

The General Plan Open Space Element recognizes the variety of open space forms that require a lack of development in order to function properly. These forms include open space for preservation of natural resources, space for managed production of resources, for recreation, for scenic resources, and for public health and safety. The Open Space Element also recognizes the

need to comprehensively plan for open space uses. The General Plan states that new development should *"develop and apply development policies/standards to support retention of open space lands"*.

Approximately ~~125~~ 107 acres, (or ~~19~~ 16.5 percent of the Lytle Creek North project site is designated for open space, park land, landscaping (excluding landscaped parkways), ~~or landscaped parkways~~ trails, conservation, or mitigation areas. Approximately ~~66~~ 75 acres of the site would be retained in its current state as natural open space or as conservation or mitigation areas. The project is designed to preserve visual resources and open space areas along Sycamore Creek and the adjacent steeply sloping hillsides in permanent open space and public park uses. In response to desires expressed by community groups, the Lytle Creek North development plan also incorporates both active and passive open space and recreation opportunities within two proposed park sites.

General Plan Policy OR-1: *"Because preservation of open space lands will be facilitated through the application of land uses standards, the County shall implement the following actions:*

- a. *Utilize appropriate land use categories on the Land use maps to provide for uses which respect open space values. Land Use districts appropriate for various types of open space preservation include: Agriculture (AG), Floodway (FW), Resource Conservation (RC), Institutional (IN).*
- b. *Develop and apply development policies/standards to support retention of open space lands by: requiring large lot sizes, high percentage of open space or agricultural uses, and clustering.*
- c. *Utilize the Hazard and Resources Overlay Maps to identify areas suitable or required for retention as open space. Resources and issues identified on the Overlays which indicate open space as an appropriate use may include: flood, fire, geologic, aviation, noise, cultural, prime soils, biological, scenic resources, minerals, agricultural preserves, utility corridors, water supply and water recharge.*
- d. *Apply the standards shown in Table B of this Open Space Element, "Potential Multiple uses of Open Space Lands," when assessing potential multiple uses of open space lands.*
- e. *Ensure that any portion of the planning area that is under public and quasi-public domain but not necessary for public or quasi-public use be considered first for open space, and then for uses requiring development of the site."*

Project Conformance: The project includes a comprehensive open space/recreation network that includes local and regional trails and connections. The network includes more than ~~66~~ 75 acres of natural open space/conservation/mitigation areas, an 8-acre active community park, and a 21-acre passive community park. In addition, the project provides extensive landscape parkways and a 10-acre elementary school site.

General Plan Goal C-30: *"A regional system of trails that complements and interconnects with existing and proposed federal, state, and local trail system."*

Project Conformance: The project includes a comprehensive open space and trail system that connects with the County's Regional Trail system.

General Plan Goal C-31: *"Provide regional open space for passive and active open space recreation activities (solitude, quiet, hiking, and other low intensity uses)."*

Project Conformance: The project will include more than 66 75 acres of natural open space/conservation/migitation areas, in addition to a 21-acre passive community park and an 8-acre active community park. These areas will provide passive and active recreational opportunities for project and County residents.

General Plan Goal C-32: *"Develop and maintain trailhead access points for all regional trails with facilities appropriate to uses on the trail (hiking,...bicycling, and mountain bicycling)."*

Project Conformance: The project includes a comprehensive open space/recreation network that includes local and regional trails and connections. The project contains a variety of trailhead access points that will ensure easy accessibility to the County Regional Trail system.

General Plan Goal C-33: *"Assure dedication of pedestrian...trails, bikeways, and visual access to major scenic features."*

Project Conformance: The project will provide a network of off-street pedestrian walkways, equestrian joint-use trails, and bikeways that will be dedicated to San Bernardino County or other public/quasi-public agency for ownership and maintenance purposes.

General Plan Policy OR-7: *"Because the County desires to provide a regional trails system, and because achievement of this trail system will require the coordinated implementation of actions related to many County and private actions, subject to funding availability the County shall:*

- *Provide...bicycling, and pedestrian staging areas consistent with the master plan of Regional Trails shown on the Resources Overlay and the trail route and use descriptions shown in Table D of this Open Space Element.*
- *Work with local, state and federal agencies interest groups and private landowners in an effort to promote an interconnecting regional trail system; and to secure trail access through purchase, easements or by other means.*

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- *Use lands already in public ownership or proposed for public acquisition, such as rights of way for flood control channels, abandoned railroad lines and fire control roads for trails wherever possible, in preference to private property.*
- *Encourage the dedication or offers of dedication of trail easements where appropriate for establishing a planned trails system alignment, or where an established trail is jeopardized by impending development or subdivision activity.*
- *Do not develop or open trails to public use until a public agency or private organization agrees to accept responsibility for their maintenance.*
- *Monitor all dedicated public trails and/or easements on a continuing basis and maintain an up-to-date map of all existing and proposed dedicated public trail easements on the Resources Overlay...The Resources Overlay shall be reviewed during consideration of applications for permits or development approvals to ensure that new development does not result in loss of existing or potential public use of dedicated easements.*
- *Provide bicycle and pedestrian trails along major home-work and other travel routes, where appropriate.*
- *Where feasible, link local equestrian trail and hiking paths with other regional trails or routes.*
- *Require proposed development adjacent to trail systems to dedicate land for trail-head access points. Existing right-of-way and surplus public properties should be utilized for these staging areas whenever possible.*

Project Conformance: Lytle Creek North includes a comprehensive system of on-site pedestrian walkways, bikeways, and equestrian joint-use trails, ~~that connect with the County Regional Trail system.~~ Included within this system is the Lytle Creek Trail that runs parallel to Lytle Creek Wash and connects with the County Regional Trail System. The Lytle Creek Trail is designed as a combination 15-foot landscaped easement with drainage swale, and 20-foot wide joint-use pedestrian path/bike trail/service road to be constructed by the project master developer. An equestrian trail is planned to run from Planning Area 3 through Planning Area 5, under the I-15 freeway through the passive park, and under the North Entry Drive where it will follow the North Entry Drive to connect with Glen Helen Regional Park. ~~This 35-foot-wide trail easement is sufficiently wide to accommodate a future equestrian trail at the County's option.~~ The project master developer would construct the equestrian trail on the condition that the County agrees to be responsible for maintaining it. ~~If an equestrian trail is eventually built within the easement, then a 5-foot-wide landscaped buffer would be installed to separate the combination trail from the equestrian-only trail.~~

The project will provide a multi-purpose an equestrian trail in the northern portion of the project site. This trail will accommodate equestrians and traverse through Planning Areas 3, 5, and 13, and 15 connect to the County Regional Trail System. The trail will be constructed by the project master developer and maintained by via the Regional Parks District or other mechanism acceptable to the County. The project's trail system is consistent with the master plan of Regional Trails as shown on the San Bernardino County Resources Overlay.

General Plan Policy OR-8: *"Because the countywide trail system will require the application of design standards to ensure the safety of trail users and promote enjoyment of the trails system, the County shall apply the following Trail Use and Design Policies. These standards are intended to serve as a general guide, and may at times be superseded by standards of managing agencies other than San Bernardino county (e.g., U.S. Forest Service standards). Standards may vary depending on use and operation of the trail; more detailed standards for specific trails may be developed at the time specific siting and planning for a trail link is completed.*

- a. *Establish the trails system for pedestrian, equestrian and bicycling uses only; all motorized vehicles shall be prohibited from using the trail system.*
- b. *Incorporate where feasible and where the safety and security of all users can be protected, all compatible multiple uses on a single trail. Where a single trail is not feasible, the trail system shall provide alternate or parallel routes so that the trail segment can safely support a variety of uses.*
- c. *Access should be provided to the maximum extent feasible to trail users of all abilities and all ages, including the physically and visually disabled.*
- d. *Where possible, design new trail development to reduce visitor dependence on the automobile. Where feasible, convenient and efficient transit should be provided to enable trail users to gain access to the trail system.*
- e. *Trails along river and stream corridors shall be sited and designed to avoid impacts to the riparian vegetation, wildlife, and water quality. Recommended measures might include control of run-off and erosion, contouring and siting of trails to conform to the natural topography, and separating and screening trails from sensitive areas.*
- f. *Development of trails in natural areas shall be compatible with the character of the natural environment and shall be designed to ensure public safety (including fire protection), protect natural resources (including rare and endangered species, and minimize land use conflicts. Due to the fragility of the desert ecosystems special protective actions shall be required where necessary when locating trails in these areas.*
- g. *Consider the opportunities and constraints of other current land uses including, but not limited to, agricultural and residential land uses, military facilities, sewage treatment plants, landfills, and areas of heavy industry in trail alignment, design, and uses.*
- h. *Include necessary support facilities, in the trail system, using existing parking lots and other staging areas where possible.*

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- i. *Locate trailheads to be apparent to the public and situated to facilitate supervision.*
- j. *Begin acquisition of trail easements or rights-of-way after a trail route plan has been adopted, unless a trail segment is to be acquired through dedication in conjunction with development activity or acts of philanthropy which occur prior to adoption of a route plan.*
- k. *Encourage the use of volunteers and volunteer organizations to assist in development, operations, maintenance, and education activities related to trails.*
- l. *Provide for two general levels of trails use:*

Low Use and Natural Area standards shall apply to sections of the trail where terrain, remoteness, expected low usage, easement or other restrictions make a larger, multiple trail infeasible.

Urban (Maximum Accessibility) standards define a relatively flat, wide trail for use where little physical challenge is required, and where wheelchair access can be accomplished. The grades are low, and the tread is wide and compacted or surfaced.

- m. *Where feasible, trail crossings shall be separated from roadways. Where separated crossings are not feasible, trail crossing shall be designed to occur at controlled intersections."*

Project Conformance: Lytle Creek North includes a comprehensive network of pedestrian walkways, bikeways, and equestrian joint-use trails. An equestrian trail is also planned. No motorized vehicles of any sort (other than regular maintenance vehicles), shall be permitted on the trail system. Several trailheads have been integrated into the trail system in such a manner as to be readily apparent to the public, thereby facilitating public access and supervision. Staging areas will generally be accessible directly from local and residential streets within the project; on-street parking is anticipated. ~~No grade-separated trail crossings are planned within Lytle Creek North.~~ Where feasible and/or necessary, trail crossings are designed or intended to occur at controlled intersections or pedestrian crosswalks. The equestrian trail is grade separated and will traverse under the I-15 freeway and the North Entry Drive.

General Plan Policy OR-9: *"Because adequate physical dimensions for trails are necessary to protect the health and safety of trail users, then the County shall apply the following trail standards, except where superseded by local standards or in situations where site-specific criteria are developed.*

In Low Use and Natural areas, the County may consider the use of trail construction standards as defined in Standard Specifications for Construction of Trails, June 1984, published by the U.S. Forest Service.

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- a. *The following Trail Standards shall apply throughout the County except where superseded by location- or trail-specific considerations. "Maximum Accessibility" standards shall be mandatory in urban areas and desired (but not required) elsewhere.*
- b. *Trail right-of-way of 50 to 100 feet is most desirable. The right-of-way should be wide enough for safe passage of users, for signing fencing, and, where appropriate, landscaping. The trail right-of-way should be no narrower than 20 feet for single or double use, and no narrower than 40 feet for three uses to allow separation of users.*
- c. *Narrow equestrian/hiking trails (less than 6 feet wide) with steep side slopes (greater than 30%) must have passing areas at regular intervals to allow hikers and other equestrians to pass."*

Project Conformance: The project is designed with trail rights-of-way widths of not less than 20 feet, with the possible exception of the equestrian trail, which has not yet been designed. The equestrian trail will be constructed to County standards. The Lytle Creek Trail that runs parallel to Lytle Creek Wash is designed as a combination 15-foot 35-foot wide landscaped easement with drainage swale that will include a ~~±~~ 20-foot wide joint-use pedestrian path/bike trail/service road to be constructed by the project master developer. ~~The 35-foot width of the landscape corridor is spacious enough to accommodate an equestrian trail. Such a trail would be built by the project master developer on the condition that the County of San Bernardino agrees to maintain the equestrian trail in perpetuity once trail construction is complete. If an equestrian trail is eventually built, then a 5-foot wide landscaped buffer would be installed to separate the equestrian trail from the combination pedestrian path/bike trail/service road.~~

Since the Lytle Creek Trail corridor abuts Lytle Creek Wash along one edge, it provides trail users with long, dramatic views to the south, east, and west. Therefore, although the corridor width is 35 feet as opposed to 40 feet in width, the corridor will have an open, expansive character.

General Plan Policy OR-11: *"Because the County desires to make the regional trail system accessible to a diversity of users, and because accommodating different user types requires the application of specific policies to avoid conflicts and increase user safety, the County shall apply the following policies.*

- a. *"Multiple uses" on County regional trails in urban areas may include bicycling and hiking. In natural or low-use areas, multiple use may include any combination of bicycling, hiking, or equestrian uses.*
- b. *Where possible, a separate bicycle trail is desirable parallel to a hiking/equestrian trail. Separate dual, and if necessary, triple trails are recommended where there is heavy trail use and where several feeder trails join the regional trail system. The Maximum Accessibility standards apply only in urban areas.*

- c. *A six (6) foot buffer should be maintained wherever possible between bike trails and equestrian/hiking trails.*
- d. *A Multiple-Use trail where bicycle use is permitted should maintain a 200 foot line-of-sight throughout the length of the trail. The line of sight should allow sufficient time for the bicyclist to slow down, and if necessary, to come to a complete stop to allow other users to pass. If additional line of sight length is required in some areas, the 200-foot standard may be superseded.*
- e. *Bicycles shall not be permitted on hiking and equestrian trails for safety reasons, except where a separate alignment is not possible. If bicyclists must share a trail with other uses, cyclists must adhere to the following requirements:*
 - *Alert hikers and equestrians of their presence (particularly when approaching from behind)*
 - *Travel no faster than 15 mph, unless conditions warrant reduced speed*
 - *Slow to 5 mph when passing*
 - *If necessary, bicyclists should dismount and wait for equestrians to pass or signal them through.*
- f. *The following hierarchy of users shall be followed: Bicyclists must yield right-of-way to all other users. Runners must yield to hikers and equestrians. Hikers must yield to equestrians."*

Project Conformance: The primary multi-purpose trail on-site is the Lytle Creek Trail that runs parallel to Lytle Creek North. This trail is a ~~±20-foot wide paved combination pedestrian trail/bikeway/service road with an adjacent 15-foot wide landscaped easement and drainage swale.~~ The Lytle Creek Trail is a 35-foot-wide easement. Because of its width, the easement is sufficiently wide to accommodate a future equestrian trail at the County's option. ~~The project master-developer would construct the equestrian trail on the condition that the County agrees to be responsible for maintaining it. If an equestrian trail is eventually built within the easement, then a 5-foot wide landscaped buffer would be installed to separate the combination trail from the equestrian-only trail. The 5-foot wide landscaped buffer is expected to be adequate to separate the two trails, because the buffer would be planted with medium-sized shrubs and ground covers to encourage use separation.~~

Bicycles shall be permitted on the combination Lytle Creek Trail because of its width (~~±20~~ 20 feet), its all-weather paved surface, and its joint-use as a service road for maintenance and utility vehicles. This trail will be clearly marked and posted to ensure that all users understand that pedestrians, cyclists, and special service/utility vehicles all share use of the same trail. To further enhance safety, the maximum allowable speed limit permitted on the trail also will be clearly posted. Speeds in excess of 15 mph will not be permitted. The signs shall also request users to slow to 5 mph when passing.

General Plan Policy OR-12: *"Because the safety of the trail system will be enhanced through the application of specific operational guidelines, the County shall:*

- a. *Accompany the trail design standards with user education. All trail users should be informed of the trail system's trail etiquette requirements through trailhead signs, brochures and by other means.*
- b. *Temporary Closures - Reserve the right to temporarily close trails to certain uses for the following reasons: When hazardous conditions exist (e.g. floods, landslides), or when trail areas are soft or wet (and therefore subject to damage) due to rains. Either of these conditions (or others) may require that portions of trails be closed for extended periods of time. Notice of closures shall be given through signage, media outlets, and other appropriate or available means.*
- c. *Seek to promote adherence to the following code of off-road bicycling responsibility, as developed by the International Mountain Bicycling Association:..."*

Project Conformance: Signs will be erected within the 21-acre passive community park and at all trailheads and staging areas in Lytle Creek North by the agency or agencies responsible for the parks and the trails. These signs will serve to inform users of the trail system's trail etiquette requirements. When hazardous or other adverse conditions force trail closures for extended periods of times, notice of the closures will be given through signage, media outlets, and/or other appropriate or available means.

2.4.6 Soils/Agriculture

General Plan Goal C-51: *"Prime agricultural lands must be protected from the adverse effects of urban encroachment, particularly increased erosion and sedimentation, trespass, and non-agricultural land development."*

Project Conformance: According to the Storie Index ratings used by the United States Department of Agriculture, the existing soils on-site are either rated "poorly suited" for agricultural use or "not suitable" for farming. Because of the lack of soils suitable for farming, development of the site will not impact any of the County's prime agricultural land.

General Plan Goal C-52: *"Areas of prime agriculture lands supporting commercially viable and valuable agriculture shall not be developed to urban intensity prior to the supply of non-productive areas being exhausted."*

Project Conformance: The Lytle Creek North site does not contain any areas of prime agriculture lands. In addition, the site has not been used for agricultural production in recent years.

General Plan Policy SA-1: *"Because specific soils conditions pose a constraint to various developments, the County shall require the following:*

- *Areas where soils represent a constraint to development shall be identified. Development of areas where percolation restrictions apply, as designated by the Regional Water Quality Control Boards, will be coordinated and evaluated by the County Department of Environmental Health Services... "*

Project Conformance: A geotechnical report, prepared for the subject property by GeoSoils, Inc., is included in the Appendices which accompanies this PDP document. The report identifies possible areas of concerns and recommends that mitigation occur in accordance with the recommendations of the project geotechnical engineer. The project will comply with all applicable San Bernardino County and Regional Water Quality Control Board standards and regulations.

General Plan Policy SA-2: *"Because agricultural uses are valuable, the County shall encourage retention of productive, commercially viable agricultural land and discourage the premature or unnecessary conversion of agricultural land to nonagricultural use..."*

Project Conformance: The project contains no prime agricultural lands (as designated by the United States Department of Agriculture). Since the site has not been used in recent history for agriculture, development of the site will not reduce the amount of currently usable and available farm land.

General Plan Policy SA-3: *"Because agriculture involves disturbance of the surface features via tilling and other mechanisms it can also result in erosion, fugitive dust, and scarring of the landscape, these consequences for unnecessary nuisance and visual impact can be reduced through implementation of various mitigation measures."*

Project Conformance: Development of the Lytle Creek North project will preclude agricultural uses from occurring on-site.

2.4.7 Minerals

General Plan Goal C-53: *"Mineral resources must be conserved for future beneficial uses, and the ability to recover them must be preserved and protected, to assure that adequate supplies of such resources are available to meet the future needs of the county, the consumption region and the nation. Mineral resources that are designated or classified by the State Mining and Geology Board of the State Geologists are considered regionally significant. Regionally significant mineral resources must be preserved, protected and used for consumption by the County, the region and the nation."*

Project Conformance: The site contains regionally significant mineral resources as classified by the State Mining and Geology Board. Specifically, the entire Lytle Creek North project site is designated as one of two Mineral Resource Zones (either MRZ-2 or

MRZ-3). The MRZ-2 designation indicates that either: 1) significant mineral deposits are present, or 2) that there is a high likelihood for significant mineral deposits to occur on-site. The MRZ-3 designation is applied to areas that contain aggregate resources, but their significance cannot be determined from available data. However, development of the Lytle Creek North project site will remove the property from any future opportunity to use it for mining. The accompanying Environmental Impact Report evaluated the potential for significant impacts and subsequent conformance with this policy.

General Plan Policy MR-2: *'Because mineral resources vary in type, quality and quantity, they shall be identified according to the threshold values in SMARA and the following criteria for Mineral Resource Zones (MRZ), Scientific Resource Zones (SZ) and Identified Resource Areas (IRA). The MRZ and SZ categories used by the State Geologist in classifying the State's lands, the geologic and economic data and the substantiation upon which each unit MRZ or SZ assignment is based, shall be presented in the land classification information transmitted by the State Geologist to the Board of Supervisors for the following areas:*

- a. **MRZ-1:** *Adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. This zone shall be applied where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is nil or slight.*
- b. **MRZ-2:** *Adequate information indicates that significant mineral deposits are present or it is judged that a high likelihood for their presence exists. This zone shall be applied where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood of significant mineral deposits is high.*
- c. **MRZ-3:** *Containing deposits whose significance cannot be evaluated from available data.*
- d. **MRZ-4:** *Available information is inadequate for assignment to any other zone.*
- e. **SZ Areas:** *Containing unique or rare occurrences of rocks, minerals or fossils that are of outstanding scientific significance shall be classified in this zone.*
- f. **IRA:** *San Bernardino County or State Division of Mines and Geology Identified Areas where adequate production and information indicates that significant minerals are present."*

Project Conformance: The whole property is designated by the State Mining and Geology Board as one of two Mineral Resource Zones. Most the site is designated as Mineral Resource Zone 2 (MRZ-2), although small portions of the site along the northern and northwestern boundaries are designated as MRZ-3. However, the project applicant has conducted testing and drilling of the existing mineral deposits on-site and has

determined that the resources are not of sufficient quality to make their mining and excavation financially viable. Furthermore, the Lytle Creek North property includes a deed restriction that prohibits mining from occurring anywhere on the project site. In addition, Caltrans prohibits mining operations from occurring anywhere closer than approximately 6,000 feet downstream of the Interstate 15 Freeway bridges (BR#54-0982L/R). This restriction effectively prohibits mining from occurring anywhere on the Lytle Creek North project site, since the southernmost boundary of the site is located a distance of almost exactly 6,000 feet from the edge of the I-15 Freeway right-of-way.

General Plan Policy MR-3: *Because the County desires to protect significant mineral resources and their access ways, the following shall be applied:*

- a. *Buffers shall be provided between mineral resources (including access routes) and incompatible land uses as described in Policy MR-1,e. These buffer zones shall be identified on the Resource Overlay Maps. New mineral and nonmineral development in these zones shall be designed and reviewed according to the compatibility criteria specified in this policy (MR-3,d-ii).*
- b. *Review land development and mining proposals near potentially incompatible land uses with the goal of achieving land use compatibility between potentially incompatible uses.*
- c. *Protect existing mining access routes by giving them priority over proposed alterations to the land, or by accommodating the mining operations with as good or better alternate access, provided the alternate access does not adversely impact proposed open space areas or trail alignment.*
- d. *Use land use compatibility categories defined as:*
 - i. **Incompatible** - *Require a high public or private investment in structures, land improvements and landscaping and which would prevent mining because of the higher economic value of those lands and their improvements. Examples of this category are: both high and moderate density residential development with high unit value, public facilities, non-mining related industrial and commercial operations.*
 - ii. **Compatible** - *Require low public or private investment in structures, land improvements and landscaping and which would be amenable to mining because of low economic value of land and improvements. Examples of this category are: other mining operations, very low residential development (i.e., 1 dwelling unit per 10 acres where an adequate buffer is present as defined below), low unit value, extensive industrial, recreational (public/commer-cial), agricultural, silvicultural, grazing, and open space.*

- iii. ***Interim** - Require temporary structures, land improvements and landscaping of limited useful life and which from an economic and political standpoint can be converted to mining at the end of that limited life. The period of interim use should be compatible with the orderly and timely production of mineral resources and the useful life of the improvements.*
- iv. ***Buffer** - Provide sufficient distances or barriers between mining and incompatible land uses. Such barriers would be utilized to mitigate noise, dust, vibration and the visual impacts of mining. These barriers would also be designed to mitigate the impacts to public health and safety. "*

Project Conformance: Three residential areas on-site (i.e., Planning Areas 19, 20 and 21) directly border the Sunwest Materials mining operations. To minimize potential land use conflicts between these residential areas and the adjacent mining operations, the project incorporates a specially designed landscaped buffer. This 149-foot wide landscaped buffer will extend across portions of the both the Lytle Creek North and adjacent Sunwest Materials properties. The portion of the buffer to be built on the Lytle Creek North project site will consist of a 14-foot high manufactured slope with a maximum gradient of 2:1. A six-foot high fence will be constructed at the top of the slope. Most of the remaining width of the 149-foot wide buffer will occur on the Sunwest Materials property.

The portion of the buffer located on the Lytle Creek North project site (including the manufactured slope and fence) shall be installed by either the project master developer or the builder/developer of each residential area (i.e., Planning Areas 19, 20 and 21) prior to issuance by the County of a certificate of occupancy for any residential dwelling in these three planning areas. The off-site portion of the mining buffer will be installed and maintained by Sunwest Materials. A multi-purpose trail is planned within the Sunwest Materials portion of the buffer. This trail will be constructed and maintained by Sunwest Materials as required by their Mining Reclamation Plan.

2.5 MAN-MADE RESOURCES

2.5.1 Wastewater Systems

General Plan Goal D-5: The County requires "wastewater collection and treatment systems which are consistent with the protection of public health and water quality. "

Project Conformance: A wastewater collection system and a wastewater treatment plant will be constructed by and for the project that meets all applicable San Bernardino County, state, and federal requirements for the protection of public health and safety and minimizes the risk associated with contamination of the County's water and groundwater supplies.

General Plan Policy WW-3: *"Because there are areas in the County where it is unlikely that community sewerage systems will be installed, Package Wastewater Treatment Plants (PWTs) may be approved by the appropriate RWQCB [Regional Water Quality Control Board], the local wastewater/sewering authority (if any), and the County DEHS [Department of Health Services] subject to the following:*

- a. *The proposed project site must be located in an area approved by the local wastewater/sewering authority, DEHS and the appropriate RWQCB.*
- b. *PWTP operators in charge of operation and maintenance shall be State certified.*

Installation, maintenance, and operation must meet DEHS, Office of Building and Safety, local wastewater/sewering authority, and RWQCB standards."

Project Conformance: Since the site is currently undeveloped and nearby sewer servicedoesnotexist,apackagewastewatertreatmentplantwillbeconstructedinthesoutheastern corner of the project site during Phase I of the development program: off-site to service the project area prior to the issuance of the certificate of occupancy. Installation, maintenance, and operation of the waste package treatment plant shall meet all DEHS, Office of Building and Safety, local wastewater/sewering authority, and RWQCB standards. This will be accomplished through Design Review of the wastewater treatment plant by the appropriate entities, permit issuance by the County's Office of Building and Safety, and monitoring of the facility as required by the DEHS and RWQCB.

General Plan Policy WW-5: As identified in General Plan Section II-D1, WASTEWATER SYSTEMS, community sewerage systems are the preferred method of wastewater collection. This Section also states that *connection to the community sewerage system shall be required for any proposed development or subdivision of land within a sewer or sanitation district."*

Project Conformance: An off-site sewage treatment facility is planned as part of the Lytle Creek North project, in the southeastern corner of the site, adjacent to Lytle Creek Wash. to service the Lytle Creek North project. The provision of connection to an off-site wastewater treatment plant will ensure that the project complies with General Plan Policy WW-5 which requires any proposed development to connect to a community sewerage system.

2.5.2 Solid Waste Management

General Plan Goal D-9: *"A safe, efficient, economical, and integrated solid waste management system that considers: Agricultural, residential, commercial and industrial waste issues."*

Project Conformance: Solid waste disposal for the project will be provided by the County of San Bernardino through an exclusive franchise agreement with a private contractor. Solid waste generated by the project will be collected by the contractor and

disposed of in a landfill. The closest landfill to the project site is the Mid-Valley Landfill in Rialto.

General Plan Policy SW-5: Policy SW-5 encourages the County to "[a]ssist private sector industry to increase resource and material recovery from solid wastes", since the "recovery of recyclable materials and energy from solid waste is an essential element in an integrated solid waste management program".

Project Conformance: The project will include a mix of office/business park, retail, general commercial, and light industrial uses. These businesses will be encouraged to cooperate in the County's recycling program and to help increase resource and material recovery from solid wastes.

2.5.3 Transportation/Circulation

General Plan Transportation/Circulation policies call for a transportation system which moves people and goods efficiently and safely, provides adequate facilities to support planned land uses, and is designed to accommodate multiple transportation modes.

The Lytle Creek North Circulation Plan is a comprehensive roadway, bicycle and pedestrian network which maximizes access between residential and employment areas and community facilities, while minimizing travel distance and reliance on the automobile. The Circulation Plan consists of: Primary Entry Roadways, a central Loop Roadway, and improvements to Glen Helen Parkway, as well as transit stops and turnouts, bicycle lanes, and pedestrian ways. The plan establishes the circulation network and the basic standards for safe vehicular, bicycle, and pedestrian movement within the project area. In addition, the circulation plan also identifies its relationship to the existing off-site circulation system.

Interstate 15 (I-15), a six-lane freeway, crosses the western portion of the project site and provides direct regional access to the project site with two interchanges located at Sierra Avenue (to the south of the site) and Glen Helen Parkway (to the north of the site). From Glen Helen Parkway, two separate streets will provide vehicular access into the interior of the project site.

General Plan Goal D-14: "A transportation system which moves people and goods safely and efficiently for current and future development needs."

Project Conformance: The project circulation system is designed to efficiently and quickly move people and goods throughout the project. The Loop Roadway serves to provide easy access between the residential portions of the project and the elementary school/active park site. The Loop Roadway, in turn, connects with the West Entry Drive which provides access to the Commercial areas of the project and to Glen Helen Parkway. Glen Helen Parkway provides direct access to Interstate 15 via means of an interchange just north of the project site. The circulation system will meet the needs of the Lytle Creek North development, as well as the needs of existing and future off-site uses.

General Plan Goal D-15: *"A balance between different types of transportation."*

Project Conformance: The project is design to accommodate various modes of transportation including automobiles, bicycles, pedestrian, and buses. The project also includes connections to the County's Regional Trail system which includes equestrian trails.

General Plan Goal D-16: *"Reduce dependency on the automobile and promote the use of public transit, including rail service, and the development of bicycle and pedestrian corridors that provide alternate transportation routes; increase average ridership when the automobile is utilized."*

Project Conformance: One of the goals in designing the Lytle Creek North community was a desire by the project master developer to reduce dependency on the automobile and promote the use of alternative forms of transportation. For example, the project includes an integrated network of trails and walkways that will facilitate bicycle and pedestrian movement throughout the community. ~~There also are several equestrian trails on-site, including an equestrian-only trail along Lytle Creek Wash.~~ There is also an equestrian trail that traverses through the northern portion of the project site. In addition, the project connects with the County's Regional Trail system which will allow project residents access to regional trails. Lastly, the project is designed to accommodate bus service should it be made available by the local transportation agency.

General Plan Goal D-19: *"Ensure the provision of adequate transportation facilities to support planned land uses."*

Project Conformance: A traffic analysis was prepared for the project and used to prepare the Environmental Impact Report which accompanies this PDP. This EIR analysis a discussion of road sizing requirements and other mitigation measures to ensure the provision of adequate transportation facilities on-site to support the planned land uses.

General Plan Goal D-20: *"Plan and develop the transportation system in an orderly sequence."*

Project Conformance: The project will be developed over a five- to ten-year period in three phases. The Phasing Plan has been developed to ensure that all necessary transportation system improvements (e.g., roadway pavement, curb and gutters, bus stops, bus turnouts, etc.) will be in-place to meet the demands of need new development.

General Plan Goal D-21: *"Design road standards and maintain major thoroughfares to complement the surrounding environment appropriate to each geographic region."*

Project Conformance: The project is designed to meet County of San Bernardino roadway standards for the Valley area. Glen Helen Parkway, the Loop Roadway, and the West/North Entry Drives are all designated as Major Highways and have a minimum curb-to-curb separation of 80 feet.

General Plan Goal D-23: *"Use transportation rights of way for multiple transportation modes including recreation, where feasible;...preserve rights-of-way for future possible uses in the long term."*

Project Conformance: The rights of way for Glen Helen Parkway, the Loop Roadway, and the West/North Entry Drives are designed to accommodate a variety of transportation modes. Sidewalks are provided on each of these streets to facilitate pedestrian circulation throughout the project. Each of these Major Highway is capable of accommodating on-street bike lanes should the County so desire.

General Plan Goal D-24: *"Ensure adequate access for emergency evacuation and for emergency vehicles in the event of wildland fires and other natural disasters."*

Project Conformance: The project's circulation network is designed to accommodate adequate access for emergency evacuation and for emergency vehicles in the event of wildland fires and other natural disasters. All roads within the Lytle Creek North will be designed and built to adopted San Bernardino County roadway standards.

General Plan Goal D-27: *"Upgrade non all-weather County roads to all-weather status where practical and cost-effective."*

Project Conformance: Vehicular access into the Lytle Creek North project will be built/upgraded and phased as necessary to ensure that all-weather access is available to serve the project.

General Plan Goal D-28: *"Ensure appropriate legal and physical access to land prior to approving land divisions or new development."*

Project Conformance: Legal and physical access to the project site is currently available from Glen Helen Parkway. A second access to the project will be provided from the north by an access easement through the adjacent off-site Sycamore Flats property. The Project Applicant will work with the owners of the Sycamore Flats property to obtain the necessary easement and to ensure that appropriate legal and physical access is available. No development will be permitted in Phases II and III of the Lytle Creek North project (see Exhibit 39, *Conceptual Phasing Plan*) until the North Access Drive through Sycamore Flats is built.

General Plan Goal D-29: *"Strive to achieve level of service C on all highways and intersections."*

Project Conformance: A Traffic Analysis and Environmental Impact Report (EIR) were prepared for this project. The EIR evaluates the expected level of service at project build-out and includes mitigation measures as necessary.

General Plan Policy TC-1: *"Because it is an objective to achieve and maintain level of service C on all highways and intersections, and because level of service is affected by design standards, the County shall:*

- a. *Implement appropriate design standards for all types of highways...*
- b. *Develop and adopt County "Road Planning and Design Standards" as a design manual which will apply to and regulate all road and drainage improvements to be dedicated to the County.*
- c. *Protect and increase the designed vehicular capacity of all vehicular thoroughfares and highways by implementing the following:*
 - i) *Use current and development new innovative traffic engineering practices to increase roadway capacity and safety such as:*
 - *Limiting access to all categories of Major and Secondary Highways and Controlled/Limited Access Collectors from intersecting streets; direct access from abutting properties shall be allowed only where no reasonable alternatives exist.*
 - *Obtaining additional right-of-way to accommodate right and left turn lanes at major intersections.*
 - *Signal synchronization.*
 - *The establishment of no-parking zones.*
 - *Requiring all development proposals adjacent to all categories of Major and Secondary Highways and Controlled/Limited Access Collectors to be designed so that direct access from the private property to the roadway will not be needed.*
 - *Controlling lot size frontage to limit access.*
 - *Developing minimum separation distances between access points.*
 - *Restricting access along all roads intersecting Major and Secondary Highways for a distance of 600 feet from the centerline of said Highways to the maximum extent possible.*
 - ii) *On Controlled/Limited Access Collectors and all categories of Major and Secondary Highways, no direct access shall be permitted from the driveways of individual residences. To ensure this, access rights shall be dedicated to the County as development occurs, through conditions of approval.*
- d. *Provide collector roads and local roads with appropriate design standards from the County Transportation/Flood Control Department.*

- e. *Assist in the development and implementation of the following for the State highway system:*
- i) *A plan for maximum potential build-out for both conventional highways and future corridors.*
 - iii) *A minimum fifteen (15) foot building setback shall be provided beyond the State's right-of-way. A twenty-five (25) foot setback will generally be required.*
 - iv) *Prohibit lots within new subdivisions from having direct vehicular access to State highways. On existing parcels, the use of driveways on State right-of-way shall be minimized by limiting the number of driveways, or requiring the sharing of driveways, or requiring corner lots with minimal highway frontage to have access to local roads and not to a State highway.*
 - v) *All future development adjacent to a State highway shall provide a left turn lane with appropriate tapers where there is an identified need in the interest of traffic safety.*
 - vii) *All State routes should have pedestrian crossings at major intersections in accordance with Caltrans standards.*
 - viii) *Control access on State highways to achieve a one-half mile interval for connecting cross streets.*
 - ix) *Preserve and perpetuate the current drainage patterns as they relate to the State highways."*

Project Conformance: The project is designed to meet all applicable design standards and requirements identified in General Plan Policy TC-1. The I-15 Freeway, which crosses the project site diagonally, is designated as a State route. The only other existing improved roadway on-site, Glen Helen Parkway, is not a State route or highway.

General Plan Policy TC-2: *"Because a balanced transportation system must be established in order to maximize the efficiency of the highway network and further develop other transportation modes, the County shall:*

- a. *Require safe and efficient pedestrian facilities in residential, commercial, industrial, and institutional developments, including schools, to facilitate access to public and private facilities and to reduce vehicular trips.*
- b. *Require ramps and other design features for the handicapped in new urban areas and, where practical, in existing urban areas, which comply with Federal and State regulations regarding transportation accessibility for the disabled.*
- c. *Develop a County bikeway plan.*
- d. *Establish programs and standards that will reduce the use of and dependency upon the automobile, reduce vehicle miles traveled and maximize the use of*

existing facilities through:" [incentive programs, capital improvement programs, ridesharing programs, park and ride programs, etc.].

Project Conformance: A comprehensive system of sidewalks and pedestrian pathways is an integral component of the Lytle Creek North Land Use Plan. The center piece of the project's pedestrian trail system is a beautifully landscaped 17 foot wide parkway with a meandering sidewalk that runs around the outside edge of the central Loop Roadway, connecting single family residential Planning Areas 9, 10, 11, 12, 16-21, and 23-26 with one another. On the interior edge of the Loop Road, a second sidewalk connects all of the interior Loop Roadway parcels (i.e., Planning Areas 28 and ~~30-33~~ 31-34) with the elementary school site and the active community park. Direct connections also are provided between the school site and the active community park.

Ultimately, the Loop Roadway pedestrian system continues ~~extends to~~ extend along the West Entry Drive to connect the single family residential portions of Lytle Creek North with the multi family attached residential area (Planning Area 27) and the planned Commercial development (Planning Areas 1, 2, 4, 6, and 7). Thus, the overall pedestrian circulation system accomplishes several goals simultaneously: 1) it allows for safe, non-vehicular access and movement throughout the specific plan area; 2) it facilitates access to public and private facilities, including the active community park and the elementary school site; and 3) it reduces the need for and number of vehicular trips. In complying with the intent of General Plan Policy TC 2, all new development within Lytle Creek North will be designed and constructed to be handicapped accessible as required by current State and Federal regulations and statutes.

General Plan Policy TC 3: *"Because there must be correlation between land use and the transportation/circulation system pursuant to Government Code Section 65302(b), the County shall:*

- a. Consider the ability of existing roads to handle projected traffic increases in the review of new development proposals. If level of service C cannot be maintained, require improvements that will work toward achieving and maintaining that standard.*
- b. Require traffic studies as appropriate for development proposals that will have an impact on traffic circulation.*
- c. Consider the accessibility requirements of each land use activity when determining its best location.*
- d. Provide access and make improvements to the circulation system consistent with needs generated by land uses shown on the land use maps and specified by the Improvement Levels (IL) as shown on the Infrastructure Overlay maps.*

- e. *Require all proposed development (including both ministerial and discretionary review applications) to dedicate street rights-of-way and drainage consistent with the General Plan."*

Project Conformance: A Traffic Analysis was prepared for the project and used as the basis for an evaluation of potential traffic impacts in the Lytle Creek North Environmental Impact Report (EIR). The EIR evaluates projected levels of service (LOS) and identifies improvements necessary to maintain minimum County service levels. All roadway rights-of-way within the Lytle Creek North project will be dedicated to San Bernardino County as public streets.

General Plan Policy TC-6: *"Because the development approval process is dependent upon a balance between new development, transportation facilities and the timing of needed construction or improvement of transportation facilities, the County shall:*

- a. *Approve development proposals only when they are consistent with the County's objective of maintaining a level of service C on highways and intersections affected by the development."*

Project Conformance: Projected levels of service (LOS) were analyzed in the Environmental Impact Report which accompanies this PDP document. The project's roadway system is designed to accommodate existing and future traffic volumes on-site and in the vicinity of the property at project build out. It is anticipated that the on-site portion of Glen Helen Parkway, as well as the North and West Entry Drives and the Loop Roadway, will be able to maintain a minimum LOS C at project build out. However, a small portion of Glen Helen Parkway off site might not be able to achieve or maintain a LOS C at build out.

General Plan Policy TC-7: *"Because the use of transportation rights of way should be maximized, the County shall:...[i]ninstall bicycle lanes and sidewalks on existing and future roadways where appropriate."*

Project Conformance: The rights-of-way for Glen Helen Parkway, the Loop Roadway, and the West/North Entry Drives are designed to accommodate a variety of transportation modes. Sidewalks will be provided on each of these streets to facilitate pedestrian circulation throughout the project. The only existing street on-site, Glen Helen Parkway, does not currently have sidewalks. However, as part of the project related improvements, sidewalks will be installed on either side of the street. Glen Helen Parkway, the Loop Roadway, and the West/North Entry Drives also are expected to include on-street painted bike lanes.

General Plan Policy TC-8: *"State law required the General Plan to address evacuation routes, as they relate to identified fire and geologic hazards, and the objective of ensuring public safety from natural hazards requires the maintenance of accessibility to populated areas during the after natural disasters, the following shall apply:*

- *The following roads and highways are designated potential evacuation routes:*
 - i) *In the Valley planning area of the County, the major routes out of the County are Interstates 10, 15, and 215, along with State Highways 30, 31, 60, 66, 71, and numerous major and secondary highways.*
 - ii) *For the Mountain planning area, potential major evacuation routes are State Highways 2, 18, 38, 138, 173, and 330, and Mount Baldy Road.*
- *Public roadways should be developed with a minimum of a 40-foot wide right-of-way in the Mountains and a 50-foot wide right-of-way in the Valley and Desert, both with a minimum 26-foot wide paved way of travel...*
- *Ensure that development has adequate access for emergency evacuation and for emergency vehicles, in the event of wildland fires and other natural disasters, by applying the following:*
 - i) *Require compliance with the provisions of the access standards of the Fire Hazard Overlay District, the Subdivision Design and Improvement Standards of the County Development Code, and, where applicable, Planned Unit and Planned Residential Development standards.*
 - ii) *Access for development projects shall be considered in conjunction with the location of active faults through the development review process. Access across faults shall be discouraged where point(s) of access can feasibly be located outside of fault areas.*
 - iii) *Through the provisions of the Fire Hazard Overlay District and the development review process, require projects to provide immediate vehicular access to the perimeter of structural development within projects adjacent and exposed to wildlands. "*

Project Conformance: Public roadways in Lytle Creek North will be developed with a minimum of a 50-foot wide right-of-way. The primary on-site roads (i.e., Glen Helen Parkway, the West/North Entry Drives, and the Loop Roadway) all have rights-of-way widths of 104 feet or greater.

General Plan Policy TC-10: *"Because new development generates traffic which impacts the County's road system and causes costly improvements to be required, the County shall develop and adopt Local Area Transportation Facilities Plans, as appropriate, with transportation fee programs to provide a financing mechanism for facilities necessary to mitigate the impacts of new development. "*

Project Conformance: The Lytle Creek North project shall pay all required transportation fees in accordance with applicable San Bernardino County rules, regulations, and programs.

General Plan Policy TC-12: *"Because basic minimum standards and requirements for roads and access improvements have been developed and applied to all new development, these are hereby incorporated into the General Plan as follows;*

- a. *Where a parcel of land is being divided through a minor subdivision procedure and a dedicated road or street right-of-way, railroad right-of-way, or flood control right-of-way bisects the property, the lots shall be designed, wherever possible, to be on only one side of the right-of-way.*
- b. *Public road access is a requirement for all newly created lots...*
- c. *Cul-de-sacs shall not exceed six hundred (600) feet in length, except as provided below, and shall terminate with a turn-around as specified in adopted County Road Standards. Longer cul-de-sacs may be approved if it can be found that the cul-de-sac will not be injurious to the public health, safety and welfare.*
- d. *Road grades shall not exceed twelve percent (12%) unless it can be demonstrated that the objectives of the General Plan and the "Road Planning and Design Standards" can be met.*
- e. *The subdivision, and each phase thereof, shall have two (2) points of vehicular ingress and egress from existing and surrounding streets, one of which may be emergency only.*
- f. *The following shall apply regarding conformance with the General Plan:*
 - i) *If the General Plan designates a general location of a proposed highway and any portion thereof may be wholly or partially within any proposed subdivision, a specific alignment plan shall be prepared and adopted...*
 - ii) *The circulation design of all subdivisions shall be compatible and coordinate with the General Plan and the existing street and land use pattern in the surrounding area.*
- g. *The following shall apply regarding access requirements:*
 - i) *Lots created by a subdivision of land shall abut upon a recorded dedicated public right-of-way, of a width as established by the County General Plan Circulation Element, County Master Plan of Highways or County Highway Right-of-Way road system by an approved access which connects a lot or lots to a maintained public street or state highway.*
- h. *Regarding dedications, the subdivider may be required to dedicate land within the subdivision that is needed for:*

- i) *Streets*
- ii) *Access rights*
- iii) *Alleys*
- iv) *Drainage easements or Right-of-Way*
- v) *Flood control*
- vi) *Parks*
- vii) *Bike Paths*
- viii) *Public utility easements*
- ix) *Public access to recreational resources such as lakes, rivers, streams, etc.*
- x) *Other necessary public easements or dedications of land*

Such dedication may also be required off-site if deemed necessary to support the sound development of the subdivision. "

Project Conformance: The project meets the requirements of General Plan Policy TC-12 as follows:

- Public road access shall be required for all lots in Lytle Creek North. No private roads are planned.
- Cul-de-sacs, where provided, shall not exceed 600 feet in length, unless approval for longer cul-de-sacs is obtained (on a case-by-case basis) from the County. All cul-de-sacs will terminate with a turn-around as specified in adopted County Road Standards.
- The project does not propose any roads that will exceed 12% in gradient.
- Each subdivision within Lytle Creek North, and each phase thereof, will provide no less than two points of vehicular ingress and egress from existing and surrounding streets. No more than one of these access points shall be emergency access only.
- All lots created by a subdivision of land within Lytle Creek North shall abut upon a recorded dedicated public right-of-way that is constructed to County road standards.
- Regarding dedications, the subdivider of each planning area will be required to dedicate land within the subdivision for public streets and, if needed, for drainage easements or rights-of-way, flood control purposes, public utility easements, bicycle paths, pedestrian walkways, and/or any other necessary public easements or dedications of land.

2.5.4 Energy/Telecommunications

General Plan Section II-D4 addresses the supply and construction of energy and telecommunications facilities. Lytle Creek North's electrical needs will be supplied by the Foothill District of Southern California Edison's Eastern Division. Telephone service is expected to be provided by Pacific Bell. All services will be extended to meet future demands of the project development and will be phased in conjunction with development of the project area.

General Plan Goal D-34: *"Minimize energy consumption attributable to transportation within the County."*

Project Conformance: The project provides for alternative modes of transportation that will help reduce the Countywide need for increased energy consumption related to transportation needs. For example, the project includes a mix of residential, retail, general/highway commercial, office/business park, and light industrial uses that will help encourage easy movement between land uses, while providing on-site shopping and employment opportunities for community residents. The project's comprehensive trail system will encourage pedestrian, bicycle, and equestrian movement, thereby reducing reliance on automobiles and other gasoline-powered vehicles. Also, the project is designed to accommodate bus service in order to further reduce reliance on motor vehicles.

General Plan Policy ET-7: "Because land uses adjacent to utility corridors must be compatible, the County shall approve only those secondary uses within corridors that are compatible with adjacent land uses."

Project Conformance: The project contains a gas line easement and an electrical easement. The 100-foot-wide Southern Gas California (SCG) gas easement line contains two 36-inch gas transmission lines on-site. In addition, there is a 15-foot wide United States of America electrical right-of-way that runs diagonally across the Lytle Creek North property and the I-15 freeway. Use of these easements will be limited to public street rights-of-way, parking areas, open space, landscaped areas, and front yards of residential lots. No permanent buildings or structures of any sort or walls/fencing shall be permitted within the easements. Landscaping, if provided, must meet the requirements of the utility company with jurisdiction over the corridor.

General Plan Policy ET-8: "Because pumping water requires energy, water conservation devices such as low-flow faucets, showers, and toilets shall be required to reduce demand."

Project Conformance: As required by State and County statutes and regulations, the project will require the use of low-flow faucets, showers, and toilets to reduce water demand.

General Plan Policy ET-11: *"Because a reduction of energy consumption attributable to transportation within the County would help to conserve energy resources and reduce air pollution, the County shall:*

- *Minimize the need to use the automobile and limit distance traveled by establishing mixed land uses and clustering development in nodes.*
- *Through the Official Land Use Districts, encourage residences to be located near neighborhood commercial centers in new developments to encourage walking to nearby shops.*
- *Encourage the development of recreational facilities within neighborhoods in new developments.*
- *Amend the County Development Code to require new subdivisions of 200 parcels or more to dedicate bicycle paths. Bikeways and walkways shall be designed consistent with the County bikeway master plan to be safely separated from the hazards of roads and railways by landscaping or appropriate barriers.*
- *Amend the Parking Regulations of the San Bernardino County Development Code to include requirements for bicycle and motorcycle parking sites dependent upon development type and location. Details of when, where, how many, and what design the parking sites shall be, must be developed to promote alternative transportation modes consistent with the SCAG Regional Mobility Plan and the County Bikeway master Plan. Developments with high potential bicycle traffic such as apartments, condominiums, recreational facilities, shopping centers, offices, and industrial complexes shall be required to designate parking sites or racks for motorcycles and bicycles where they can be protected from theft and accidents.*
- *All new large scale housing projects (20 or more units) shall be required to provide designated motorcycle parking."*

Project Conformance: In conformance with General Plan Policy ET-11, the Lytle Creek North project includes a mixture of land uses. The residential and nonresidential land uses are carefully balanced on-site. There is a cluster of Commercial development located along the I-15 freeway corridor. The residential uses are located around a school/park in the central portion of the project. The residential areas are in easy walking distance to the Commercial development which is expected to contain some retail uses. The residential development is integrated in the overall fabric of the community encouraging an active lifestyle that takes advantage of the numerous recreation amenities in the project including the pedestrian paths, equestrian trails, bicycle trails, the 21-acre passive community park, and the 8-acre active community parks.

Bikeways and walkways within Lytle Creek North shall be designed consistent with the County bikeway master plan to be safely separated from the hazards of roads and railways by landscaping or appropriate barriers.

An equestrian trail is planned to traverse through Planning Areas 3, 5, and 13 (the passive community park) ~~and 15 on-site~~. This trail will be built by the project master developer and maintained via the Regional Parks District or other mechanism acceptable to the County.

The project will contain one multi-family housing development. This development will provide designated bicycle and motorcycle parking spaces.

General Plan Policy ET-13: *"Because fossil fuel combustion contributes to poor air quality, alternative energy production and conservation shall be required as follows:*

- *New developments will be encouraged to incorporate the most energy efficient technologies which reduce energy waste by weatherization, insulation, efficient appliances, solar energy systems, reduced energy demand, efficient space cooling and heating, water heating, and electricity generation.*
- *All new subdivisions for which a tentative map is required shall provide, to the extent feasible, for future natural heating or cooling opportunities in the subdivision. This can be accomplished by design of lot size and configuration for heating or cooling from solar exposure or shade and breezes respectively.*
- *For all new divisions of land for which a tentative map is required, a condition of approval shall be the dedication of easements, for the purpose of assuring solar access, across adjacent parcels or units.*
- *For all new divisions of land for which a tentative map is required, a condition of approval shall be the dedication of easements, for the purpose of assuring solar access, across adjacent parcels or units.*
- *Encourage methanol production, from biomass, wastes, natural gas or coal, to provide a cleaner substitute liquid fuel for automobiles, trucks, and electric generators.*
- *All Environmental Impact Reports and initial studies shall include analysis and mitigation of energy production, consumption, and technological systems.*
- *All County Facilities, actions, and policies shall provide good examples of the best available technologies and methods for minimizing energy consumption and waste."*

Project Conformance: Lytle Creek North is a master planned community that is designed to incorporate current available technologies in order to reduce energy waste. These technologies are expected to include weatherizing and insulating of project area buildings with high "R" rating insulation, encouraging home builders to install energy efficient appliances and water conserving faucets and toilets in new homes, allowing home owners and businesses to install solar energy systems, and, where feasible, encouraging incorporation of efficient space cooling and heating, water heating, and electricity generation measures. In addition, a condition requiring the dedication of easements for the purpose of assuring solar access across adjacent parcels or units shall be required as part of the conditions of approval for all new land divisions within the project. Lastly, the Environmental Impact Report (EIR) for Lytle Creek North includes an analysis of energy production, consumption, and technological systems. Appropriate mitigation measures, as identified in the EIR, will be implemented as necessary.

2.5.5 Housing/Demographics

According to figures included in the County General Plan, it is anticipated that the population of the East Valley Subregion will increase by approximately 70 percent from 1988 to 2010. This represents an actual increase of approximately 319,300 people. In order to accommodate this rapid population growth, it will be necessary to increase the supply of housing available to current and future residents of this area.

General Plan Policy HE-1: In Policy HE-1, the General Plan calls for *"innovative housing design and construction techniques"* to *"reduce the cost of housing without sacrificing quality."* To achieve this goal, the General Plan recommends utilizing various action programs, including creating new development standards, updating *"the location and design criteria for planned subdivisions"*, and continuing to designate Planned Development land use districts, where appropriate.

Project Conformance: The Lytle Creek North project supports this policy of the General Plan by requesting an appropriate Planned Development land use designation, designing an efficient and cohesive mix and configuration of land uses, and implementing a comprehensive set of design guidelines and development standards.

General Plan Policy HE-2: This policy requires implementation of action programs that would, among other things, encourage the development of "standards within planning areas that would allow the creation of parcels with lot sizes less than the existing standards for single family residential uses." In addition, this policy encourages the establishment of *"design guidelines for subdivisions that have any lots with area less than 7200 square feet which are compatible with, and blend into the natural environment and its resources while minimizing potential adverse environmental impacts."*

Project Conformance: The Lytle Creek North project includes three separate categories of detached single family residential development: 5,000 square foot lots, 6,000 square foot lots, and 7,200 square foot lots. The 5,000 and 6,000 square foot lot sizes are

intended to respond to market demand for smaller lot sizes and more cost effective housing in the region. The residential areas in Lytle Creek North have been sited to protect the natural environment and preserve such natural features on-site as the Sycamore Creek drainageway and the steep hillsides in the northeastern portion of the property. The project is designed to minimize potential adverse environmental impacts, while accommodating a reasonable level of development.

General Plan Policy HE-9: *"Because of the various lifestyles and population characteristics of the County's residents, a variety and balance of housing types and densities shall be provided, though amendment of the Development Code, to require that all new planning area or specific plan studies provide housing types and densities commensurate with demonstrated lifestyles, project needs, and population characteristics of the individual planning area."*

Project Conformance: The project development plan provides a variety of residential products to meet the housing needs of the area. Residential housing types include enclaves of single family detached homes and limited multi-family attached residential in proximity to the community commercial portion of the land use plan.

General Plan Policy HE-12: Infrastructure needs for residential development are addressed in General Plan Policy HE-12. This policy calls for the identification of *"areas of insufficient housing where the General Plan designations are underutilized due to insufficient infrastructure."* It also encourages the study of *"infrastructure development alternatives that would stimulate residential development."*

Project Conformance: The Lytle Creek North PDP is located in a subregion that contains insufficient or inadequate infrastructure facilities. Master plans for infrastructure have been incorporated into the proposed project design. The project would be entirely supported by the implementation of the designed infrastructure improvements to be extended to, and contained within, the project site.

General Plan Policy HE-13: Policy HE-13 identifies the importance of achieving *"a job-housing balance which will further local and regional goals of improved air quality and traffic mobility"* by targeting industrial and commercial development near areas that have adequate housing supply.

Project Conformance: The project conforms with Policy HE-13 by proposing an appropriate mix of residential land uses in proximity to commercial and business land uses. The project will both create and satisfy a need for a local employment base caused by new residential development in this area.

2.5.6 Land Use/Growth Management

As stated previously in this Section, the County's current Official Land Use Designation for the project site is RC (Resource Conservation). The Lytle Creek North project proposes that the designation be changed to PD (Planned Development). Concurrent with this document, a General Plan Amendment has been initiated that would accomplish this redesignation.

According to the General Plan, the purpose of the "RC" land use designation is *"to encourage limited rural development that maximizes preservation of open space, watershed and wildlife habitat areas,"* and *"to prevent inappropriate urban population densities in remote and/or hazardous areas of the County."* The project site is located in a rapidly urbanizing area of San Bernardino County. The Interstate I-5 freeway has been completed and traverses the western portion of the site. An interchange at I-15 and Glen Helen Parkway, just north of the project site, is available to provide vehicular access to the property. Changes in area development patterns have occurred that affect the circumstances under which the "RC" designation was originally applied to the site.

Development of the project site with higher intensity urban uses may be appropriate given increasing development pressures from the cities of Rialto and Fontana, completion of the I-15 freeway as a major north south regional artery, and development of the Blockbuster Pavilion within Glen Helen Regional Park. These planned and existing uses will all serve to foster conditions that are conducive to development of the project site with commercial, office/business park, residential, and other uses.

General Plan Policy LU-1: County General Plan Policy LU-1 states that conditions, criteria and standards should be established and implemented *"to protect the access to, and economic use of these [valuable mineral] resources, provided that the mineral extraction does not result in significant adverse environmental effects and that open space uses have been considered for the area once mining operations cease."* In addition, Policy LU-1 attempts to *"[e]nsure that land use development proposals within the Mineral Resource Overlay Zone (MRZ) shall be in accordance with the adopted mineral resources management policies of the County."*

Project Conformance: The entire Lytle Creek North project site is designated as one of two Mineral Resource Zones (either MRZ-2 or MRZ-3) by the State Mining and Geology Board. Specifically, the project site is designated primarily as Mineral Resource Zone 2 (MRZ-2), except for small portions of the site along the northern and northwestern boundaries which are designated as MRZ-3. The MRZ-2 designation indicates that either: 1) significant mineral deposits are present, or 2) that there is a high likelihood for significant mineral deposits to occur on-site. The MRZ-3 designation is applied to areas that contain aggregate resources, but their significance cannot be determined from available data. However, development of the Lytle Creek North project site will remove the property from any future opportunity for using it for mining. The accompanying Environmental Impact Report evaluated the potential for significant impacts and subsequent conformance with this policy.

General Plan Policy LU-2: County General Plan Policy LU-2 encourages *"varied approaches to residential development in order to foster a variety of housing types and densities and more efficient use of the land."* In addition, this policy recommends adopting *"regulations encouraging innovative residential development."* This policy also recommends revising the Planned Development Ordinance to *"continue its use to permit flexible design and siting standards such as setbacks, yards, building relationships, and promote clustering as a means of achieving more efficient housing construction and providing larger areas of usable common open space; and, establishing a system to award density bonuses in return for special design, infrastructure improvement, extra amenities, usable open space, or other developer efforts."*

Project Conformance: The proposed project complies with County General Plan Policy LU-2 by proposing a mix of housing types, including both detached and attached residential development. In addition, the community commercial areas will allow the Applicant to explore innovative planning techniques that may include multi-family residences in proximity to adjacent commercial and/or office uses. The Lytle Creek North project will also include a substantial amount of open space, including 75 acres of open space/conservation/mitigation areas, 29 acres of public park land, and a designated site for a potential elementary school. Both parks, as well as a portion of the school site (e.g., playing fields, playgrounds, etc.), will be available for active and passive public recreation uses. In addition, clustering development on the more gently sloping portions of the site will allow preservation of the Sycamore Creek streambed and the steep slopes in the northern portion of the project site.

General Plan Policy LU-3: Another important General Plan County Policy, Policy LU-3, states that *"the County wants to promote balanced, efficient commercial developments that are functional, safe, attractive and convenient to shoppers, and are capable of strengthening the local economy and enhancing the quality of life of County residents."*

Project Conformance: The proposed project will provide approximately ~~43.4~~ 32.7 acres of Commercial development which is expected to provide for retail commercial, service commercial, and/or business park/office space. This community commercial area will be easily accessible from the I-15 via Glen Helen Parkway, providing high visibility and easy accessibility for commercial development. It is expected that commercial development in Lytle Creek North will serve not only future project residents, but residents of surrounding unincorporated areas of the County as well.

General Plan Policy LU-4: The County wants to promote industrial development in order to expand its employment and tax bases. This policy seeks to *"[p]rotect land areas best suited for industrial activity by virtue of their location and other criteria from residential and other incompatible uses", while ensuring that "industrial development meets locational and development standards that ensure their compatibility with adjacent uses and community character."*

Project Conformance: The project includes ~~43.4~~ 32.7 acres of land designated for Commercial development. This land use designation allows light industrial uses as

permitted and conditional land uses. It is anticipated that a variety of uses will locate in the Commercial areas of the Lytle Creek North, contributing to an expansion of employment in the region and to the County's tax base. The Commercial areas are ideal for industrial development and offer a high level of exposure and easy access due to the project site's proximity to the I-15.

General Plan Goal C-29: *"Approve new development conditioned on the availability of adequate and reliable water supplies and conveyance systems."*

Project Conformance: All new development within Lytle Creek North shall be approved by San Bernardino County only under the conditions that: 1) adequate and reliable water supplies are available, and 2) appropriate conveyance systems are planned or will be in-place prior to the actual occupancy of the new development. The accompanying EIR analyzed the issues of water availability and the adequacy of the planned water conveyance system.

General Plan Policy: General Plan Section II-C4 deals with water supply and distribution issues in the County.

Project Conformance: The local water purveyor has indicated a desire and ability to provide water to the project site. The project is designed so that fire flows of up to 3,500 gallons per minute (gpm) for commercial development and 2,000 gpm for residential development will be required in addition to peak day demands. The water demands for the Lytle Creek North project will require the construction of additional storage and off-site supply facilities.

Water conservation techniques and measures shall also be incorporated into development of the project, where feasible, and may include the following: using drought resistant/tolerant and water conserving plants in the project's landscape plant palette; providing drip irrigation for trees and shrubs; restricting use of lush landscaping to the various project entries only (i.e., the Primary Entries, Community Entries, and Neighborhood Entries); limiting expansive turf areas to the landscaped parkways along the North and West Entry Drives and the Loop Roadway; and installation of low-volume flush toilets and low-flow plumbing fixtures in new development, pursuant to the Uniform Plumbing Code and State requirements.

3.0 LAND USE

3.1 PROJECT OVERVIEW

The Lytle Creek North PDP represents a comprehensive planning approach designed to address a variety of considerations: market/economic conditions; quality of living and the environment; values of the local and surrounding communities; and various planning, urban design, and engineering considerations. Concurrently with this PDP, a separate request to amend the County's General Plan is being processed through the County to redesignate the entire property as "Planned Development (PD)." According to the San Bernardino County General Plan, the purpose of the PD land use designation is to provide *"sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses, and similar and compatible uses."*

Although this PDP designates the Lytle Creek North site as PD, the Land Use Plan assigns specific land uses, intensities, and densities to areas within the overall project area. The ~~nine~~ ten land use categories identified on the Conceptual Land Use Plan include three Detached Single Family Residential designations (i.e., SF-5, SF-6, SF-7), Multi-Family Attached Residential (MF), Commercial (C), Elementary School (ES), Community Park (P), Open Space (OS), ~~Public Facility (PF), and Landscaped parkways and trails (LANDSCAPE), and Conservation/Mitigation (CON/MIT).~~

The Lytle Creek North Land Use Plan includes a variety of residential, commercial, office/business park, and light industrial uses mixed with an array of facilities and amenities intended to create a strong sense of community identity and complement other surrounding uses (see Table 2, *Land Use Summary*, and Exhibit 9, *Conceptual Land Use Plan*). The Land Use Plan divides the project area into 34 separate individual planning areas based on land use and acreage. Each planning area has been assigned a number for referencing purposes. The numbers, as well as the acreage and maximum allowable dwelling units per planning area (if applicable) associated with each planning area, are shown on Exhibit 9.

The Land Use Plan provides an overall vision and guide for development within the ~~647.4~~ 645.4-acre Lytle Creek North project site. The plan allows for construction of either: 1) a maximum of 2,466 homes on approximately ~~442.3~~ 445.7 acres (without an elementary school), or 2) a maximum of 2,406 homes on approximately ~~432.3~~ 435.7 acres (with an elementary school). In both instances there are four different residential density categories:

- Single Family Detached Residential - 5,000 square foot minimum lot size (SF 5);
- Single Family Detached Residential - 6,000 square foot minimum lot size (SF 6);
- Single Family Detached Residential - 7,200 square foot minimum lot size (SF 7); and
- Multi Family Attached Residential (MF).

LYTLE CREEK NORTH

TABLE 2 -- LAND USE SUMMARY					
LEGEND	LAND USE	ACREAGE	AVERAGE DENSITY	DWELLING UNITS	SQUARE FOOTAGE
DETACHED SINGLE FAMILY RESIDENTIAL					
SF-5	5,000 sq. ft. lots (minimum)	188.1 AC	6.0 DU/AC	1,128 DU 1,132 DU	---
SF-6	6,000 sq. ft. lots (minimum)	163.3 AC	5.0 DU/AC	816 DU	---
SF-7	7,200 sq. ft. lots (minimum)	71.1 AC	4.1 DU/AC	290 DU	---
Single Family Residential Subtotal		422.5 AC	5.3 DU/AC	2,234 DU 2,238 DU	---
MF	Multi-Family Attached	13.2 AC 23.9 AC	13.0 DU/AC	172 DU 168 DU	---
Residential Total		435.7 AC 446.4 AC	5.5 DU/AC	2,406 DU	---
C	Commercial	43.4 AC 32.7 AC	---	---	678,450 SF 512,788 SF
ES	Elementary School	10.0 AC	6.0 DU/AC	60 DU ¹	---
P	Community Parks: • Active Park • Passive Park	8.0 AC 21.0 AC			
Community Parks Subtotal		29.0 AC	---	---	---
OS	Open Space ³	48.4 AC	---	---	---
	Landscape	2.4 AC	---	---	---
	Conservation/Mitigation	26.9 AC	---	---	---
	Roadway Rights-of-Way & Parkway ⁴	49.6 AC	---	---	---
TOTAL		645.4 AC	3.8 DU/AC	2,466 DU²	678,450 SF 512,788 SF

¹These dwelling units may be constructed on the school site only if the school district(s) having jurisdiction over the 10.0-acre site determine that an elementary school site is neither needed nor warranted within the Lytle Creek North project. In such an instance, only detached single family dwelling units having a minimum lot size of 5,000 square feet may be constructed on the parcel; no attached or multi-family units are permitted. The number of dwelling units on the designated school site property shall not exceed 60 detached single family residences.

²Total includes 60 detached single family residences assigned to the designated 10.0-acre elementary school site. These units will be constructed only if the School District determines that an elementary school site in Lytle Creek North is not required.

³Open Space includes Lytle Creek Trail (PA H) and excludes 21.8 acres of Conservation and 404 Mitigation easements within PA 15 (E).

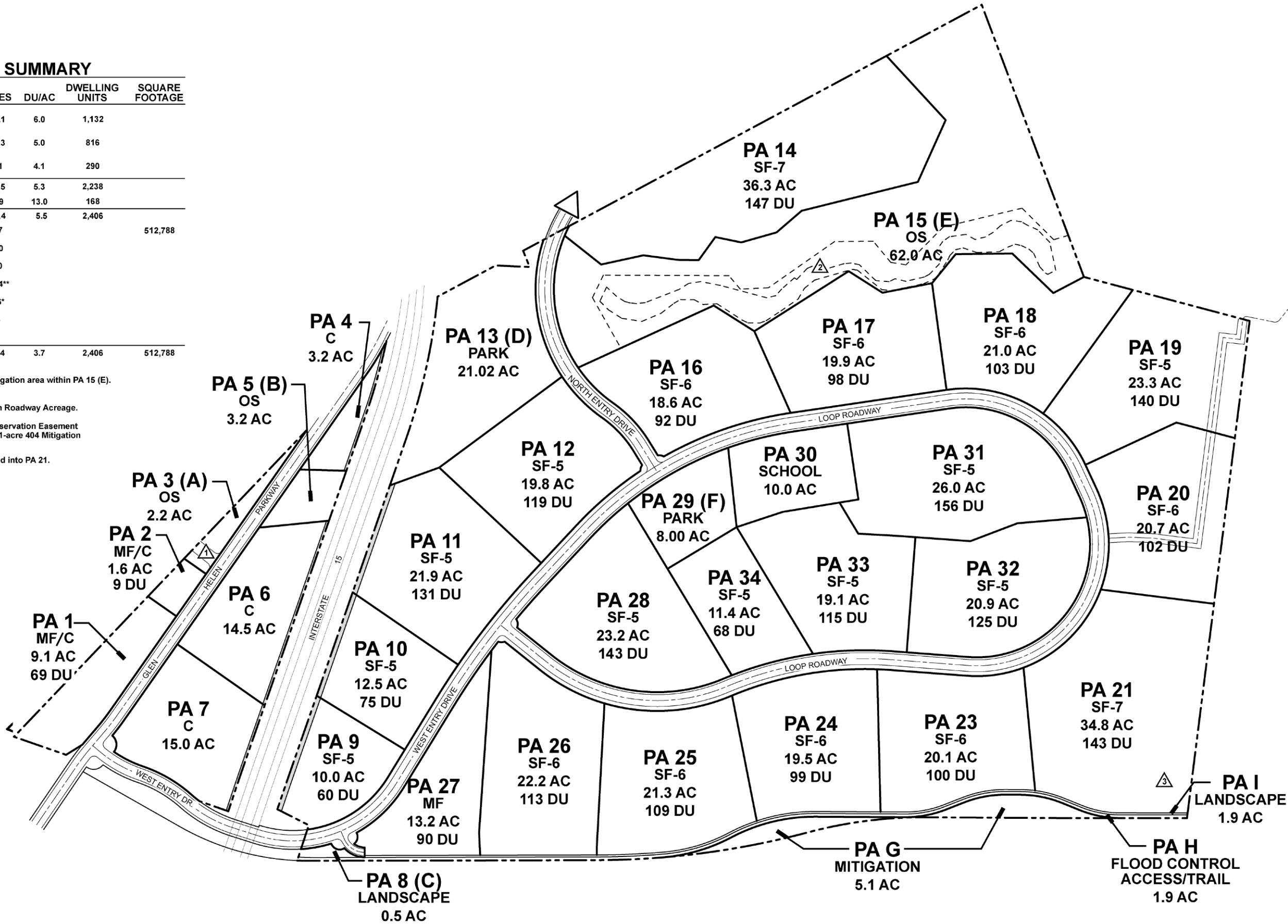
⁴Acresage includes 17 acres of Landscaped Parkways and excludes the 0.3-acre Fire Access Driveway in PA 3 (A).

LAND USE SUMMARY

LAND USE	ACRES	DU/AC	DWELLING UNITS	SQUARE FOOTAGE
SF-5 SINGLE FAMILY RESIDENTIAL (5,000 sq. ft. lots)	188.1	6.0	1,132	
SF-6 SINGLE FAMILY RESIDENTIAL (6,000 sq. ft. lots)	163.3	5.0	816	
SF-7 SINGLE FAMILY RESIDENTIAL (7,200 sq. ft. lots)	71.1	4.1	290	
TOTAL SINGLE FAMILY	422.5	5.3	2,238	
MF MULTI-FAMILY ATTACHED	23.9	13.0	168	
TOTAL RESIDENTIAL	446.4	5.5	2,406	
C COMMERCIAL	32.7			512,788
ES ELEMENTARY SCHOOL	10.0			
P COMMUNITY PARKS	29.0			
OS OPEN SPACE	48.4**			
R ROADWAYS & PARKWAYS	49.6*			
L LANDSCAPE (WEST ENTRY DRIVE)	2.4			
M MITIGATION	26.9			
GRAND TOTAL	645.4	3.7	2,406	512,788

*: Includes 17 acres of Landscaped Parkways.
**: Excludes 21.8 acres of Conservation and 404 Mitigation area within PA 15 (E).

- 1 Fire Access Driveway (0.3-acre) excluded from Roadway Acreage.
2 PA 15 (E) Acreage includes 21.8 acres for Conservation Easement (21.8 Conservation Easement also includes 8.1-acre 404 Mitigation Area).
3 PA 22 has been removed and fully incorporated into PA 21.



CONCEPTUAL LAND USE PLAN

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

In addition to the 2,406 homes, another 60 detached single family dwelling units are permitted on the elementary school site, if the school district(s) elect(s) not to build a school on the property. Only single family detached residences are permitted in the SF-5, SF-6, and SF-7 land use designations. Either multi-family or single family homes, but not both, are permitted in the MF land use designation.

In addition to the permitted residential uses, ~~43.4~~ 32.7 acres of Commercial development are expected to build-out with a combination of community commercial, general/highway commercial, office/business park, and/or light industrial uses. No residential uses shall be permitted in areas designated as Commercial, except for PA 2 which is designated Multi-Family residential with a commercial overlay. The exact composition of the Commercial land uses will be determined by the Final Development Plan/Conditional Use Permit.

The Land Use Plan also proposes 75.3 acres of open space (26.9 acres are dedicated for conservation and mitigation purposes), and 29.0 acres of park uses, which also contain a portion of the public trail system. There is an 8.0 acre active community park located in the approximate center of the project on the Loop Roadway that circles through the project area south of the I-15 Freeway. In addition, the project includes a 21.0 acre passive community park situated adjacent to the I-15 Freeway right-of-way. Sycamore Creek crosses through the southern portion of the passive park in a large swath of open space.

An artist's conception of the Lytle Creek North property as it might appear at project build-out is shown in Exhibit 10, *Lytle Creek North Aerial View*. The exhibit shows the relationship of the project site to Lytle Creek Wash, the I-15 Freeway, and the San Bernardino Mountains to the north. In addition, the exhibit clearly illustrates that the most intensive uses in the project will be concentrated near the I-15 Freeway and along Glen Helen Parkway.

The Lytle Creek North Planned Development includes the components necessary to reflect the activities and living patterns of the future users including housing, shops, workplaces, a school, and two community parks. The Planned Development concept allows Lytle Creek North to be built in a manner which enhances the quality of daily life for the residents as they live, work, and play within the community. This will be achieved by providing a convenient pedestrian and automobile circulation network and by strategically locating support facilities in convenient proximity to most residents.

The Planned Development concept strives to provide a strong "sense of place" at the overall community level with a number of community-wide design elements. Special architecture and landscape design criteria have been developed for residential neighborhoods and streets to create warm and friendly streetscenes that will encourage walking and socialization within the neighborhoods. Design guidelines for avoiding continuous "garagescape" street character are provided in the plan. The Lytle Creek North PDP allows for architectural diversity, but also achieves community design continuity through the design and maintenance standards contained in Chapter 4.0, COMMUNITY DESIGN, in this document.



LYTLE CREEK NORTH PROJECT AERIAL VIEW

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

THIS IS AN ARTIST'S ILLUSTRATION OF THE LYTLE CREEK NORTH LAND USE CONCEPT. THE DEPICTION OF BOUNDARIES OF ROADS, BUILDINGS AND OTHER FACILITIES IS ONLY A GENERAL GUIDE AND MAY DIFFER WHEN COMPLETE.

EXHIBIT 10

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Access into the Lytle Creek North community will be provided from Glen Helen Parkway by a north and west access roadway, referred to herein as the North Entry Drive and West Entry Drive. A central Loop Roadway provides internal circulation to all of the residential parcels within the project, as well as to the planned 10.0-acre elementary school site and the 8.0-acre active community park.

In addition, the project includes a comprehensive pedestrian/trail system that incorporates sidewalks, street parkways with enhanced separate pedestrian zones, pedestrian linkages, and connections to the County's Regional Trail system. The pedestrian/trail system offers pedestrian and bicycle linkages to residential areas, the school site, parks, shopping, and open spaces/landscape areas. (See Chapter 4.0, COMMUNITY DESIGN, and Chapter 5.0, CIRCULATION.)

A Master Infrastructure System (see Chapter 6.0, PUBLIC SERVICES AND FACILITIES) has been developed to provide municipal water, sewer, and storm water drainage service for all individual community areas within the project. As part of the Lytle Creek North Infrastructure Plan, a master drainage system has been prepared in accordance with appropriate agency criteria that serves the site and provides facilities for ground water recharge, and replacement of the current United States Army Corps of Engineers (ACOE) storm water levees and diversion structures.

In addition to the community design, circulation, and infrastructure chapters presented in this PDP, there are also discussions relating to phasing, site grading, and project area development standards. A detailed discussion of the various land use types planned in the Lytle Creek North community is presented in the following sections.

3.2 HOUSING

The Lytle Creek North project will provide both single family detached and multi-family attached housing opportunities. Within this PDP, detached single family homes are permitted in areas designated as SF-5, SF-6, and SF-7. No attached products (e.g., apartments, townhomes, or attached condos) are permitted in any of these single family residential land use designations. Areas designated as Multi-Family Attached (MF) are designed to accommodate either multi-family attached housing or detached single family homes, but not both. The residential land use designations/parcel are depicted on Exhibit 9, *Conceptual Land Use Plan*.

3.2.1 Detached Single Family Housing

Single family homes represent the largest use in Lytle Creek North with slightly more than 66% 65% of the entire project site planned for eventual development dedicated to this use. The Lytle Creek North Land Use Plan identifies three separate detached single family residential land use designations. Each single family residential designation is based on a certain density and minimum lot size (i.e., 5,000 square foot lots, 6,000 square foot lots, or 7,200 square foot lots). No attached units/multi-family units may be constructed in any area in Lytle Creek North designated as SF-5, SF-6, or SF-7 residential.

The SF-5 designation allows lots no smaller than 5,000 square feet in size. These lots are planned around the central Loop Roadway, particularly inside the island of development surrounded by the Loop Roadway. The next largest lots are located in areas designated for SF-6 development. Lots in these areas, which are in general located around the perimeter of the Loop Roadway, may be no less than 6,000 square feet in size. The SF-5 and SF-6 lots are expected to be targeted at value-conscious homeowners seeking single family detached homes in a high quality, master planned community. Exhibits 11 and 12 depict typical lotting studies for planning areas to be developed with 5,000 sq. ft. and 6,000 sq. ft. lots.

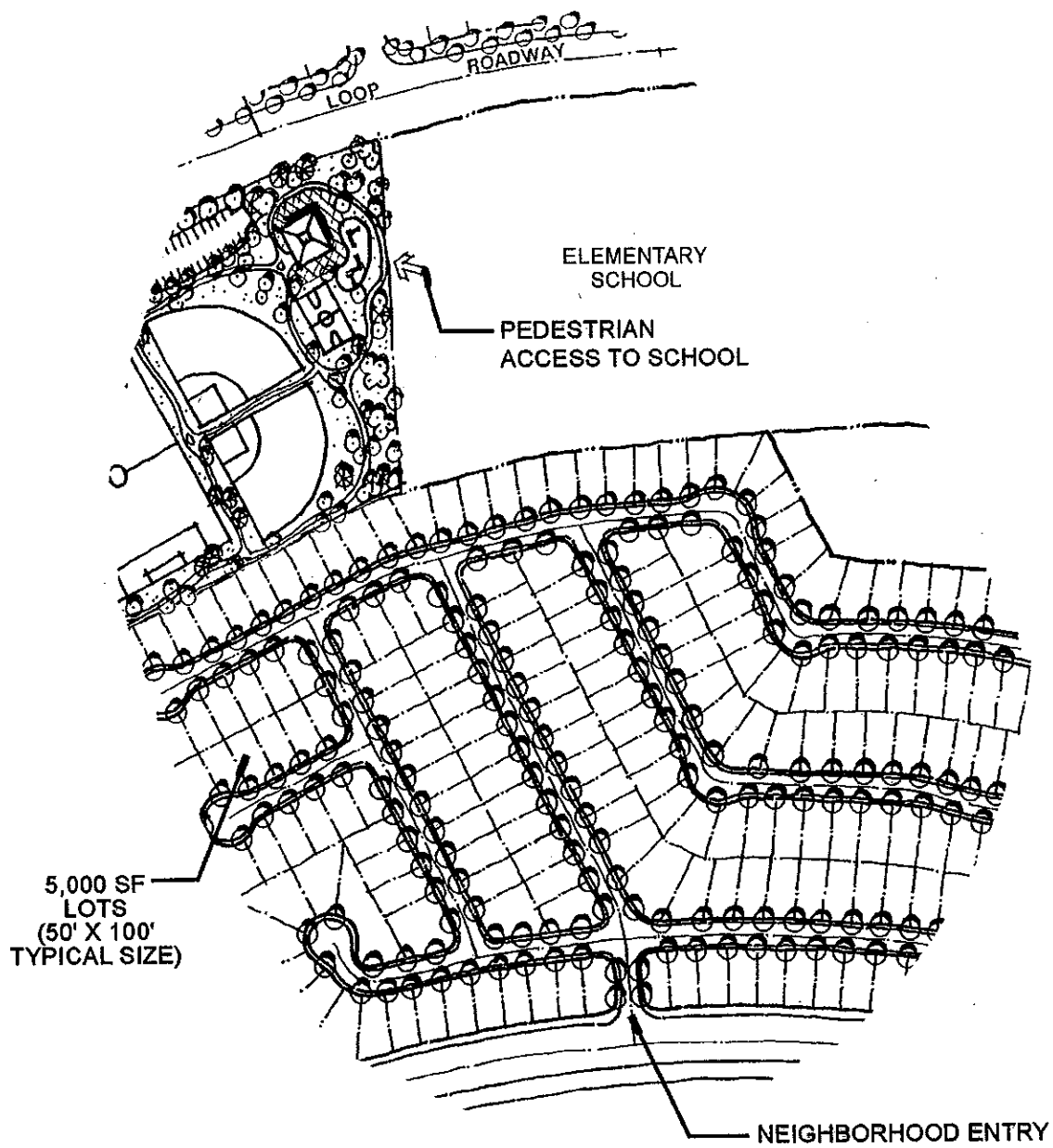
The largest and most expensive single family lots within the Lytle Creek North community are found in the SF-7 land use designation. Two areas on-site are designated for minimum 7,200 square foot lots. One SF-7 area is located in the northern portion of the project site, adjacent to the area known as "Sycamore Flats." Finished lots in this area may either be sold individually for custom homes or sold to a builder for semi-custom or production homes. The other SF-7 area is located in the southeast corner of the lot, adjacent to the Sunwest Materials mining operations and the Lytle Creek Wash. This area is anticipated to contain production homes. The 7,200 square feet and larger lots are targeted at more affluent homeowners seeking lots and/or larger houses. Exhibit 13 is a lotting study for a typical planning area developed with 7,200 square foot lots.

The development standards for each lot size are set forth in Section 10.4.1 in this PDP.

3.2.2 Multi-Family Attached Housing

It is anticipated that the project's market area will not adequately support a large number of attached units. Therefore, a maximum of ~~172~~ 168 dwelling units has been assigned to the Multi-Family Attached (MF) residential area in Lytle Creek North. This unit total represents approximately 7% of the total project residential units. The maximum density permitted in the Multi-Family area is 13.0 units per acre.

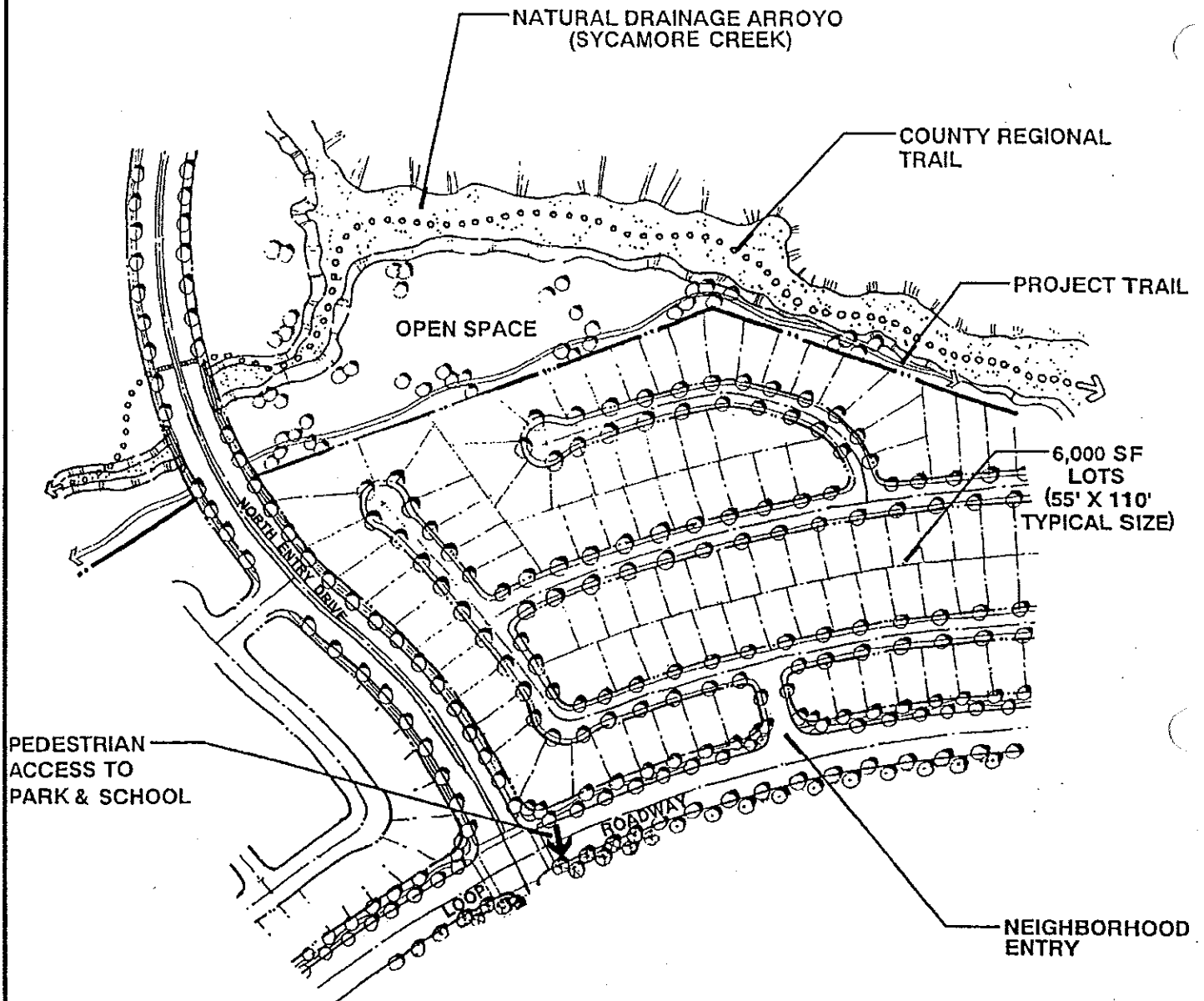
There is are three ~~only one~~ areas designated on the Conceptual Land Use Plan for Multi-Family Attached (MF) housing. One ~~This~~ area is located at the junction of the Loop Roadway and the trail corridor, north of Lytle Creek Wash, the other two are located north of Glen Helen Parkway. Development within the MF planning area may consist of either multi-family units (e.g., apartments, attached condominiums, townhomes, etc.) at a maximum density of 13.0 units per acre, or as detached single family homes with a minimum lot size of 5,000 square feet. In no case shall the number of units constructed within the MF-designated area exceed ~~172~~ 168 dwellings. The multi-family attached product may contain either rental or for sale housing. ~~If detached single family homes are built in Planning Area 27, then the number of homes shall not exceed 62 detached units.~~



5,000 SQ. FT. LOTS
TYPICAL LOTTING STUDY
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

EXHIBIT 11





6,000 SQ. FT. LOTS TYPICAL LOTTING STUDY LYTLE CREEK NORTH LYTLE DEVELOPMENT COMPANY

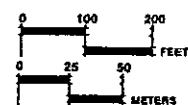
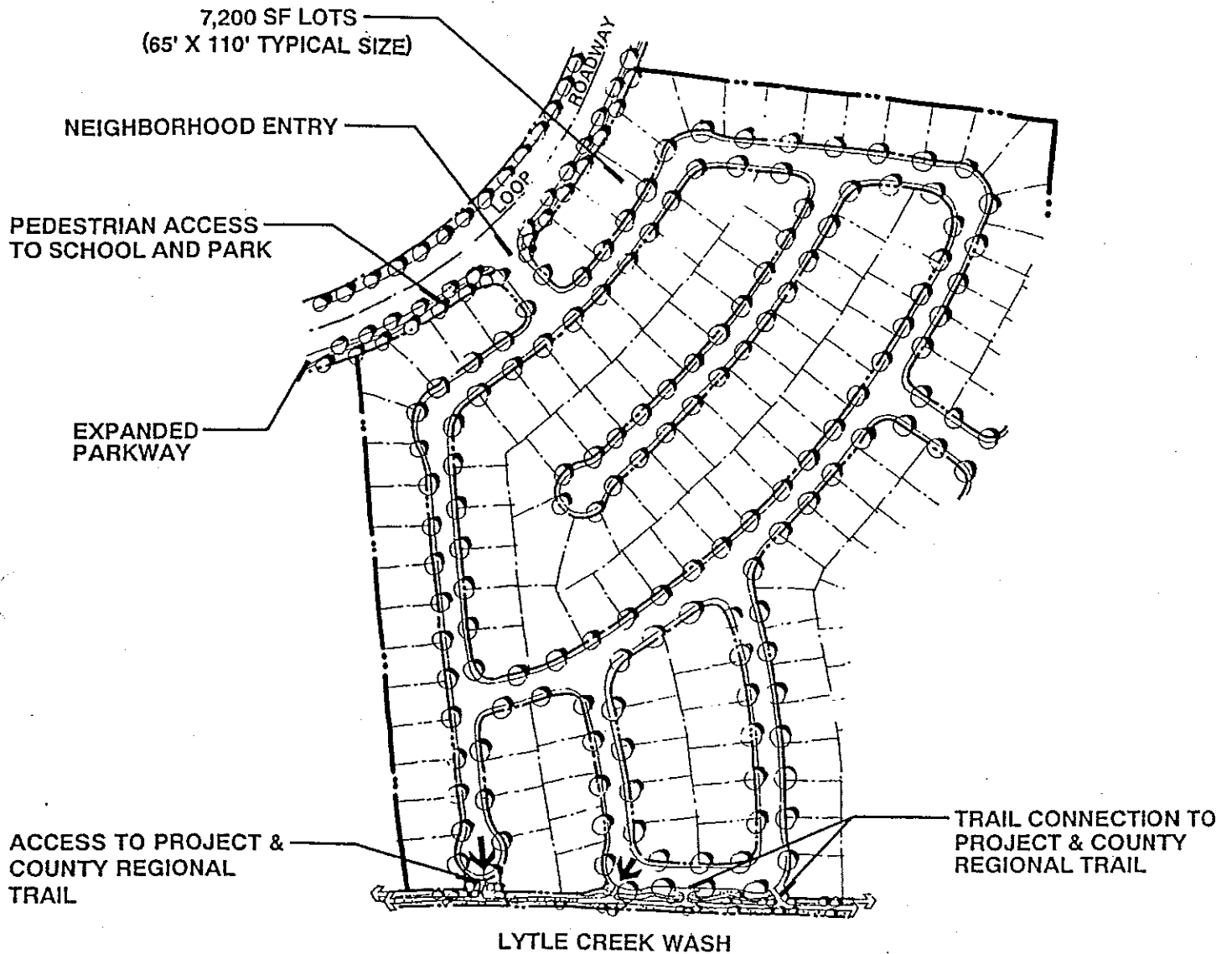


EXHIBIT 12

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rev. Mar. 2, 2005

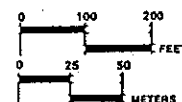


7,200 SQ. FT. LOTS TYPICAL LOTTING STUDY

LYTLE CREEK NORTH

LYTLE DEVELOPMENT COMPANY

EXHIBIT 13



pbr
JANUARY 13, 1998

3-10

General design standards have been established in this PDP to insure quality design, construction, and landscape maintenance for residential development in Lytle Creek North (see Chapter 4.0, COMMUNITY DESIGN). Special design standards for attached products appear in Section 4.2.3.

3.2.3 Relationship of Project Housing to Various Economic Segments

The community of Lytle Creek North is designed to accommodate several different types of residential products, densities, and lot sizes which will be targeted at a range of income users. Both attached and detached homes will be provided. The single family detached residences will be provided as "for sale" products, while the multi-family attached units may be constructed as either "for sale" or "for rent" products, depending upon financing, market, and economic conditions existing at the time these units are constructed. Housing is expected to be constructed by individual builders who will design their product mix and unit types to minimize product duplication and redundancy and to provide a range of housing types that will appeal to different market segments and economic groups.

At the option of each tract's developer/builder, a certain percentage of the homes may be designed to meet FHA financing criteria for first time home buyers. Although much of the housing in Lytle Creek North will be targeted at families (particularly the 7,200 sq. ft. and 6,000 sq. ft. lots), the smaller lots (5,000 sq. ft.) and multi-family attached units will appeal to senior citizens, couples without children, singles living alone, and home buyers searching for value-oriented housing.

At the time this Preliminary Development Plan document was prepared and submitted to San Bernardino County, real estate in the County was recovering from a recession in the early and mid 1990s. Demand for housing continues to increase in San Bernardino County, particularly along the I-15 freeway corridor. In January 1998, according to a study conducted by EY Kenneth Levantall Real Estate Group, the average new home price in the County was \$170,000 (price does not include existing homes). The study predicts that the average new home price in San Bernardino County will climb to \$189,000 by 1999. A separate market study, conducted by The Meyers Group, a Corona-based real estate consulting company, indicated that the County's hottest sales during the last quarter of 1997 was in the Colton/Fontana/Rialto area. Homes there sold at a median of \$139,990 (price included both existing and new homes).

Although the Lytle Creek North project is not expected to provide any below market rate housing, the master developer is not precluding the opportunity for such housing to occur on-site. Indeed, all opportunities that meet the requirements of public housing will be available to builders and buyers. The master developer, Lytle Development Company, is open to new programs and financing methods that might be conducive to the provision of below market rate housing.

3.2.4 Housing Phasing and Possible Methods of Financing

It is anticipated that the Lytle Creek North project will be built-out by a variety of builders and developers. Each builder/developer will have its own plans for financing of the project. Options typically available to builders/developers may include:

- Conventional financing;
- Government subsidies;

LYTLE CREEK NORTH

- The Low Income Housing Tax Credit (LIHTC) Program for new apartment construction;
- Fannie Maes; and
- Participation in HOME Investment Partnerships Programs to meet a wide range of low income residents' housing needs.

Homebuyers also will have a variety of options for purchasing homes in Lytle Creek North which may include the following:

- Conventional financing (fixed rate mortgages);
- Adjustable rate mortgages;
- Mortgage Revenue Bonds (MRBs) for first-time homebuyers who meet income and home purchase price limits;
- Veterans Affairs (VA) home loans;
- Federal Housing Administration (FHA) home loans, and
- PERSE Member Home Loan Program which is available to California Public Employees' Retirement System (PERS) members to help with their home financing needs.

The financing methods listed above are intended as representative financing measures; these lists are not intended to be exhaustive or all-inclusive. It should be noted that as new financing methods become available, they will provide builders and developers with additional options for financing construction of housing, and homeowners with new alternatives for buying homes.

Since it is anticipated that the residential parcels (i.e., planning area) will be developed by different builders and developers, it is not possible to determine an exact phasing for each residential planning area. However, it is possible to state that the residential planning areas will generally develop in three phases as shown below:

- Phase I residential development: Planning Areas 9, 10, 21, 23, 24, 25, 26, 27, 28, 32 & 33.
- Phase II residential development: Planning Areas 16, 17, 18, 19, 20, 31 & 34.
- Phase III residential: Planning Areas 1, 2, 11, 12, & 14

3.2.5 Residential Development Areas Adjustments

Because of the uncertain nature of development and constantly changing market forces, it may be necessary to adjust the number of dwelling units allocated to some or all of the planning area as the project is implemented. Therefore, the Director of Planning shall approve a transfer in the designated target number of dwelling units from one planning area to other planning areas upon determination that the transfer complies with all of the following conditions:

- a. The total number of approved residential units and the total number of projected future residential units, when combined, shall not exceed the allowed plan maximum of 2,406 dwelling units with an elementary school, or 2,466 dwelling units without an elementary school.
- b. The developer may transfer unused residential units from a previously approved planning area (or planning areas) to the proposed planning area(s); provided, however, that the developer has declared that the residential units in the previously approved planning area(s) are unused residential units eligible for residential unit transfer. When a development application for the planning area(s) is/are submitted to the San Bernardino County, the developer must submit, concurrently with the application, a Project Residential Unit Report that identifies the following: (1) the total number of residential units previously approved, as well as the number of these units that have been built to date, (2) the total number of unused residential units eligible for transfer, and (3) the total number of projected future residential units remaining to be developed.
- c. The number of unused and unallocated residential units allowed for transfer into another planning area shall not result in an increase in the number of units in the recipient planning area by more than 30% of its target unit allocation as allowed for in this Preliminary Development Plan.
- d. There would be no significant adverse effect on projected demand on parks, schools, infrastructure, and community facilities.
- e. Grading and landform alteration would substantially comply with the previously approved Preliminary Development Plan and Final Development Plan.
- f. No new significant environmental impacts would result.

If the above conditions are met, then the transfer in dwelling units shall be allowed by the Director of Planning. Any change in density or lot sizes resulting from this transfer shall be approved by the Director of Planning concurrently with the transfer of units. The Director of Planning shall also have the ability to approve the change in minimum lot sizes for each planning area; provided, however, that, in no case shall the minimum lot size exceed 4,000 square feet.

3.3 COMMERCIAL LAND USE DESIGNATION

In addition to the SF-5, SF-6, SF-7, and MF residential land use designations, the Lytle Creek North project includes ~~43.4~~ 32.7 acres designated as Commercial (C). The Commercial category is intended to provide for a variety of ~~nonresidential~~ uses, including neighborhood, community, general, and highway commercial uses; single user or multi-tenant office/business park uses, and/or light industrial uses, in addition to multi-family residential in PA 1 and 2. These uses have been identified as appropriate given the proximity of the Commercial designated areas to the I-15 Freeway and Glen Helen Parkway.

The Commercial land use types permitted in the Commercial Zone allow for the following types of land use types as generally described in Section 84.0240 in Title 8, Division 4, Chapter 2 of the *County of San Bernardino Development Code*: Professional Service, Retail Trade/Personal Services (both Classes I and II), Open Lot Services (Classes I and II, with the exception of swap meets, open air markets and impound yards which are strictly prohibited), Lodging Services (Classes I and H), Recreation/Entertainment (Classes I and II), Open Lot Services (Classes I and Repair Services (Classes I, II and III), Convenience/Support Services, Manufacturing Operations (Class I), Wholesale/Warehouse Operations (Classes I and II), and Contract Construction Services. Residential uses, and medium and heavy industrial uses that generate high levels of pollutants, shall not be permitted to locate within the Lytle Creek North project boundaries. The exact uses permitted in Commercial Zones are identified in Section 10.5.1 in this PDP. Special standards have been prepared to insure compatibility among uses in this category (see Chapter 10.0, DEVELOPMENT STANDARDS).

A brief description of some of the types of development that could occur within designated Commercial Zones within the Lytle Creek North community follows:

3.3.1 Neighborhood Commercial Development

Convenient retail centers are some hallmarks of the California lifestyle. An array of Neighborhood Commercial uses including a supermarket, drug store, restaurants, gas stations, and small shops are anticipated to locate within a planned neighborhood retail center in Lytle Creek North. Many residents may find that their daily needs are met by these retail uses.

The Neighborhood Commercial design guidelines presented in this document attempt to learn from the past mistakes experienced in other communities. These guidelines allow for well designed shopping centers familiar to the California lifestyle, while taking into consideration the marketing and financial requirements of contemporary retail uses. Small "strip centers" and isolated retail uses are generally discouraged in Lytle Creek North, although a gas station, restaurant, and other similar convenience commercial uses are appropriate uses for locating at the key intersection of Glen Helen Parkway and the West Entry Drive.

3.3.2 General/Highway Commercial Development

Special opportunities afforded by the proximity of the project to the I-15 Freeway will be explored, although it is not anticipated that the project nor the market will support a regional mall. Larger retailers, automotive and warehouse stores, and "power centers" are likely candidates for the Commercial development areas, particular northwest of the freeway. Design guidelines for General/Highway Commercial also allow for well designed shopping centers. As outlined in Chapter 4.0 of this document, the overriding objective in the design of commercial centers should be the avoidance of static blandness that is often the result of limited detail, accents, and colors.

3.3.3 Office/Business Park Development

The Office/Business Park land use category provides for economic and employment base opportunities within the community. Its intent is to permit the location of various types of office, research and development, and business uses; service industries; and limited support retail/service commercial uses.

One of the emerging trends expected to carry over into the early 21st Century is the explosive growth of small entrepreneurial businesses. Lytle Creek North is well positioned to take advantage of this trend by providing for Office/Business Park uses within the Commercial designation. In response to these trends, businesses will be encouraged to locate in Lytle Creek North. Those who wish will be able to walk or bicycle from home to office, and will find all necessary services in close proximity. It is expected that Business Park areas will attract garden office and incubator type businesses, as well as more traditional medical and service businesses.

Locational criteria and community design guidelines have been provided in this PDP to ensure compatibility with adjacent land use and the overall character of the community as well.

3.3.4 Light Industrial Development

The community of Lytle Creek North is located close to the major industrial area of Ontario. Market analysis suggests that a large commitment of land to purely industrial uses would not be practical for the project. However, it is believed that the master planned environment provided by Lytle Creek North, as well as the site's proximity and easy access to I-15, will attract some manufacturers who recognize these benefits.

3.4 CONSERVATION AND OPEN SPACE

Lytle Creek North is a master planned community designed to integrate parks with open space, landscaped parkways and multi-purpose trails (e.g., bike, pedestrian, equestrian, & multi-purpose). The project also includes generous landscaped parkways that incorporate trails as well. Exhibit 14 depicts the *Open Space/Recreation Concept* for the project.

3.4.1 Public Landscaped Parkway and Trails

~~Public landscaped parkways and trails comprise approximately 30.0 acres of land within Lytle Creek North.~~ The landscape areas on-site include landscaped parkways along project area streets; landscaped pedestrian, equestrian, and bicycle trails; off-street pedestrian linkages; cleared property adjacent to natural open space; and graded areas with disturbed/degraded natural vegetation. In many cases, drought resistant and/or drought tolerant plant materials will be used in these areas to help minimize potential hazards associated with soil erosion and sedimentation, and to improve the scenic quality and aesthetics of these areas. Along public streets, the landscaped parkways will contain more ornamental materials that will help reinforce the overall theme of Lytle Creek North project.

3.4.2 Active Community Park (8.0 Acres)

This park is located in a manner that maximizes visibility and vehicular and pedestrian access. The 8.0-acre park is designed to serve as a major community focal point and formal gathering place for the community that is easily accessible from nearby residential, retail, business, and light industrial uses within the project area. Facilities and uses permitted in the park include open play areas, picnic areas, athletic playing fields, and community recreation buildings. It is anticipated that the playing fields may be lighted at night.

The park is situated adjacent to a 10.0-acre elementary school site and could potentially function as a joint-use school facility, subject to approval by the San Bernardino County Parks & Recreation Department and the appropriate school district.

3.4.3 Passive Community Park (21.0 Acres)

The 21.0-acre park facility is designed to allow for habitat conservation/restoration and limited passive recreational uses such as picnicking, jogging, cycling, and nature observation/hiking. Pedestrian and bicycle trails will be constructed within the park. A kiosk or other structure will serve as an interpretative center, informing users of potential animal life and vegetation communities found on-site, as well as area-wide trail connections. A portion of the County's Regional Trail system will cross through the park, connecting the park to the San Bernardino National Forest. The public parking lot(s) will accommodate the need for vehicular parking spaces.

LEGEND



COUNTY REGIONAL TRAIL SYSTEM
(EQUESTRIAN)



PROJECT TRAIL SYSTEM
(PEDESTRIAN/BIKE)



OPEN SPACE



EXPANDED LANDSCAPED PARKWAY



8.0 AC. ACTIVE COMMUNITY PARK

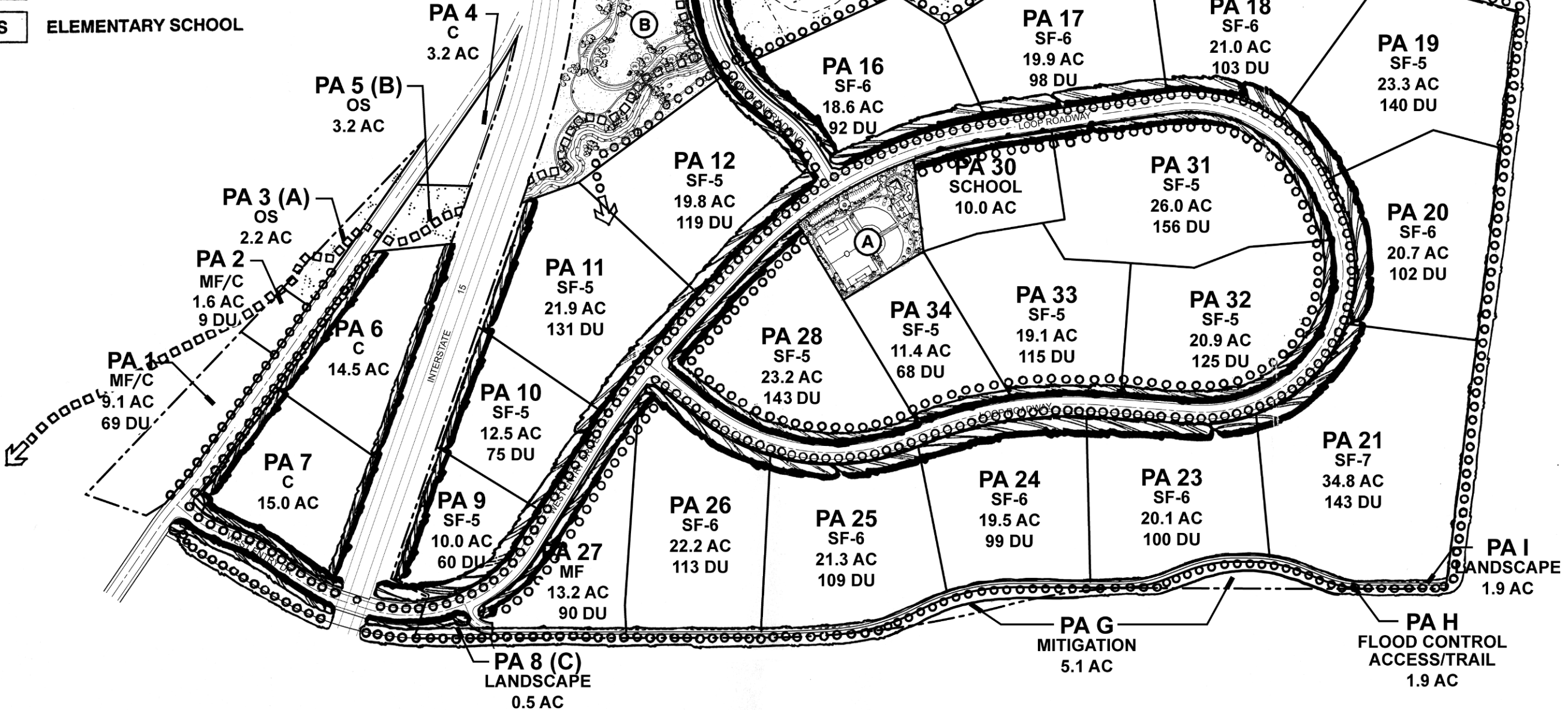


21.0 AC. PASSIVE COMMUNITY PARK



ELEMENTARY SCHOOL

Refer to Exhibit 32, Circulation
Plan, for conceptual alignment of
North Entry Drive from project
site, northeast to connection with
Glen Helen Parkway.



OPEN SPACE/RECREATION CONCEPT

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY



rev. Oct. 25, 2018

EXHIBIT 14



LYTLE CREEK NORTH

As an option, a golf course and associated amenities could be constructed within Planning Area 13 in place of the Passive Community Park, subject to approval of a Conditional Use Permit.

3.4.4 Open Space/Slopes

Approximately ~~66.3~~ 75.3 acres of land within Lytle Creek North is preserved as permanent open space or dedicated as conservation or mitigation areas. Open space consists of areas of natural vegetation and steep topography. The open space will protect these important resources by acting as a buffer between these areas and other land uses in Lytle Creek North, and by protecting the integrity of the side slopes. In addition, open space will preserve the natural alignment and features of Sycamore Creek, serve as a wildlife corridor linkage across the project site to the San Bernardino National Forest, allow for habitat conservation/ restoration, and provide areas for limited passive recreational uses such as nature observation/pedestrian linkages.

There are three primary types of Open Space found within the Lytle Creek North project: ~~66.3~~ 75.3 acres of natural open space/conservation/mitigation areas, an 8-acre active park, and a 21-acre passive community park. Table 3, *Open Space by Slope Category*, identifies each of these types of open space. Each type is then separated into four separate categories according to slope (i.e., 0%-10%, 10%-20%, 20%-30%, and 30% or more).

TABLE 3 - OPEN SPACE BY SLOPE CATEGORY										
	SLOPE CATEGORIES								TOTAL	
	0% - 10%		10% - 20%		20% - 30%		30% or more			
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
Natural Open Space/ Conservation/Mitigation (Consists of Planning Areas 3, 5 and 15)	21.4 <u>30.4</u>	32 <u>40</u>	11.7	18 <u>16</u>	3.4	5	29.8	45 <u>44</u>	66.3 <u>75.3</u>	100
Active Community Park (Planning Area 29)	8.0	100	0	--	0	--	0	--	8.0	100
Passive Community Park (Planning Area 13)	18.3	87	1.9	9	0.5	2	0.3	2	21.0	100
TOTAL OPEN SPACE	47.7 <u>56.7</u>	50 <u>54</u>	13.6	14 <u>13</u>	3.9	4	30.1	32 <u>29</u>	95.3 <u>104.3</u>	100

3.4.5 Open Space/Conservation

As a master planned community, Lytle Creek North has been carefully designed to accommodate realistic levels of development, while preserving important natural conditions on-site. For example, the project proposes more than ~~66~~ 75 acres of open space in addition to 21 acres of passive park land which will preserve an existing intermittent streambed on-site (i.e., Sycamore Creek) in its natural

state. Areas of disturbed grassland and degraded vegetation along the creek's alignment within the passive community park (Planning Area 13) will be restored and enhanced to provide forage and habitat opportunities for numerous bird, reptiles, amphibians, and small mammals who make the creek their home.

Because the project will be served by imported water sources, impacts to ground water are anticipated to be minimal. In addition, the project will incorporate a series of Best Management Practices to ensure that water quality is maintained, while providing for ground water recharge (see Section 3.4.6, below).

As an option to the natural open space in Planning Area 15, a golf course and associated amenities could be constructed, subject to approval of a Conditional Use Permit.

3.4.6 Best Management Practices

The Lytle Creek North project includes a series of Best Management Practices (BMPs) intended to protect and improve surface water, groundwater, and overall water quality. There are three main types of BMPs that will be implemented during project construction: 1) structural BMPs, 2) managerial BMPs, and 3) vegetative BMPs.

- **Protection of Watershed Areas**

The Lytle Creek North is designed to minimize impacts to the regional watershed. Approximately ~~113~~ 107 acres within the project site (~~17.6%~~ 16% of the entire site) will remain as open space, or park land, landscaped area, or as conservation/mitigation areas landscaped parkways along project area streets. These areas will allow for ground water recharge. Furthermore, approximately 17 acres of landscaped parkways along project area streets will further allow for ground water recharge.

The developed portions of the project site will incorporate BMPs to minimize potential contamination of ground water supplies and the regional watershed. The project incorporates various methods for protection of the watershed, including:

- *Reduction/Elimination of Contaminants* - This technique involves requiring covers for outdoor storage areas that contain contaminants, as well as for loading/unloading areas. The object is to keep runoff from passing over areas that contain contaminants and becoming contaminated or degraded.
- *Proper Disposal of Chemicals and Potential Pollutants* - Businesses in Lytle Creek North will be required to dispose of specific pollutants such as crankcase oil, pesticides, paint, and other potentially harmful chemicals according to federal, state, and County requirements for disposal of harmful chemicals. Appropriate waste disposal of these substances will help minimize and/or avoid ground water and watershed contamination.

- *Routine Street Sweeping/Maintenance* - Regular cleaning of streets and pavement also will reduce street and land surface sources of pollutants such as heavy metals, oil, grease, and similar contaminants.
- *Animal Waste Control* - Project area residents will be encouraged to clean up after their pets and control/dispose of animal waste products in a safe and hygienic fashion. These waste products, if allowed to accumulate unchecked, could potentially contaminant regional ground water supplies.
- *Soil Control and Erosion Prevention Methods* - Implementation of soil control and erosion prevention measures, particularly during the construction stages of the project, will help to control sediment from reaching the watershed.

■ Flood Control Procedures

The project will upgrade and improve the existing levee along Lytle Creek Wash. In order to accommodate the West Entry Drive underneath the I-15 freeway, the new levee will be rebuilt further to the west of the existing levee. The new levee is designed to control the 100-year storm event. Planned levee improvements also involved designing a stable flood control revetment in Lytle Creek Wash. The top elevations of the planned flood control revetment have been designed to include maximum flood water surface elevations and freeboard allowance. Freeboard represents the additional height required the design water surface to account for such factors as long term aggradation, superelevation, and bedform development.

Using information obtained from previous hydrological and channelization studies conducted for the reaches of Lytle Creek Wash that border the project site, the sediment transport characteristics of the study reaches of Lytle Creek are in balance with the upstream watershed supply. The streambed has reached an equilibrium slope condition. Neither sustained degradation nor aggradation is expected to occur in the future considering the current upstream watershed condition. Therefore, it has been determined that the total freeboard adjustment should be a minimum of three feet.

Design for the embankment height has been performed in accordance with San Bernardino County Flood Control District (SBCFCD) design criteria. The criteria requires that water surface elevations be determined based on the 100-year flood peak discharge. The design height of a flood control dike includes the water surface elevation and a three foot freeboard. As part of project-related improvements, two piers and the north abutment of the existing I-15 Freeway bridge will be enclosed by the planned flood control revetment. The encroachment into the existing Lytle Creek floodplain will alter the current hydraulic behavior in the bridge vicinity, which may impact the bridge flood conveyance and scour characteristics. However, these impacts are not considered significant and create no risk to the existing bridge safety, since: 1) the potential local scour at the bridge piers will be increased by only

0.16 ft. above existing conditions, and 2) the existing vertical clearance between the water surface and bridge soffit will be reduced from 17.2 feet to 16.6 feet.

The planned revetment at the I-15 Freeway bridge will serve as the new north abutment for the I-15 bridge. Design of the toe-down has taken into account the maximum scour potential that may occur at the bridge location. This will provide adequate protection against flooding of the adjacent Lytle Creek North development, as well as protection for the bridge structure.

■ Prevention and Control of Water Pollution

As the Lytle Creek North property is cleared of existing vegetation, then graded and developed, there is increasing likelihood that the types and amount of urban pollutants picked up by runoff and storm water flows will increase unless preventive measures, sometimes called source controls, are implemented. These controls are management techniques that help to reduce the exposure of materials to storm water, thereby limiting the amount of pollutants picked up by water.

One of the most effective ways to mitigate storm water pollution is to prevent potential pollutants from entering storm water at their sources in the first place. This practice, known as source reduction, also can be the least expensive way to control a given pollutant. It is generally far more effective and less expensive to prevent a pollutant from entering storm water than it is to try to remove the pollutant after the storm water has become contaminated. Source reduction methods include:

- *Animal Waste Collection* - Collection of animal wastes to reduce the numbers of bacteria and organic matter in storm water runoff;
- *Exposure Reduction* - The partial or total physical enclosure of stockpiled or stored material, loading/unloading areas, or processing operations and the capturing of drainage from these areas to remove metals, soils and grease, and other chemicals;
- *Regular/Routine Maintenance* - Regular maintenance and cleaning of all pollution control devices should be performed on a regular and routine basis to ensure that devices are kept clean and unobstructed and are functioning correctly;
- *Recycling/Waste Disposal* - Community hazardous waste and waste oil recycling centers should be provided to encourage careful and correct disposal of potentially hazardous chemicals and materials;
- *Parking Lot and Street Cleaning* - Regular parking lot and street cleaning help to reduce accumulation of pollutants on paved surfaces. These surfaces collect pollutants which flow into area surface waters and contaminate and degrade the water quality;

- *"Dry" Detention Basins* - These types of detention basins are dry between rain events. They serve to temporarily detain a portion of storm water for a specified length of time, releasing the storm water slowly to reduce flooding and removing a limited amount of pollutants. Pollutants are removed by allowing particulates and solids to settle out of the water
- *Infiltration (Exfiltration) Devices* - The use of infiltration devices (e.g., infiltration trenches, dry wells, catch basins, etc.) which can remove pollutants very effectively through adsorption onto soil particles, and biological and chemical conversion in the soil;
- *Oil and Grease Trap Devices* - Use of oil-water separators/oil and grease trap devices (e.g., oil-water separators, oil and grease trap catch basins, simple skimmers and control structures used at the outlet of a sediment basin, etc.) to separate oils and grease and other sediments from storm water
- *Sand Filters* - Sand filters work by filtering storm water through beds of sand and remove urban pollutants by settling out particles in the pre-treatment devices and by straining out particles in the filter;
- *Filter Strips* - These are strips composed of close-growing vegetation (usually grass) planted between pollutant source areas and the receiving water by catching sediments and trapping sediments; and
- *Grass Swales* - Grass-lined swales serve to remove pollutants from surface flow by the filtering action of the grass, sediment deposition, and/or infiltration into the soil.

The effectiveness of these various measures varies widely, although each can be useful in the right instance. It is anticipated that the Lytle Creek North project will incorporate a variety of these measures in combination with one another to minimize the potential of pollutants to contaminate project area water sources.

■ Regulation of Land Use in Stream Channels

Sycamore Creek - The Sycamore Creek streambed will retain its existing alignment and remain in its natural state. The creek itself will not be altered by planned development except for a planned bridge crossing at the North Entry Drive. Impacts resulting from construction of this bridge will be mitigated for on-site along the creek channel, most likely within the 21-acre passive community park. Actual mitigation requirements are addressed in the Environmental Impact Report which accompanies this Preliminary Development Plan. To ensure the integrity of the streambed, the entire on-site stretch of the creek is being preserved within designated permanent open space and passive community park areas.

Lytle Creek Wash - The land uses within Lytle Creek North will be physically separated from Lytle Creek Wash by a levee. Planned improvements to the levee are designed to ensure that the Commercial and residential development areas of the project are not subject to periodic flooding. Since Lytle Creek Wash already is an improved channel, planned improvements to the levee as part of this project will not significantly impact fish, wildlife, or other natural resources on-site or upstream/downstream of the project.

■ Prevention of, Control and Correction of Soil Erosion and Sedimentation

Successfully controlling erosion and sedimentation during on-site construction activities will involve implementing a system of BMPs that targets each stage of the erosion process. The most efficient approach to controlling erosion and sedimentation involves minimizing the potential sources of sediment from the outset of construction activities. In order to accomplish this goal, this means limiting the extent and duration of land disturbance during each phase of the project construction to the minimum needed. As surfaces are exposed by grading and clearing, they must be protected. The second stage of the BMP system involves controlling the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generating flows. The third stage involves retaining sediment that is picked up on the project site through the use of sediment-capturing devices. On most sites, successful erosion and sedimentation control requires a combination of structural and vegetative practices. All of these stages are better performed using advance planning and good scheduling. The following is a list of appropriate BMPs for erosion and sediment control purposes that may be implemented during the construction phases of the project:

- *Construction Sequencing* - Install the BMP system in "reverse order." In other words, start with sediment capturing devices, then follow with key runoff control measures and runoff conveyances, before finally beginning major land clearing activities after the minimization and capture elements are in place. Often, construction operations which generate significant off-site sediment have failed to sequence construction activities in the proper order.
- *Surface Stabilization* - A variety of techniques are appropriate for stabilizing surfaces, including: mulching; establishing a perennial vegetative cover through use of permanent seeding; installing rip rap on slopes, drains, channel sides, inlets, and stream-banks; sodding of slopes and disturbed areas; utilizing surface roughening techniques to establish vegetative cover, improve water filtration, and decrease runoff velocity; installing temporary gravel construction access; utilizing temporary seeding of rapid-growing annual grasses, small grains, or legumes to provide initial temporary stabilization for erosion control on distributed soils; and preserving and reusing existing top soil to enhance final site stabilization with vegetation.

- *Runoff Control Measures/Runoff Conveyance Measures* - The project will incorporate runoff control measures that divert sediment-laden runoff to appropriate traps or stable outlets, captures runoff before it leaves the site, and diverts it to locations where it can be used or released without erosion or flood damage. Closely affiliated with runoff control measures are runoff conveyance measures. These measures include: grass-lined channels, hardened channels, paved flumes, and temporary slope drains which extend temporarily from the top to the bottom of a cut or fill slope for the purpose of conveying concentrated runoff down the slope face without erosion.
- *Outlet Protection* - One type of outlet protection measure that may be used in Lytle Creek North includes a level spreader which is an outlet designed to convert concentrated runoff to sheet flow and disperse it uniformly across a slope without causing erosion. A second type of outlet protection structure is an outlet stabilization structure which is a structure designed to control erosion at the outlet of a channel or conduit by reducing the flow velocity and dissipating the flow energy. A rip rap lined apron is the most commonly used practice for this purpose because of its relatively low cost and easement of installation.
- *Sediment Trap and Barriers* - These items are used to trap sediment and control sediments on-site and may typically include installation of block and gravel inlet protection to filter sediment from storm water entering a storm drain inlet prior to stabilization of contributing area soils; a temporary excavation area round a storm drain drop inlet or curb inlet which is designed to trap sediment prior to discharge in to the inlet (excavated drop inlet protection); fabric drop inlet protection; a sediment basin/rock dam to capture sediment from runoff and retain it on the construction site; a sediment /silt fence or straw bale barrier to serve as temporary sediment barriers; a sediment trap which is a small temporary ponding basin formed by an embankment or excavation to capture sediment from runoff; a permanent grass sod sediment filter area around the storm drain drop inlet; and a vegetated low filter strip consisting of a low-gradient vegetated area that filters solids from overland sheet flow.
- *Stream Protection:* Stream protection may be achieved through the use of streambank stabilization and streambed stabilization techniques, and via the use of temporary stream crossings for short-term use by construction vehicles or heavy equipment.

3.5 ELEMENTARY SCHOOL SITE

An elementary school site will be provided within the project area. The project site is divided approximately in half by two different school districts, the Rialto Unified and San Bernardino Unified School Districts. It is not known at this time which of the districts would assume responsibility for constructing and maintaining the school. Regardless of which district would assume operational responsibilities, the school would serve the needs of future residents of the Lytle Creek North community.

The need for a school site within the project will be determined during subsequent levels of the planning process. To allow for flexibility to respond to changes in market conditions and school district needs, this PDP assigns a maximum total of 60 residential units to the potential school site. The dwelling units allocated to the school site may only be built on the school site property and no where else.

The location for the elementary school site has been identified in Planning Area 30. The potential elementary school site has been identified in proximity to the active community park -- the school and park sites could potentially serve as a joint use facility, subject to approval by the appropriate school district and the County Parks and Recreation Department. The decision of whether to utilize the school site will be the responsibility of the appropriate district. A total of 60 dwelling units has been assigned to the 10-acre school site. The maximum number of allowed units within the project area under any circumstances (2,466 units total) would then be reduced accordingly.

3.6 PERMITTED USES

The basic objective of the Land Use Plan for Lytle Creek North is to provide flexibility in meeting future market needs. In many failed projects, land uses were so narrowly defined that a "patchwork" development pattern resulted. Millions of dollars of infrastructure were installed before being needed, and projects were unable to withstand the pressures of economic cycles. The various development areas in the Lytle Creek North project area are designed to be flexible enough to accommodate changing market conditions. The basic concept is to build-out one phase before commencing with the next. In this way the community can grow in an efficient, cost-effective manner.

Table 4, *Land Use by Planning Area*, depicts permitted residential categories in each planning area. Within each planning area a maximum number of dwelling units and target lot sizes assigned, and one of four residential subcategories are permitted. Additional residential requirements are contained in Sections 10.4.1 and 10.4.2 in this PDP. In the event that Planning Area 27 does not develop with multi-family attached or detached single family residential units, hotel or motel uses are permitted on that parcel with approval of a Final Development Plan/Conditional Use Permit.

Every effort has been made to apply good planning theory to each permitted use. For example, the number of residential units assigned to each planning area differs by its location, target market, and site characteristics. Attached dwelling units are permitted only in Planning Areas 1, 2, & 27. Commercial

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areas are located along Glen Helen Parkway and are easily accessible from Rialto and the I-15 Freeway.

The design concept for Lytle Creek North provides for a complementary mix of residential, commercial, office/business park, light industrial, recreation, and aesthetic uses. The Land Use Plan includes an array of uses which consists of community commercial, detached and attached residential products, two community parks, a community wide pedestrian system that ties into the County's Regional Trail system, and a school site.

Principal access into the Lytle Creek North project will be provided from the I-15/Glen Helen Parkway Interchange to the north of the site, and from Glen Helen Parkway to the west via an I-15 freeway underpass. Internal off-street pedestrian and the Loop Expanded Parkway provides vehicular as well as pedestrian and bicycle access to all residential areas within Lytle Creek North, unifying the community.

TABLE 4 -- LAND USE BY PLANNING AREA

PLANNING AREA	ZONE DESIGNATION	LAND USE	ACREAGE	AVERAGE DENSITY	DWELLING UNITS
1	MF/C	Multi-Family Residential / Commercial ¹	9.1	--- 13.0	--- 69
2	MF/C	Multi-Family Residential / Commercial ¹	1.6	--- 13.0	--- 9
3	OS	Open Space	2.2	---	---
4	C	Commercial ¹	3.2	---	---
5	OS	Open Space	3.2	---	---
6	C	Commercial ¹	14.5	---	---
7	C	Commercial ¹	15.0	---	---
8	LANDSCAPE	Public Landscaped Parkway & Trail	0.5	---	---
9	SF-5	Single Family Residential (5,000 sq. ft. lots min.)	10.0	6.0	60
10	SF-5	Single Family Residential (5,000 sq. ft. lots min.)	12.5	6.0	75
11	SF-5	Single Family Residential (5,000 sq. ft. lots min.)	21.9	6.0	131
12	SF-5	Single Family Residential (5,000 sq. ft. lots min.)	19.8	6.0	119

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TABLE 4 -- LAND USE BY PLANNING AREA					
PLANNING AREA	ZONE DESIGNATION	LAND USE	ACREAGE	AVERAGE DENSITY	DWELLING UNITS
13	P	Passive Community Park	21.0	---	---
14	SF-7	Single Family Residential (7,200 sq. ft. lots min.)	36.3	4.1	147
15	OS	Open Space	62.0 ³	---	---
16	SF-6	Single Family Residential (6,000 sq. ft. lots min.)	18.6	5.0	92
17	SF-6	Single Family Residential (6,000 sq. ft. lots min.)	19.9	5.0	98
18	SF-6	Single Family Residential (6,000 sq. ft. lots min.)	21.0	5.0	103
19	SF-5	Single Family Residential (5,000 sq. ft. lots min.)	23.3	6.0	140
20	SF-6	Single Family Residential (6,000 sq. ft. lots min.)	20.7	6.0	102
21 ⁴	SF-7	Single Family Residential (7,200 sq. ft. lots min.)	34.8	4.1	143
23	SF-6	Single Family Residential (6,000 sq. ft. lots min.)	20.1	5.0	100
24	SF-6	Single Family Residential (6,000 sq. ft. lots min.)	19.5	5.0	99
25	SF-6	Single Family Residential (6,000 sq. ft. lots min.)	21.3	5.0	109
26	SF-6	Single Family Residential (6,000 sq. ft. lots min.)	22.2	5.0	113
27	MF	Multi-Family Residential	13.2	13.0	172 90
28	SF-5	Single Family Residential (5,000 sq. ft. lots min.)	23.2	6.0	139 143
29	P	Active Community Park	8.0	---	---

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TABLE 4 -- LAND USE BY PLANNING AREA					
PLANNING AREA	ZONE DESIGNATION	LAND USE	ACREAGE	AVERAGE DENSITY	DWELLING UNITS
30	SF-5 ES	Single Family Residential (5,000 sq. ft. lots min.) Elementary School	15.7 10.0	6.0 ²	94 60 ²
31	SF-5	Single Family Residential (5,000 sq. ft. lots min.)	21.6 26.0	6.0	156
32	SF-5	Single Family Residential (5,000 sq. ft. lots min.)	20.9	6.0	125
33	SF-5	Single Family Residential (5,000 sq. ft. lots min.)	19.1	6.0	115
34	SF-5	Single Family Residential (5,000 sq. ft. lots min.)	10.0 11.4	6.0	60 68
G	MITIGATION	Mitigation	5.1	---	---
H	OS	Flood Control Access & Trail	2.8	---	---
I	LANDSCAPE	Landscape	1.9	---	---
N/A	PUBLIC LANDSCAPED PARKWAYS & TRAILS		25.4 ³	---	---
N/A	ROADWAY RIGHTS-OF-WAY & PARKWAY ⁵		33.3 49.6	---	---
		TOTAL	647.4 645.4	3.8	2,466

¹Planning areas designated as Commercial may be built-out with various non-residential land uses at different intensities, provided that no more than 678,450 sf of non-residential uses (total) shall be constructed in all of the Commercial areas on-site combined.

²These dwelling units will be built only if the elementary school site is not needed by the School District.

³Excludes 4.6 acres of landscape parkways/trails which occur in Planning Area 8. Total acreage of all public landscaped parkways & trails for the entire Lytle Creek North project site is 30.0 acres.

³Acreage includes 21.8 acres of Conservation and 404 Mitigation easements.

⁴PA 22 has been removed and fully incorporated into PA 21.

⁵Acreage includes 17 acres of Landscaped Parkways and excludes a 0.3-acre Fire Access Driveway within PA 3 (A).

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4.0 COMMUNITY DESIGN

4.1 ARCHITECTURAL DESIGN GUIDELINES

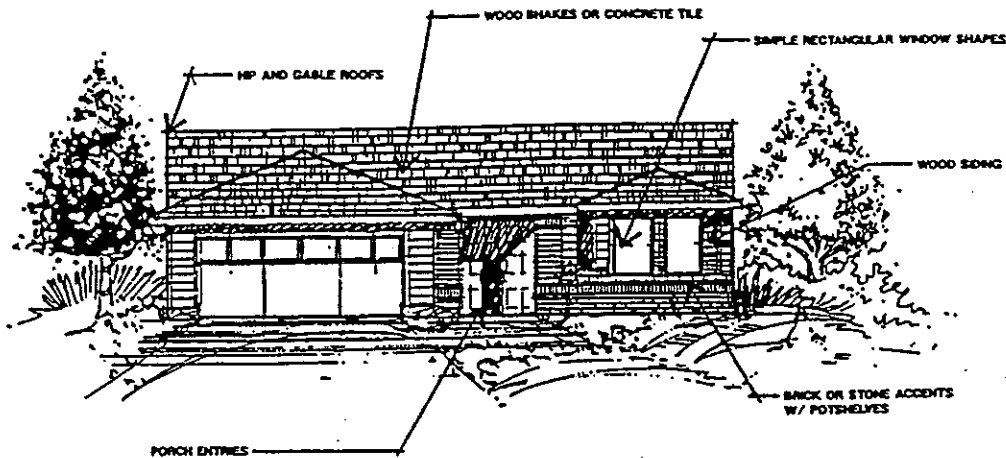
The community design theme developed for Lytle Creek North is best characterized as "Traditional California," a theme that draws from the vernacular of a variety of architectural styles found throughout California's dramatic history. The architectural theme will emphasize natural earth-tone colors, materials, and textures. This architectural theme, interwoven with a community landscape palette, is designed to result in a harmonious community that reflects the rich architectural history of Southern California and San Bernardino County, is visually compatible with the natural environmental components within the project, and complements the presence of the surrounding mountains and landforms. Together, the architecture and the landscape fabric will create intimate and appealing residential neighborhoods; pedestrian friendly commercial and retail centers; and neat, clean, identifiable, and pleasing business parks providing a desirable address for a variety of businesses and light industrial tenants.

4.2 RESIDENTIAL DESIGN GUIDELINES

The residential architecture will emphasize natural textures, materials, and colors reflective of architectural styles that have influenced California design through the years. These styles include California Ranch, Spanish Colonial, Monterey, and California Bungalow. The "Mediterranean" style of architecture is popular in Southern California and will also be an acceptable architectural style in the community, but it will not be the predominant style. Simple building forms with low-pitched roofs and the use of "outdoor rooms" are common to the identified styles. Wood elements, window and door details, and porches and balconies act as accent features to the intended themes. These varying yet compatible architectural styles will allow for character variation and diversity within the community while remaining within the same vocabulary of community theme.

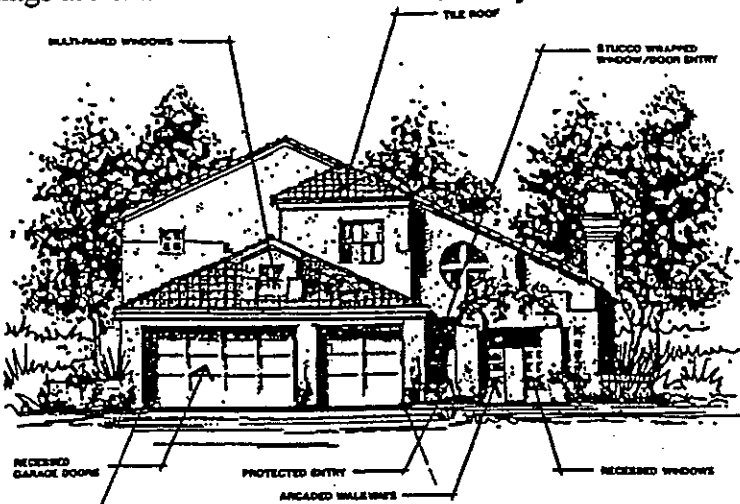
California Ranch is a popular style of residence in Southern California. Early California Ranchos derived their theme from the Spanish Haciendas and Ranchos having long rambling one-story configurations. American rural architectural elements of horizontal wood siding, board and batten, brick and wood shakes also influenced the California Ranch style. This style of architecture typically has a strong indoor/outdoor relationship to the building layout.

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Modern Example of "California Ranch" Style of Architecture

The Spanish Colonial style of architecture, having a rich tradition in Southern California, is characterized by one-story and two-story building masses, usually asymmetrical in form. Round or square towers and arcaded walkways accent the building mass. Roofs are low-pitched and tiled with little overhang. Prominent arches are typical of this style, placed over deeply set doors and windows. Pilasters, detailed tile and heavy wood doors are other common features. Decorative window grills and wrought iron railings are classic accent features to the style.

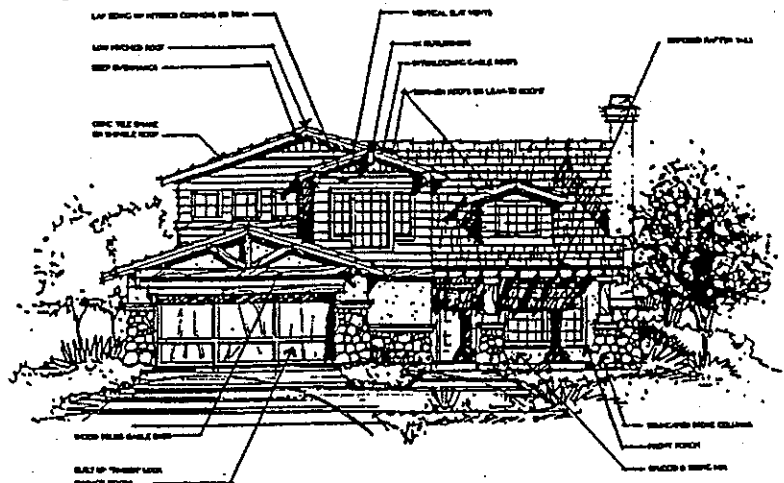


Modern Example of "Spanish Colonial" Style of Architecture

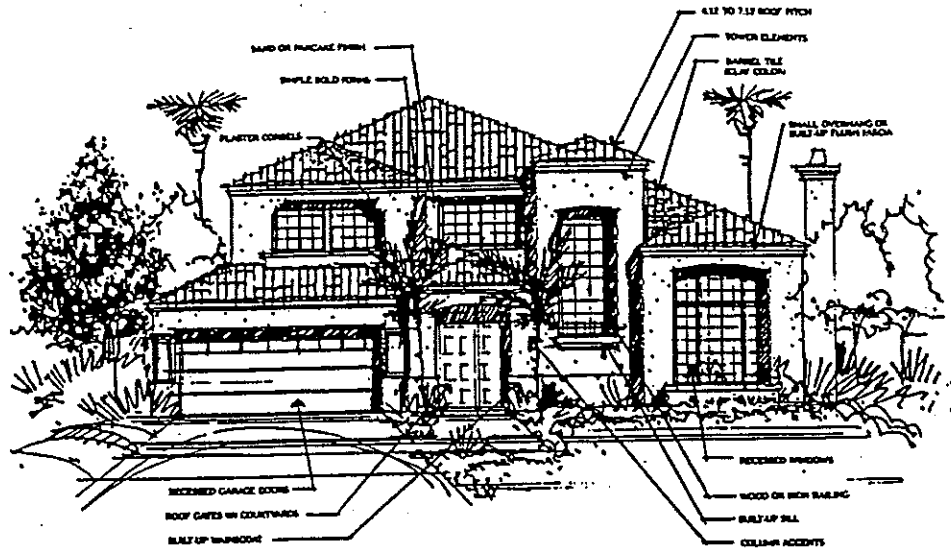
The Monterey architectural style, historic to our region, is rooted in the New England Colonial style of architecture combined with Spanish Colonial flavors. Its character is of simple building forms, smooth wall surface and tiled roofs. Second story porches, often cantilevered under the roof form, typically accent rectilinear two-story building forms. Roofs are low-pitched. Wood elements often accent this architectural style in a smooth and refined manner. Pedimented windows, wood shutters and exposed rafters are other common design features characteristic of the Monterey style of architecture.

DOUBLE GABLE ON TOP ROOF FRONT
 DOUBLE TILE
 WOOD SHUTTERS
 KEEP UP GABLE ROOF
 NO GABLE REINFORCED RAFTER TAIL
 ON GABLE UP FRONT
 REINFORCED SHUTTERS
 ON WINDOW OPEN GABLE
 PLUS ARCH ON
 FLOOR UP WINDOW TOP
 GABLE UP REINFORCED TO CARRY
 A GABLE UP END
 STONE ROOF TO SIDE PORCH
 STONE ROOF
 STONE ROOF TO SIDE PORCH

The California Bungalow style of architecture sought to eliminate unnecessary ornamentation and relied on simplified lines and building mass. Also characterized by one-story and two-story structures with low-pitched, gabled roofs and wide enclosed overhangs, the bungalow usually contained a half-width or full-width covered front porch. Roof rafters were exposed and supported by tapered square masonry pilasters set upon low-porch walls.



The Mediterranean style of architecture that has become popular in Southern California's contemporary architecture is an amalgam of many historical styles and influences which include coastal portions of Spain, Italy, Portugal, and Greece. One- and two-story building masses, simple building forms, and low-pitched tile roofs are characteristic. Light-colored exteriors ranging from white to light pastels are classic to this style. Recessed windows and doors trimmed with bright, often contrasting, colors accent smooth stucco walls. Tile and ornamental iron work provide decorative detail. Colorful vines and potted plants are integral to this architectural style.



Modern example of "Mediterranean" Style of Architecture

4.2.1 Residential Architecture Context

The goal for Lytle Creek North is to build a harmonious image for the community that reflects the rich architectural history of Southern California and complements the natural surrounding and local heritage. This will be accomplished through the infusion of strong unifying elements including roofs, natural wood or wood-like details, earth-tone colors, rock, and other natural appearing building materials. The objective of these residential architectural design concepts is to inspire and stimulate contemporary interpretations of this architectural theme.

"Traditional California" architecture is characterized by the use of forms, elements, and materials which provide relief from the sun during the warm Summer months, yet allow for the penetration of sunlight into the interiors during the cooler Winter months. The use of stuccos (colored in earth tones ranging from creams and tans to ochers and sepias), exposed rafters and wood beams accent functional covered balconies, outdoor patio rooms, and usable porches. Detailed doors and windows accent walls and building facades and allow for the free flow of air movement and controlled sunlight penetration. Shutters and coverings for windows and doors are functional and reflect the form of that which they service. Roof colors are of muted earth tones with mixed hues. Roof edges are detailed and finished. Entry gardens and covered arrival areas compliment the front door, often incorporated as a front "sitting" porch, and accent the streetscape.

The following design components are provided for information purposes in identifying the desired design vocabulary for the residential buildings in Lytle Creek North.

- **Building Mass and Scale**

- The architectural image of residential neighborhoods in Lytle Creek North will be perceived from the public spaces, specifically the community streets and parkways, community parks, the school site, and paseos/trails. Building massing and scale should be used as the primary design components in establishing an appealing built environment and compatible design themes.
- Articulation, delineation, and variation in building forms and masses are important design considerations in attaining the intended architectural theme. From standard suburban lot single family homes to multi-family residential development, appealing, appropriately defined structures will be created as a result of applying appropriate design considerations to building massing and scale.

- **Building Materials and Colors**

- Exterior plaster, stucco with a float finish texture, and wood or wood-like siding will be the primary wall surface materials for the "Traditional California" architectural style selected for Lytle Creek North. Heavy troweled stucco (having patterns of deep trowel marks in the finished stucco surface) is prohibited. The finished colors of building walls shall be tans, sepias, and ochers, emphasizing earth-tones, along with creams, and off-whites. There will also be some infusion of Mediterranean-like pastels. Simple accent materials and colors used to compliment the wall surfaces are allowed and encouraged. Wood trim shall be stained with light colored, semi-transparent stains or painted as accents. The use of tile, stone, and masonry are permitted as design accents and trim.
- Color is intended to act as one of the primary theme conveying elements in Lytle Creek North. It is an important consideration for establishing the architectural theme for the community and providing a harmonious visual relationship with the built community, the community landscape, and the backdrop of the San Bernardino Mountains. In the architectural color palette, tonal accent should be used to highlight the character of the building and provide variation and depth to the building mass.

- **Roof Materials and Colors**

- Gable, hip, and shed roofs shall be the principal roof forms with pitches ranging from 4:12 to 6:12. Roof extensions over porches, balconies, and accent features may be 2:12. Flat roofs for terrace covers, trellises, or carports are acceptable if designed as architectural extensions of the house.

- The interface of the roof to the building facade in a clean and simple method is an important design consideration. Exposed wood beams and extended rakes (12"-18") are encouraged in combination with clipped eaves and molded cornices. Wood cornices with stucco rakes and stucco cornices with stucco rakes are encouraged. Exposed beams and rafters may be restricted in some areas of the community pending review of fire safety requirements. Rain gutters may be used as fascia trim and must be colored to match the trim. Downspouts must be colored to match the facade color(s).
- All roof materials shall be concrete or cement tile or concrete shingle and be of muted earth tones with mixed hues. Roof colors shall be selected from the approved color and materials board for this project to ensure continuity in texture, color, and character, while allowing for variation in roof appearance from one home to the next. Roof color and composition should vary periodically to add variety to the streetscene.

- **Windows and Doors**

- Window and door details are architectural components which carry a strong visual impact through their placement and design. In the "Traditional California" architectural theme, window and door details are simple and clean, yet formal. Wood trim and pediments over some openings recall historical treatments and provide a welcome design detail and articulation to the wall surface. Selective use of tiles as accent trim can provide further enhancement.

Recessed openings are characteristic elements of the southern historical style and convey the appearance of thick, protective walls. Divided lights in both doors and windows helps provide character and scale. Operable windows are encouraged to provide cross-ventilation. High interior spaces are encouraged to have operable windows or exhaust vents to release built-up heat. The selective use of glass block as a window material is appropriate as a design statement and in allowing for privacy while still providing for light.

Bay windows are encouraged as a pleasant component to the "California Ranch" style of architecture.

- Covered doorways are design elements indicative of the hot arid summer months. Doors and windows are to be used within the building design to encourage a strong relationship between interior rooms and exterior patios, balconies, and porches.
- Window positioning can further emphasize this interior/exterior relationship. Shutters and coverings for windows and doors should reflect the form of the window or door and appear as a functional component rather than an attached design feature.

- Window elements become elegant design statements through use of complimentary architectural details and window forms. Architectural components may frame simple windows to create a prominent design feature. Wood trim is encouraged to separate windows for detail and accent. In addition, simple wood shutters serve to compliment the dimensions of the window they are "to cover."
- Horizontal forms and repetitive nature windows fit appropriately into the selected architectural themes and become functional design details.
- Functional windows can become significant design elements by including architectural projections and recesses, ornamental railings, and careful color composition.
- Double French doors, if used, should be installed with divided lights.
- Elegant covered entryways with simple door detail accented and framed by windows, where provided, will serve as welcoming arrival elements. Different flavors can be created by painting door trims with accent colors to enliven the door and building facade.
- Strong yet simple design statements at entry accomplished through arching form and reflecting shape of window and frame composition.
- **Garage Doors**
 - Garage doors shall be simple in design. They are a major visual element in both attached housing and single-family housing. The design focus for garage doors shall be to slightly recess the door and to provide for individual bays off-set and/or separated to eliminate visually extensive garage door facades.
 - Three-car garage configurations can be divided into a two/one configuration to allow for a pleasant entry court in the conventional single-family lot. Accent colors are encouraged to compliment the architecture and provide visual variety along the streetscape. Garage door windows should correspond to the window forms of the house.
 - Landscape vines and tree wells should be introduced to soften the visual impact of the garage door and accent the garage facade.
 - Wooden garage doors often fall into disrepair due to climate conditions and inadequate maintenance, becoming a visual nuisance to the neighborhoods. Plywood garage doors are prohibited. Metal or vinyl doors are preferred. Solid wood garage doors will be allowed when designed to eliminate deterioration due to panel separation. Various methods to assist in deterioration prevention should be

implemented including but not limited to applying simple patterns of banding on wooden garage doors, which reinforce panel board attachment to door base for longevity and durability.

- Garage door windows should reflect the shape and form of the primary windows of the house. Clean door pattern are preferred.
- Individual garage doors/bays separated by landscape plantings help to soften the visual impacts of the doors. In addition, variation in building facade color and architectural detail add to the pleasant composition.
- One-car and two-car bays separated by landscape plantings and recessed to provide articulation and relief in the facade.
- Simple patterns of banding on wooden garage doors reinforce attachment of panel boards to door base for longevity and durability.
- **Detached Garages and Carports**
 - Detached garages and carports are visually and physically dominant structures within attached housing developments and must be addressed with thought and consideration in design. The type of design treatment they receive or do not receive will greatly impact the character of the living environment of the residents.
 - Roofs of the carports and garages should be designed to reflect the character and materials of the roofs of adjacent residential buildings. For example, if adjacent buildings have concrete shingles or shakes, carports and garage roofs shall be constructed of similar material. Landscape plantings at the ends of the carports and garages will enhance and complement the parking lot environment and soften the presence of these structures. Garage doors and bays should be defined with landscape elements to provide for visual separation of long facades of garage doors. Carport and garage building materials and colors should complement the adjacent residential buildings.
 - Detached garages incorporated with the single-family detached home allow for the opportunity of a second level room above the automobiles, when the garage is set in the rear yard, either accessed from an alley drive or from the driveway running along the side of the lot. The garage building is encouraged to incorporate windows (such as dormer windows) and relief in the roof plane to provide articulation and delineation in the structure. Consideration must be given to window placement and the invasion of privacy to neighboring rear yards. Thought and consideration must also be given to the detail and articulation of facade treatment. Landscape plantings and trellis at end of carport softens visual

impact. Trellis color is the same as the accent trim of adjacent residential buildings.

- Roof material and colors of carports are the same as roof materials and colors of adjacent residential buildings. Landscaping may be used to screen cars.

- **Balconies, Porches and Decks**

- The incorporation of balconies, porches and decks as part of the architectural style is encouraged for both practical and aesthetic value. They integrate indoor and outdoor living spaces, allow for elevated garden locations that provide light and air as well as shelter, break up large wall masses and add human scale to buildings.
- Balconies and porches have had significant roles in the style we call "Traditional California." Balconies as deep insets in the form of Italian loggia, or balconies as projections at the corner of a building recall Spanish Colonial architectural roots prevalent in our California history. Long second floor verandas supported by clean wood columns extending to the ground plane recall the Monterey style of architecture. Deep set covered front porches for sitting and entertaining, addressing the street, raised one to two feet above the ground plane recall the Ranch and Bungalow styles of architecture found in California. These elements of design are strongly encouraged in Lytle Creek North.
- Covered front porches for sitting address the street and accent the entry. Lower porch roofs reduce the scale of the building to the pedestrian level from the street.
- Raised front porches with wood rails and posts provide design accent as well as delineation of building masses. Front porches become usable outdoor space.
- Traditional front porches with simple post and rail detail compliment the entry while addressing the street.
- Upper level decks allow for exciting outdoor space while providing for detail and articulation in buildings. The decks allow for private environments raised above the activities of the street below.
- Corner patio spaces in the lower level units of Attached Housing provide for private outdoor spaces. Recesses in the architecture and massing of the buildings provide for visual relief. Wood fencing provides pleasant detail with vine accents.

- **Columns and Posts**

- Columns and posts incorporated as structural or aesthetic design elements shall be dimensioned appropriately to convey a solid durable image. Columns may be used as a free-standing form or as attachments to walls. Posts and columns may be used as supports for balconies, porches, roof overhangs, and shade structure. Square posts are encouraged.
- Dimensionally correct stucco pilasters accented with stone work at entries to the home provide for visually appealing detail.
- Simple wood post and beam detail as part of second story decks has appropriate dimensions to the scale of the building element.

- **Additional Building Components**

- **Mechanical Equipment:** All air conditioning/heating equipment, soft water tanks, gas and electric meters, pool, spa and fountain equipment must be screened from public view (see Chapter 10.0, DEVELOPMENT STANDARDS, for definition of public view). Sound attenuation of motor operations is encouraged.
- **Gutters and Downspouts:** Gutters and downspouts may be concealed or exposed if designed as a continuous architectural feature. Exposed gutters and downspouts shall be painted to match adjacent roof, fascia, and wall colors.
- **Chimneys:** As an architectural form, chimneys are to be simple in design to insure consistency of character and style. Simple stucco, slump block or masonry chimneys with subtle design treatments for accent are encouraged. Free-standing exposed flues, veneers, and extravagant metal fireplace caps are prohibited.
- **Antennas:** No exterior antennas or satellite dishes are allowed unless adequately screened from public view.
- **Flashing, Sheet Metal and Vents:** All flashing, sheet metal, vents and pipes shall be painted to match the adjacent surface.
- **Skylights:** Skylights are to be designed as an integral part of the roof. Their form, location and color should relate to the building.
- **Solar Panels:** Solar panels are to be integrated into the roof design, flush with the slope of the roof. Natural aluminum frames are prohibited. Support solar equipment must be screened from public view.

- Accessory Structures: Patio trellises, arbors and other exterior structures may be of stucco or wood as allowed by the governing codes and fire protection requirements, with finishes complying with the approved materials and color palette. Trellises and patio covers of a simple, clean, dimensionally correct scale are encouraged.

4.2.2 Detached Single Family Residential Development

Achieving good neighborhoods can be accomplished without community control if the master developer, the merchant builder, and the County work cooperatively to encourage the use of the neighborhood design guidelines.

The following general guidelines should be considered in developing project plans:

- To the extent possible, follow the neighborhood design guidelines.
- Within the context of neighborhood design criteria, include perimeter walls, entry features and edge treatments, which comply with the guidelines in this PDP.
- Precise planning and design standards are contained within Chapter 10.0, DEVELOPMENT STANDARDS.

4.2.3 Multi-Family Attached Residential

Attached housing design presents additional challenges, particularly in the areas of privacy, identity and usable private outdoor space. There are many types of attached housing and while all are not likely to be constructed at Lytle Creek North, over time the market will change from today's conditions and create opportunities not currently available. Therefore, the following guidelines will address a fairly wide range of attached housing types.

4.2.4 Carports/Garages - Detached Single Family Dwellings

- This method of car storage results in areas devoted exclusively to the car. Since this is also the first view of the project for both resident and guest, some additional care should be taken to deal with security, storage, and aesthetic requirements.
- No more than ten stalls should be placed in an unbroken row for carports or exterior structures. Breaks can be made by intervening walkways, landscaped planters, and/or significant relief of the building facade.
- Ample lighting must be designed so that nighttime pedestrian circulation is well illuminated and shadow pockets are eliminated. Alcoves and niches that offer daytime architectural relief can also offer nighttime hiding places that must be carefully thought out in terms of security and personal safety issues. The principles of "defensible space"

design should be adapted to the particular circumstances of each project's architectural and planning concepts.

- The ends of open carports should be treated with architectural and landscape elements to screen the unrelieved view of lined up cars. Examples include lattice work, partial walls, planters, and tree screens.
- Enclosed garages should be staggered and planter pockets provided at each break for tree and shrub planting. Garage doors in general should have overhead protection from the elements.
- The rear of open carports should be screened so that headlights do not shine directly into nearby dwellings. This screening may be berms, plantings, patio walls, etc., and need not be located at the carport, but may be designed as a part of the site of residential architecture.
- Private, secure compartments should be installed in every enclosed garage and when appropriate, as a part of carports as well. If the design concept calls for open carports, a private, secure storage closet should be constructed as part of every unit, preferably adjacent and accessible from private outdoor space.

4.2.5 Carports/Garages - Multi-Family Attached Residential

The following general guidelines should be considered in developing project plans:

- Garage doors should not be set in a wall two or more stories in height without horizontal relief in the form of overhangs, balconies, planter boxes, etc.
- The same design standards apply to attached carports/garages as for the detached carports/garages above.

4.2.6 Privacy and Security

Attached housing presents particular problems with respect to privacy and security issues. The following general guidelines should be considered in developing project plans:

- Align units and buildings with view opportunities to open space. Create angled bays and corner windows to provide view in tightly packed building clusters.
- Stagger units that face each other and use exterior decks and offset window placement to preserve visual privacy. Avoid windows facing onto a neighbor's window or directly into their private outdoor space.

- The kitchen is still the "living" room of most homes and the most frequently occupied during waking hours. Windows in kitchens, therefore, should be positioned to provide surveillance of nearby public space for greater security.

4.2.7 Open Space

Obviously, the intended market for attached housing directs the fundamental design of open space, yet there are general principles to be followed in high density open space design. The following general guidelines should be considered in developing project plans:

- Create "positive" open space with a life and function of its own beyond simply serving as the negative space between buildings. Positive open space requires a sense of enclosure to give it identity. Positive open space can be thought of as an outdoor room with "walls" (the enclosing surfaces of structures or barrier type landscaping); "doors" (gates, doors, portals, etc.); "windows" (spaces between buildings that allow the eye to wander); "furnishings" (benches, planters for seating, artwork, fountains, trellises, etc.); lacking only the conventional "roof" to fully define the space as a room.
- Much as with rooms in a home, the flow between positive outdoor space is greatly enhanced when the interfaces are defined and controlled. Use gateways, low walls, portals, arbors, trellises, hedges, colonnades, etc., to define and separate adjacent positive outdoor spaces.
- Endow the space with life by giving people a reason to be there. Install street furniture; create casual plazas, squares and courts that offer undemanding opportunity for social contact; install night lighting that provides both security and an aesthetic draw for strollers and walkers.
- Provide both active and passive open space areas, active areas need not be regulation play field size if structured to provide equipment and courts for active play.
- Passive areas may be quite small and of odd geometries that fit particularly well between the normally large structures of infill housing projects. The specific design of these areas should reflect their solar orientation and relationship to adjacent structures.
- Provide ample and usable private outdoor space directly accessible to each unit. Patios, decks, balconies, lanais and porches should be a minimum of six feet in width and at least partially screened from adjacent outdoor spaces. Provide storage for bikes, barbecues, gardening tools, etc.

4.2.8 Parking

The following general guidelines should be considered in developing project plans:

- Parking lots and structures shall be lighted and designed to ensure pedestrian safety.

- When possible, open parking structures to the sky above the deck openings over parking level planters. The combination of daylight and landscaping offers significant relief to the otherwise sterile and intimidating parking environment.
- Add additional life to parking structures with color, material and textural accents located to continually offer a change of scene and impart a sense of relationship to the world above.
- Make lobbies an attractive and safe haven particularly if this is where guests, mail and deliveries are all permitted access. Consider making elevators key operated to exclude those not expressly permitted access.
- Consider setting aside stall space in the parking area for a car wash area for use by the tenants.
- All parking stalls must adhere to County of San Bernardino standards. Compact parking stalls are permitted within Lytle Creek North in compliance to County design standards.

4.2.9 Storage

Especially in affordable projects, provide secure storage within the confines of each unit. Since square footages are usually kept as efficient as possible, consider placing a storage closet on the exterior deck/balcony. Properly designed, this feature can also be used to visually screen adjacent balconies.

4.3 COMMERCIAL ARCHITECTURAL DESIGN GUIDELINES

As with the Residential Architectural Design Concept, the "Traditional California" architectural theme for the village centers and commercial centers will emphasize natural earth-tone colors, materials and textures primarily. In keeping with this architectural theme, the commercial centers of varying sizes will play upon these architectural roots with an influence of spontaneity in design detail and color responsive to the type of use and role these facilities have within the community.

- Commercial centers of varying sizes in the community will be provided a wider range of architectural opportunities.
- Colors and materials introduced into commercial architecture must be regionally appropriate and in keeping with the general design vocabulary portrayed in Section 4.1, *Architectural Design Guidelines*. Creativity in color mixtures, materials, and signage will provide spontaneity and uniqueness to each individual center. The overriding objective in the design of the commercial centers is to avoid static blandness that is the result of limited detail, accent and color.
- Spontaneity and creativity in design provide character and visual interest while following a traditional architectural style.
- Creative use of color, materials, and landscape provides for a strong architectural style.
- Visual entertainment created through unique architectural design and building forms.
- Landscape elements, signage, awnings, and light standards accent the dark wood building facades and provide detail for the pedestrian.

4.4 BUSINESS PARK ARCHITECTURAL CONCEPTS

As discussed in the previous sections, the "Traditional California" style applies primarily to residential and some select commercial buildings and structures. When defining a theme or style for office and light industrial buildings, it is necessary to recognize the economic and structural requirements of the types of buildings that may be introduced, as well as the functional/operational requirements.

The location of the proposed business parks and selective community commercial areas within the community, that allow research and development office and light manufacturing tenants has been examined. Within these areas, it has been determined that there will be allowed a wider display of architectural styles to respond to the building type demands and costs, and in providing for an economically marketable use within the community. While encouraging the use of natural materials and colors reflective of the community at large, allowances will be made for a wider range of materials and styles while maintaining a compatible presence with the surrounding community. The community landscape will maintain itself throughout these business parks and provide the strongest visual link between the business park facilities and other community components.

A multitude of user-types are possible within the business park, including: Incubator and start-up businesses; professional offices, including medical and dental offices; corporate headquarters; warehouse and light manufacturing; professional services (i.e., printing, publishing, mechanical, equipment rental, etc.); and other supporting retail/service commercial uses

- Architectural design will respond to building types ranging from tilt-up warehouses and incubator facilities with simple building detail and glass treatment, to sophisticated office building facilities.
- Materials will cover a wide range, including pre-cast concrete, concrete block, brick, wood and stucco. Colors will range from white to grays to earth tones (tans, sepias and browns). It is encouraged that buildings sheathed in brick use tan and brown tones rather than the deep red and maroon clay tones to respond to the colors of the surrounding community.
- Windows and the use of glass is often a significant design element in office buildings. Clear glass, dark toned glass and reflective glass will be allowed in keeping with the architectural style of the building. Reflective glass will have to show that it will not create hazards to vehicles and pedestrians through sun reflection.
- Tilt-up building construction with simple yet clean office entries and window detail. Landscape treatment provides accent and separation of walkway from parking lot. Garage bay/storage accessible from the rear of the office building for each unit.
- Clean white building facade with simple railing detail for accent. Dark window planes provide for appealing contrast.

- Split-face block walls and pilasters accented with dark tile inset. Ceiling of arcade painted for bold accent. Dark window panels compliment banding on facade and pilasters.
- Corporate office buildings having strong architectural design vocabulary. Bold window treatments, striking buildings forms and lines and broad trim and color panels create architectural statements with the buildings. Color compositions are in keeping with the community palette.

4.5 NODES, LANDMARKS AND VIEWS

A special component of overall community character is the design attention paid to nodes, landmarks, and selected views and viewsheds. The following general guidelines should be considered in developing project plans:

- Nodes are points of intersection of paths, streets, and trails anywhere in the community. Two important nodes are formed by the intersection of the North and West Entry Drives with the Loop Roadway. Nodes are points of concentrated activity that demand special treatment to identify their unique status and typically are appropriate locations for directional and identification signage.
- Landmarks are specific elements of the environment (not necessarily manmade) that retain an individual and unique identity over time, and thus provide a locational fix for residents and guests. Landmarks should be unique to the community and well spaced within the community.
- Within the Lytle Creek North project and on the connecting streets and trails, many opportunities for off-site views will be possible and the alignments of roads, both vertical and horizontal, should be carefully planned to capture these views.
- View "windows" into the community from perimeter streets, open space, and adjacent property can be designed into the development plans for specific development areas in the community. Within these views, landmarks should be located so that their impact is felt both from within the village and by those passing by.
- The need to begin the perception of a high-quality and well-designed community begins as soon as any portion is observed from the outside. This warrants edge condition treatment, including those homes built on the edge, to receive an additional level of design attention and special treatment to reinforce the image of community quality and identity.

4.6 NEIGHBORHOOD CONCEPTS

At the neighborhood scale, the relationships between homes, street and homes, and homes across the street become the defining characteristics of neighborhoods. The character of neighborhoods is created not so much by architectural style as by forms, mass, landscape, materials, and the handling of the car. At the neighborhood scale, a setback is felt not as so many feet, but as close or far, as comfortable or uncomfortable.

The neighborhoods in Lytle Creek North will be pedestrian and resident friendly. Pedestrian friendly means streets designed for slow moving traffic, enjoyable walks, and setbacks that allow casual conversation between pedestrian and porch dweller. Resident friendly means smaller front yards, porches and front patios that return the front yard to family and social use, and a real improvement in how cars are handled.

The development standards for Lytle Creek North will provide incentives to develop usable front porches, to relegate the car to the rear of the lot, and to encourage creative design that emphasizes human use, not only accommodation for the automobile.

4.6.1 Neighborhood Design Principles

Neighborhood design involves considerations beyond the siting of homes on lots or the design of multi-family projects. In terms of Lytle Creek North, the following concepts are encouraged to stimulate their incorporation into the master developer's and builder's planning and project layout.

4.6.2 Neighborhood Identification

Each neighborhood should be organized around a focal point, school, park, etc., which should in some meaningful way define a distinctive character and act as a local landmark. It is this neighborhood center that should achieve a sense of specific identity within the overall village. The following general guidelines should be considered in developing project plans:

- The neighborhood retail center, if provided, should be designed as a distinctive interpretation of the overall project theme, sufficiently unique to become a landmark.
- In areas removed from the neighborhood center, small scale elements that reflect the center's distinctive design, such as signage, landscape plantings, and street furniture should be placed in highly visible locations so as to reinforce the center's design.

4.6.3 Street Friendly Design

The creation of "street friendly" neighborhoods involves integrated landscape and architecture, the introduction of porches, patios and useable front yards in a variety of conditions, and the de-emphasizing of the automobile. These principles are inherently a part of creating a pedestrian-

oriented plan as well. The following general guidelines should be considered in developing project plans:

- Landscape in ample quantities, including some mature (specimen size) trees is encouraged.
- Front yards should be planned and designed as useable spaces, either as passive landscaped areas of turf, planters, and ground cover, or as active, highly improved and purposefully designed spaces for entertaining, relaxing, or family activities.
- Front-loaded garage doors are encouraged to be inset within the building facade to de-emphasize them. In addition, front garage setbacks should be varied. Side entry garages are encouraged at periodic intervals to provide visual variety to the streetscene appearance. These side garages should be integrated into the overall design of the house so as to blur the distinction between the house and the garage.
- The use of architectural materials, details, colors, and forms/massing should be considered carefully in terms of creating a compatible, interesting, and varied streetscene.

4.6.4 Pedestrian Scale and Orientation

The planning design of neighborhood level elements (schools, parks, services, trails, and community facilities) is scaled and constructed around the pedestrian, emphasizing non-vehicular modes of transportation. The following general guidelines should be considered in developing project plans:

- Provide pedestrian paths (sidewalks, greenbelt paths, nature walks, etc.) that connect neighborhood level services with convenient collection points within the residential areas.
- Development plans for individual development areas must provide for safe and convenient connections to the Primary Pedestrian System (see Exhibit 32, *Circulation Plan*, in Section 5.3). Easy and pleasant access to the paseos, trails, and street parkways must be demonstrated.
- At points of intersection of pedestrian paths and pedestrian/vehicular paths, provide landscape and hardscape elements that define the space. Use furniture, kiosks, etc., to facilitate casual interaction. Where these spaces create or provide for group gathering (e.g., bus stops, school entries, information kiosks, etc.), ample lighting must be provided and security considerations observed.
- Where public streets with sidewalks are used, consider parallel parking for its benefit as a safety device separating pedestrians, and moving vehicles.

- Provide ample street trees to create the shaded and softened image of a well-established community. Special consideration must be given to root zone clearance and pruning/maintenance requirements.
- Architectural improvements, both landscape and building wise, should be kept small and at a human scale (not overwhelming) to allow for casual, person-to-person contact. Even when combined with landmark features, the actual space used by pedestrians should be scaled and furnished for their comfort and use.

4.6.5 Neighborhood Boundaries

The definition of a neighborhood in this PDP is a collection of homes larger than a common tract of homes. A neighborhood may encompass several tracts, a school, a park, or perhaps even a retail/office center. In some cases, the boundary between different neighborhoods need not be distinct. Homes built at the edges of a neighborhood may be as associated with one neighborhood as with another. The following general guidelines should be considered in developing project plans:

- Neighborhood boundaries can rely on any of the following criteria and may depend on several at once, even if they are contradictory:
 - The physical area served by an elementary school, in particular, that area within which students are safe to walk to school without crossing major streets.
 - The area encompassed by major streets, flood control channels, utility easements, rail lines, natural open space elements, or other physical barriers.
 - The area served by "neighborhood" serving retail shops and services.
 - The area encompassed by a quarter mile radius, approximately a 15-minute walk.
- Within the understood boundaries of the neighborhood, create a neighborhood plan that defines the basic ingredients of a definable community:
 - Major streets with specific landscape treatments.
 - Neighborhood focal points and special treatments to make it memorable.
 - Opportunities for special architectural treatment at points of high visibility along major neighborhood streets and at points of entry.

4.7 LANDSCAPE DESIGN GUIDELINES

4.7.1 Introduction (See Exhibit 15, *Conceptual Landscape Plan*.)

The landscape concept for Lytle Creek North helps to create a unique master planned community that reinforces and remains sensitive to the existing rural character of the site and neighboring communities. Lytle Creek North will feature generous streetscene landscape setbacks; an interior windrow and pedestrian circulation systems; a mining operation landscape screen and noise mitigation buffer; and an extensive recreation program.

Several overall goals were achieved in creating the landscape development concept for Lytle Creek North. One goal was to create a master planned premier family community. Other goals were to create attractive commercial and business park areas and finally to develop parks accommodating the active California lifestyle.

These Design Guidelines consist of a written summary and graphic exhibits that address the design of typical project elements. All entry monumentation, streetscene development, community edges, boundaries and recreation amenities are delineated to further explain the character of the community.

More specifically, the objectives of the Design Guidelines are:

- To provide guidance in formulating precise development plans for each development area.
- To provide a guide for public agencies, developers, builders, engineers, architects, landscape architects, and other professionals.
- Most importantly, to provide the San Bernardino County with the necessary assurances that Lytle Creek North will be developed in accordance with the quality and character proposed in this document.

Recreation also forms a key element in the overall community character. Lifestyle needs have been anticipated with a variety of recreational experiences. These include a variety of community and neighborhood parks, open space areas, and pedestrian, joint-use and equestrian trail systems.

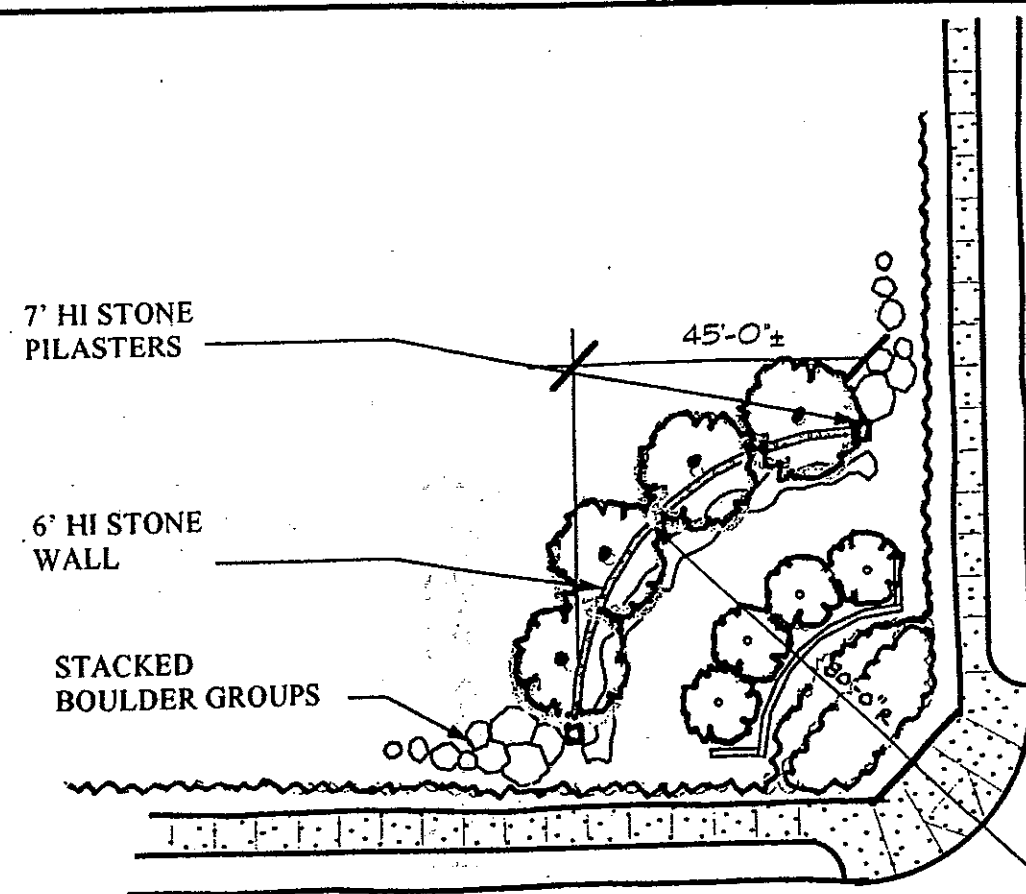
The Plant Materials Guidelines section presents the overall community landscape concept and plant materials palette. Information relative to seasonal planting constraints, climate constraints, planting installation, irrigation installation and landscape maintenance are presented as an aid to successful implementation.

4.7.2 Community Monumentation and I-15 Freeway Underpass Landscape Treatments

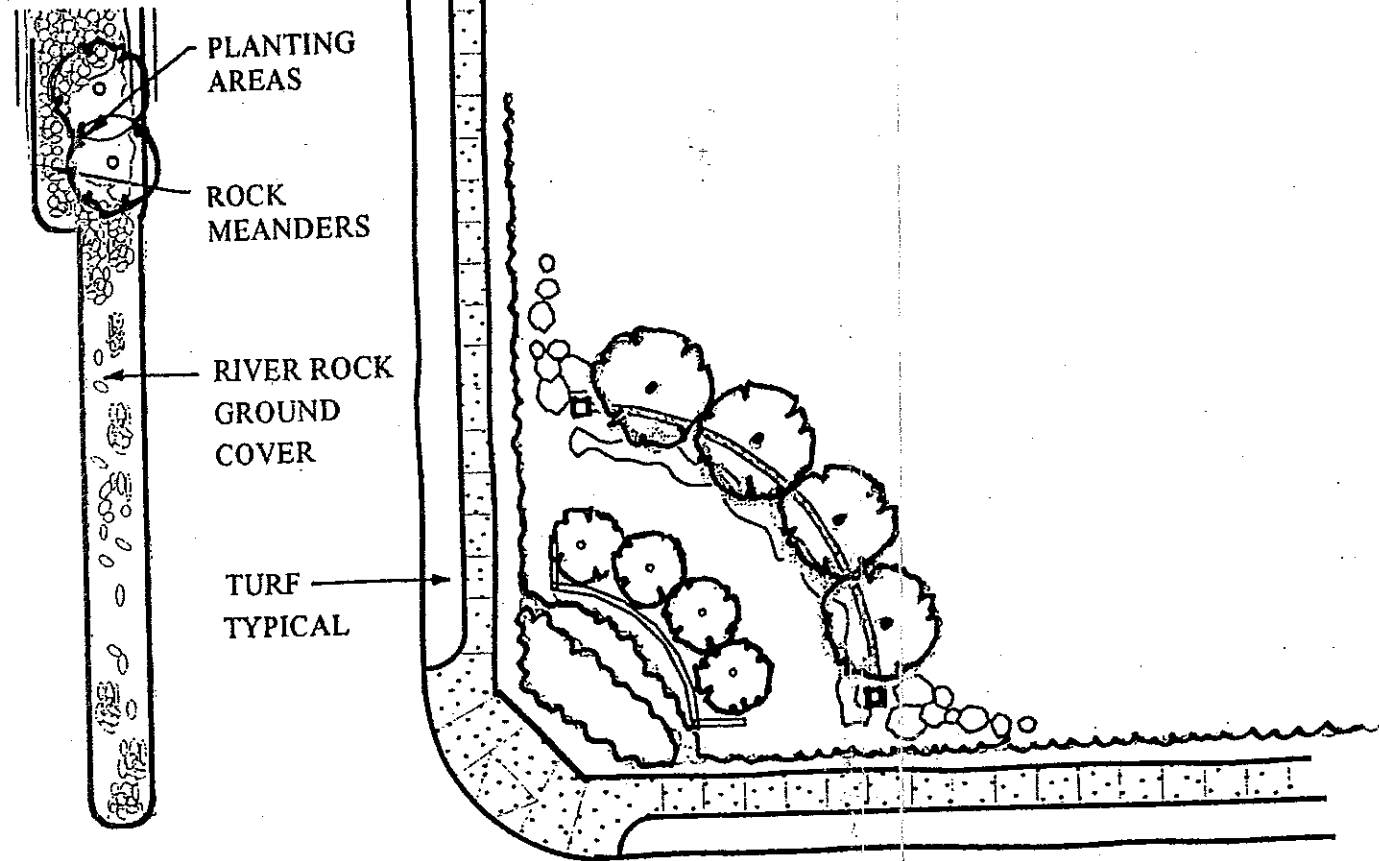
Careful consideration has been given to the design and location of Lytle Creek North community entries. The design intent is two-fold: the creation of visual gateways into the project denoting that you have arrived; and the provision of an aesthetically pleasing entry statement which highlights the distinctiveness of Lytle Creek North community. Furthermore, a hierarchy of entry monuments has been planned composing community 80-foot primary entry monuments, 60-foot landscaped corner treatments, and landscaped neighborhood entries. Please refer to the *Conceptual Landscape Plan* (see Exhibit 15) for specific entry monument locations.

Each entry monument setting is comprised of a harmonious blend of construction features, graphic signage, and thematic landscape treatment. Accent planting is featured at each entry, highlighting the importance of the location.

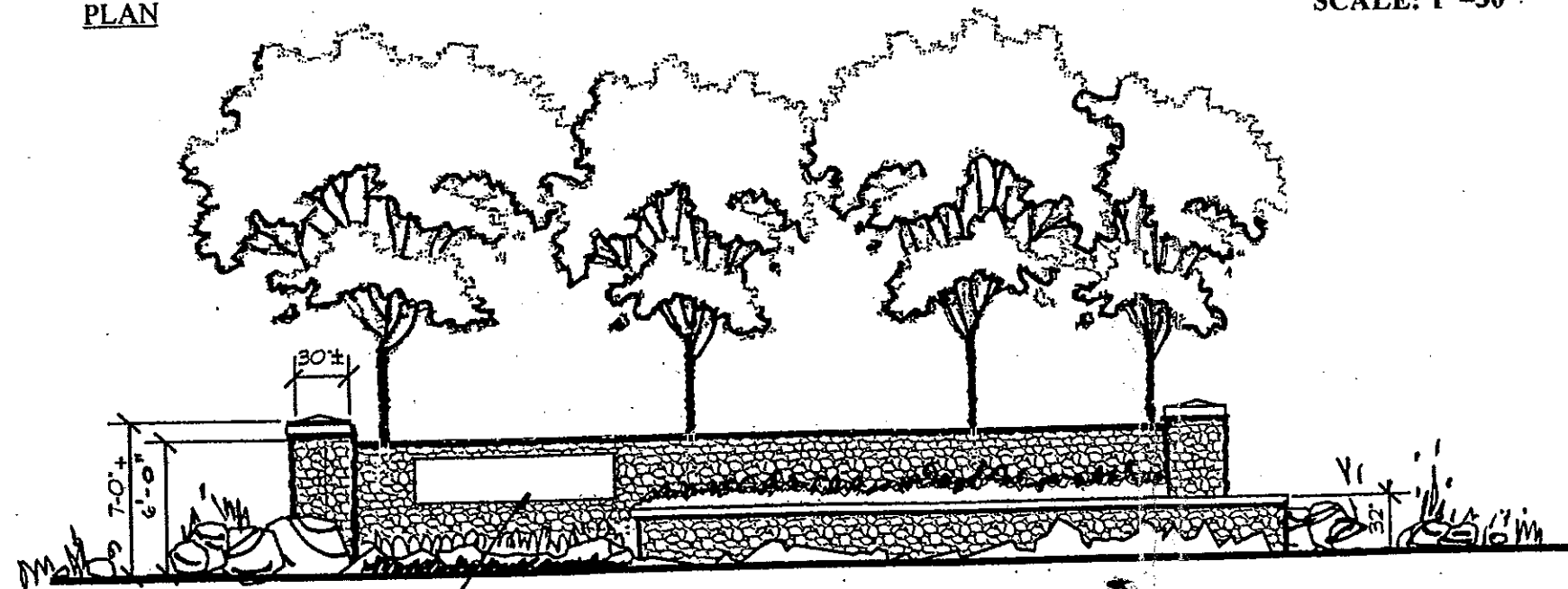
- Community 80' Primary Entry Monumentation (See Exhibit 16): Lytle Creek North Primary Entry monuments are planned at two locations within the project area: one entry at the northern entry to the project (i.e., at the North Entry Drive), and a second entry at the intersection of Glen Helen Parkway and the West Entry Drive. The primary monumentation establishes the overall community monumentation theme which will be used at other locations throughout the community. The plant palette used at the primary monumentation will also be repeated throughout the community at other project monumentation locations.
- Community Conceptual Sixty Foot (60') Landscaped Corner: There are two different typical conditions for each of the 60-foot landscaped corner conditions on-site. The first condition will occur at the intersection of the Loop Roadway/West Entry Drive. The intersection corners will be landscaped and a monumentation wall will be constructed (see Exhibit 17, *Community 60' Landscaped Corner With Monumentation Wall*). The second typical condition will occur at the intersection of the Loop Roadway/North Entry Drive. In this instance, the intersection corners will be landscaped, but a monumentation wall is not deemed necessary (see Exhibit 18, *Community 60' Landscaped Corner Without Monumentation Wall*.)
- Neighborhood Conceptual Entries (See Exhibits 19A, 19B and 19C): Residential Neighborhood Entries occur where neighborhood streets intersect with the central Loop Roadway. A typical four way intersection with Neighborhood Entries landscape treatments is depicted in Exhibit 19A, *Neighborhood Entry Concept Plan*. Neighborhood Entries occur at two conditions: at side yards and at rear yards. Determination of the exact location and neighborhood entry condition to be used will be established when final residential unit plotting has been completed. Residential Neighborhood Entries shall convey the overall project identity by selective repetition of major and minor entry monumentation features. Exhibit 19B illustrates a typical Neighborhood Entry corner treatment for corners occurring along the exterior of the Loop Roadway (i.e., on the side of the street with the 30-foot wide landscaped parkway), while Exhibit 19C shows a typical Neighborhood Entry corner treatment for corners occurring on the inside of the Loop Roadway (i.e., on the side with the 17-foot wide landscaped parkway).



PLAN



SCALE: 1"=30'

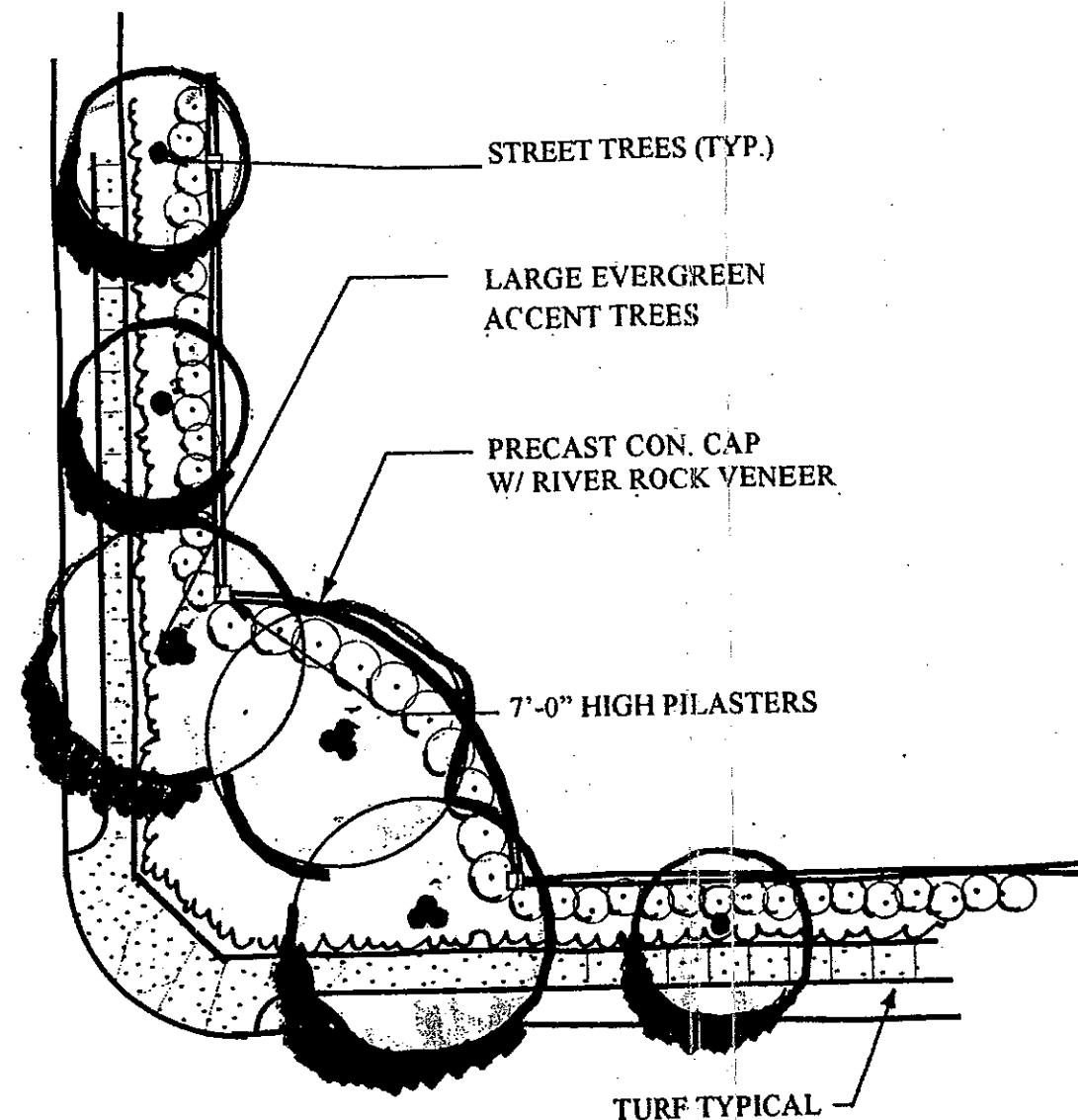
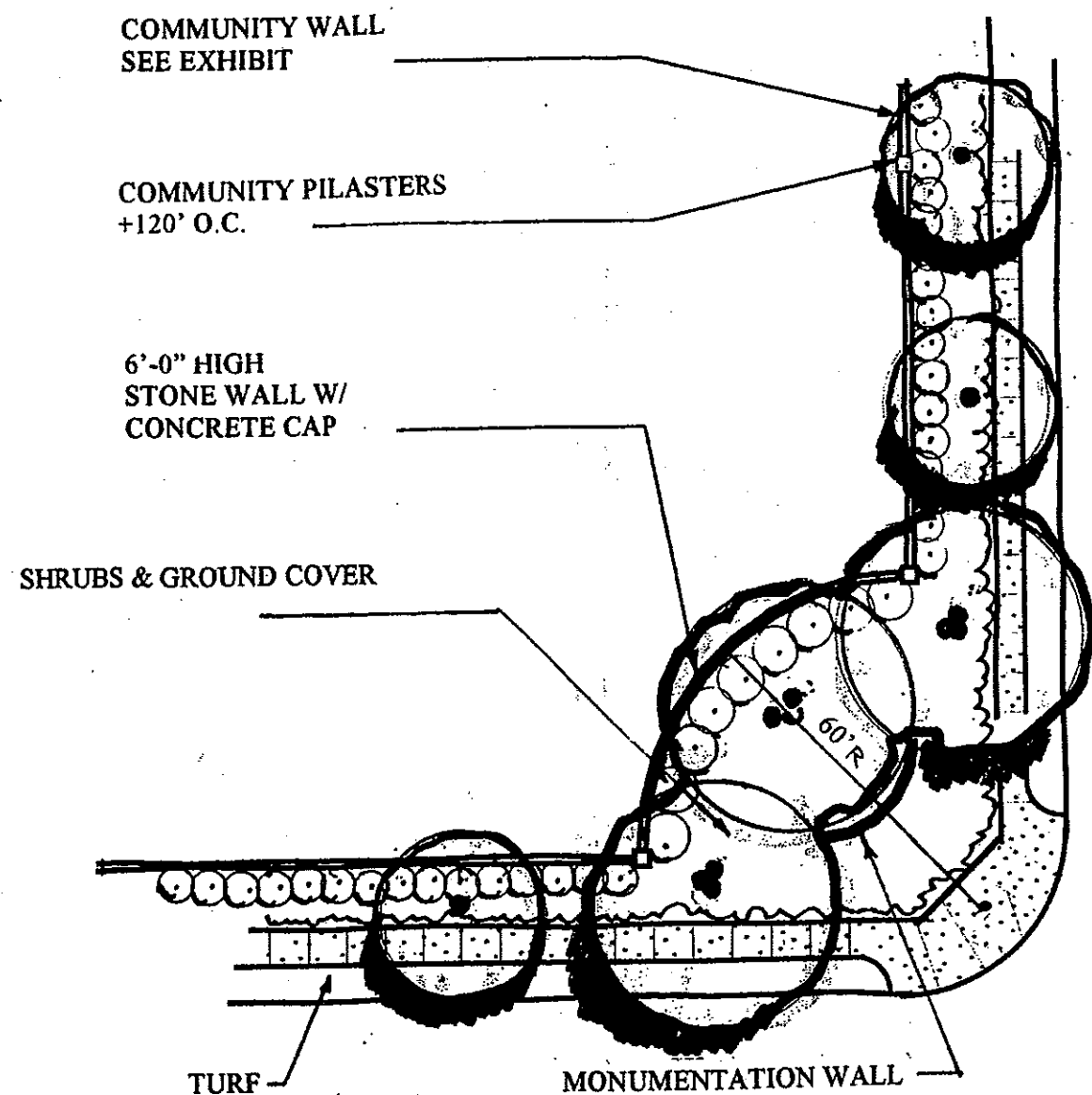


COMMUNITY 80' PRIMARY ENTRY
 MONUMENTATION
 LYTLE CREEK NORTH
 LYTLE DEVELOPMENT COMPANY

DILALLO
 LANDSCAPE
 ARCHITECTURE

EXHIBIT 16

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 4-25



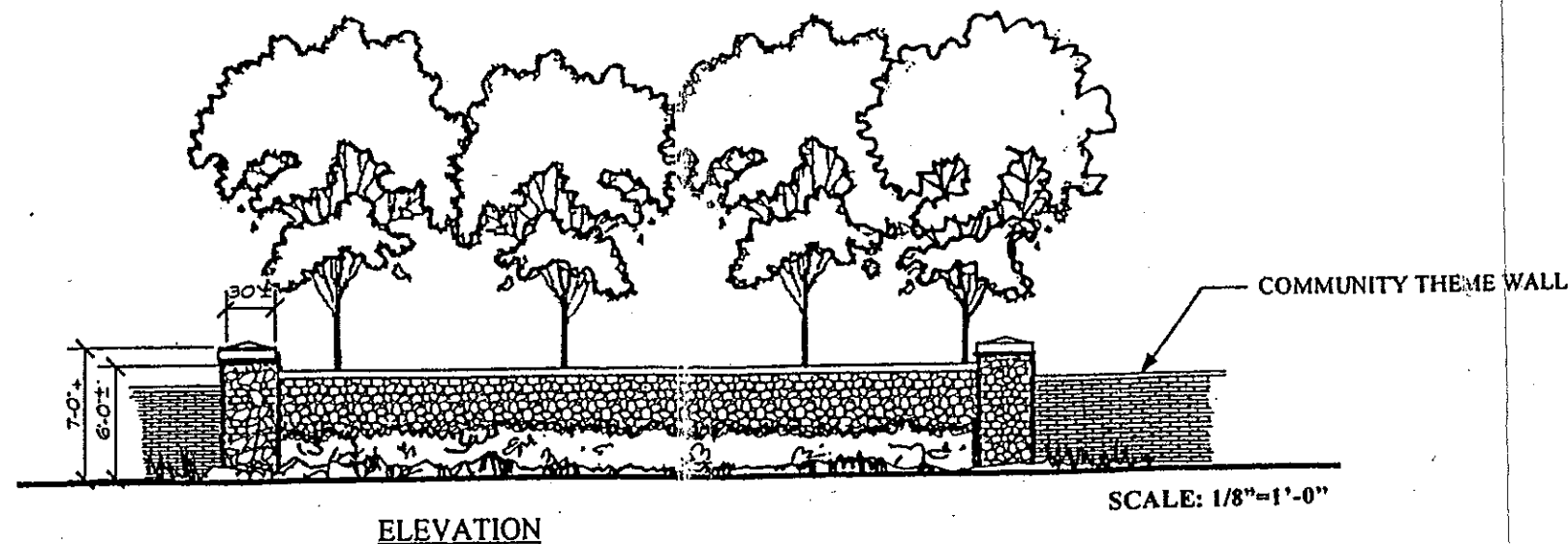
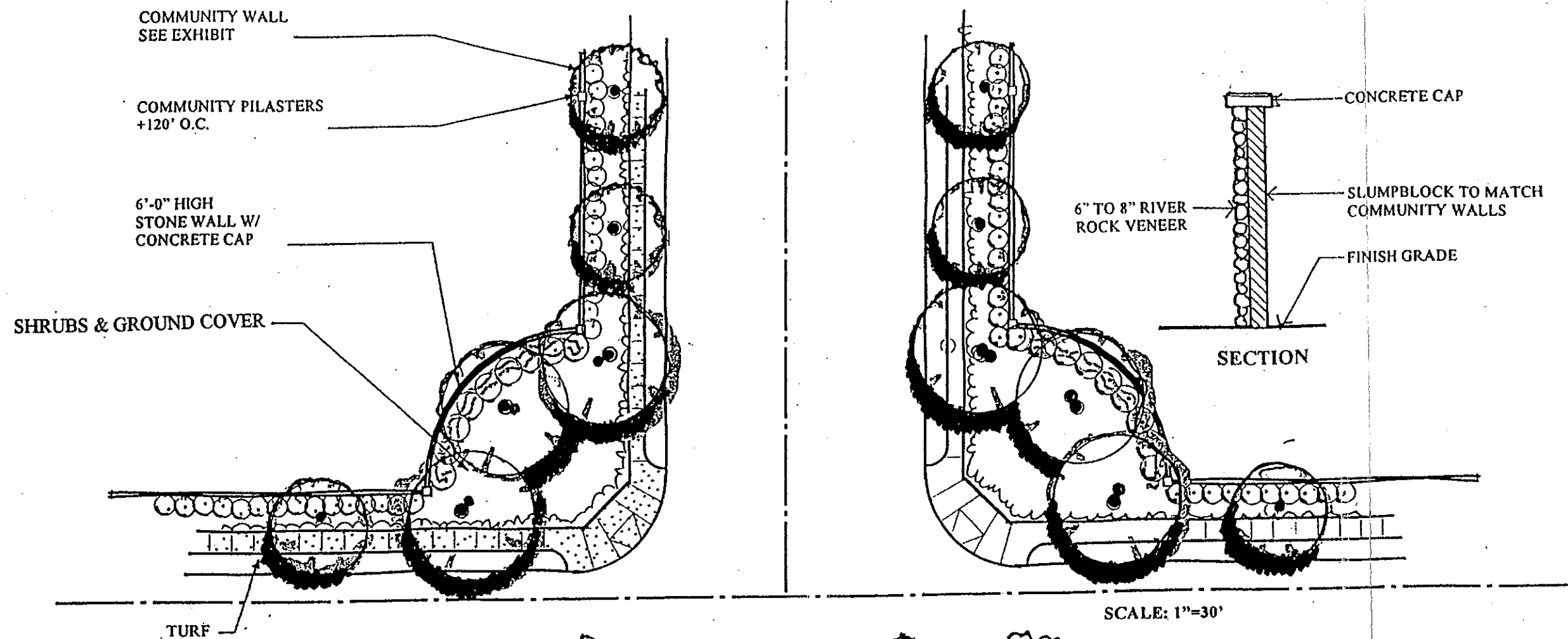
SCALE: 1"=30'

COMMUNITY 60' LANDSCAPED CORNER
WITH MONUMENTATION WALL
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

DILALLO
LANDSCAPE
ARCHITECTURE

EXHIBIT 17

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4-26

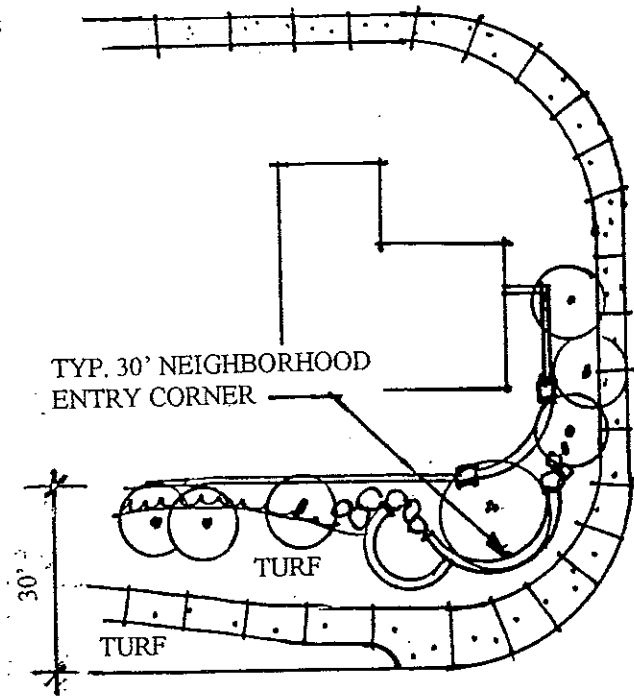


COMMUNITY 60' LANDSCAPED CORNER WITHOUT MONUMENTATION WALL LYTLE CREEK NORTH LYTLE DEVELOPMENT COMPANY

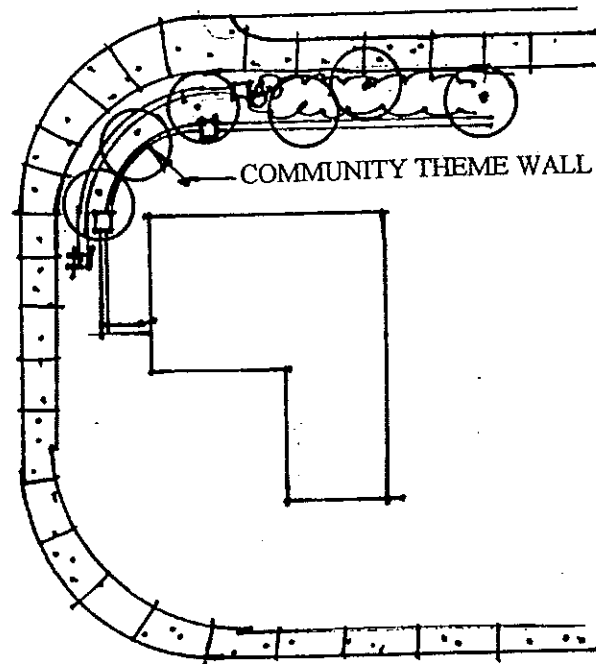
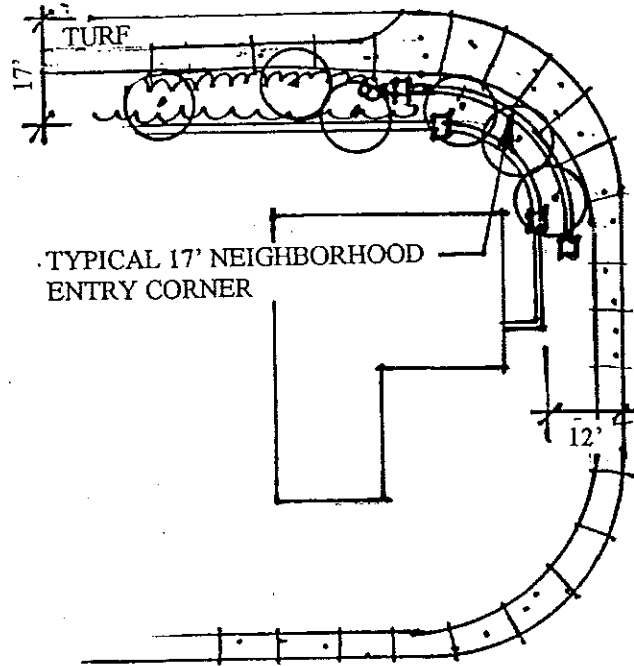
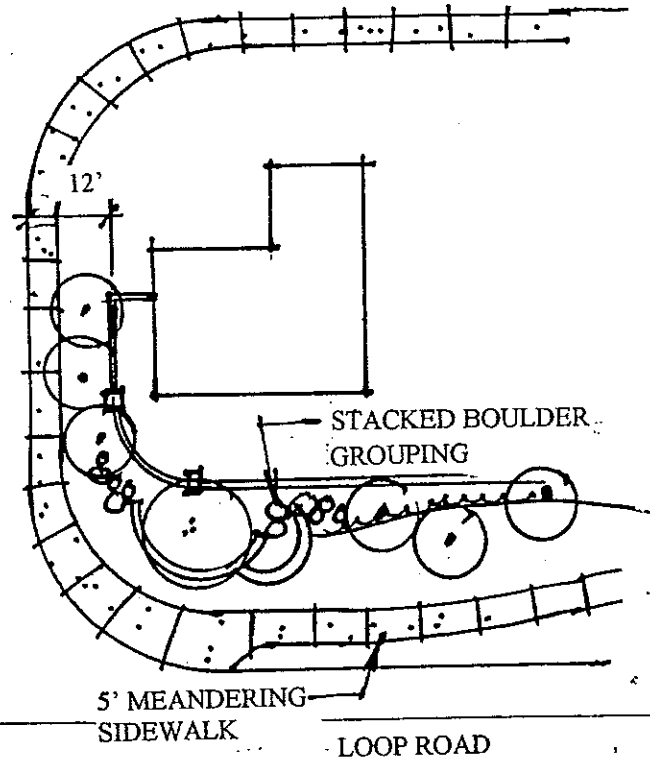
DILALLO
LANDSCAPE
ARCHITECTURE

EXHIBIT 18

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4-27



NEIGHBORHOOD STREET



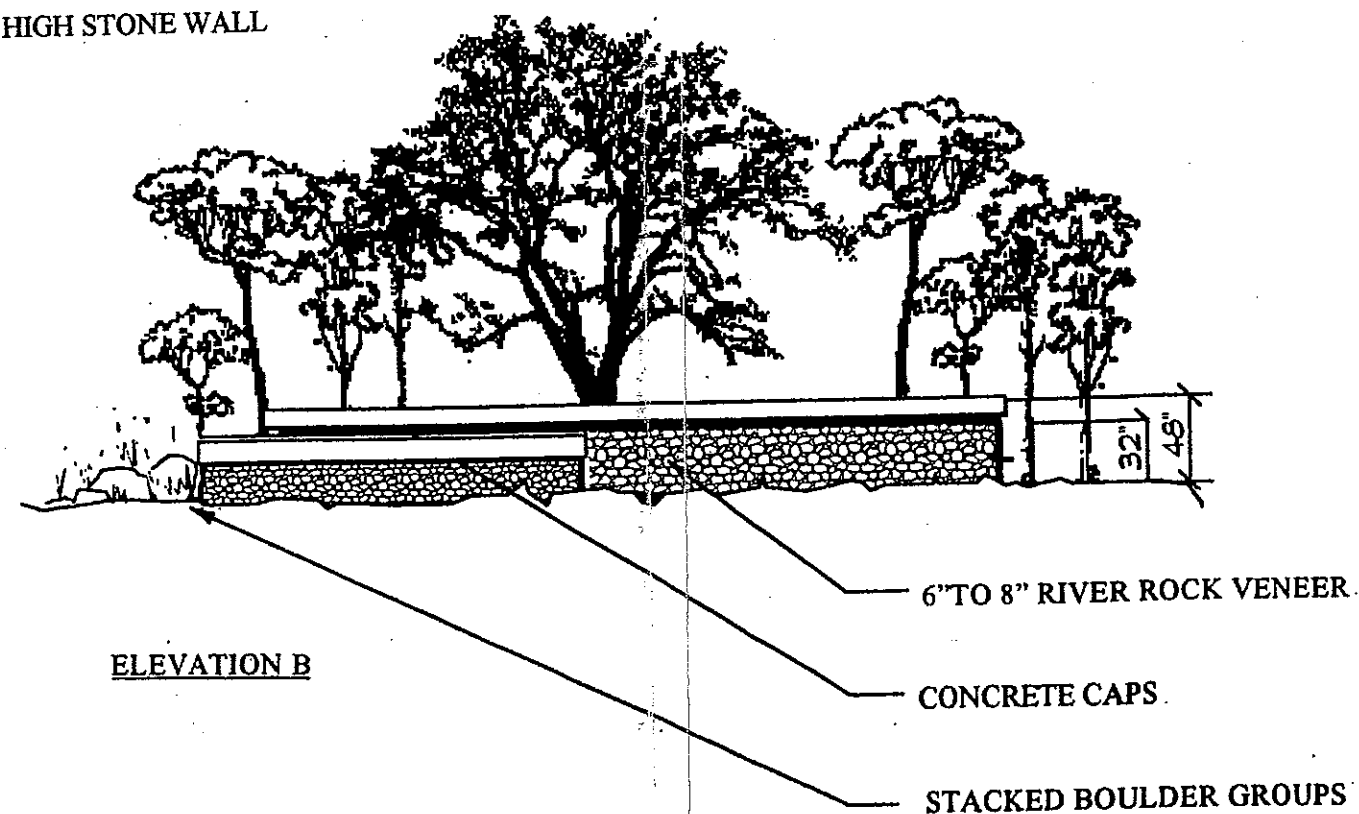
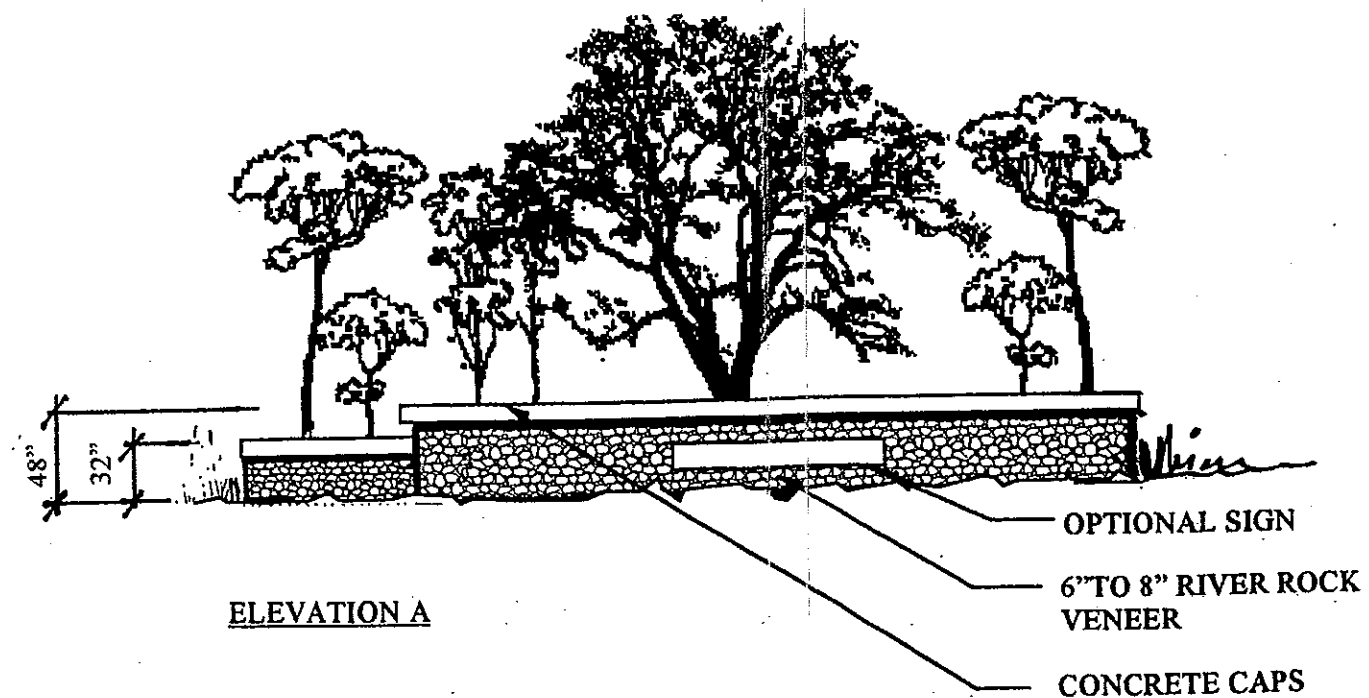
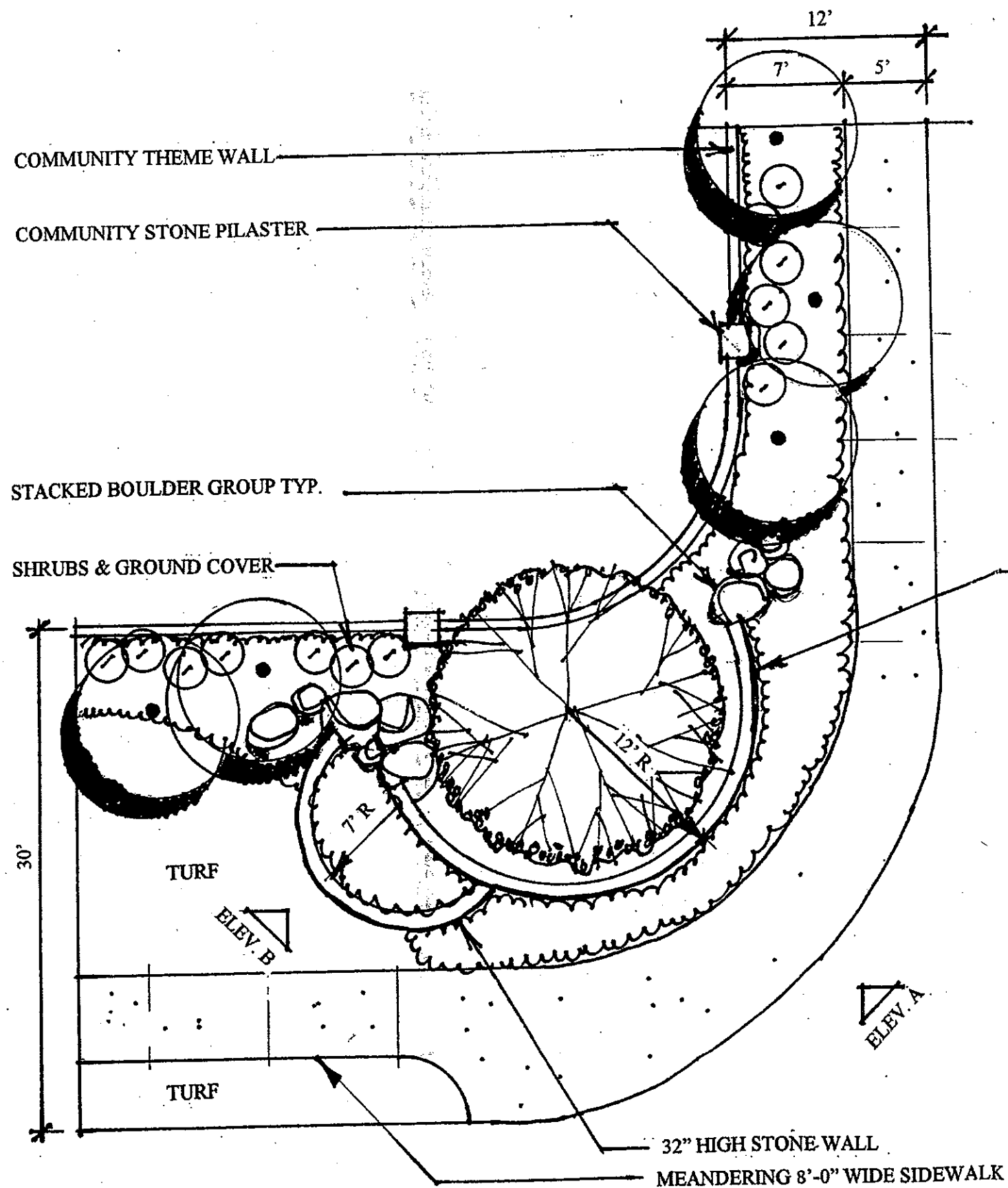
NEIGHBORHOOD ENTRY CONCEPT PLAN

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

EXHIBIT 19A

DILALLO
LANDSCAPE
ARCHITECTURE

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4-28



TYPICAL 30' NEIGHBORHOOD ENTRY CORNER
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

DILALLO
 LANDSCAPE
 ARCHITECTURE

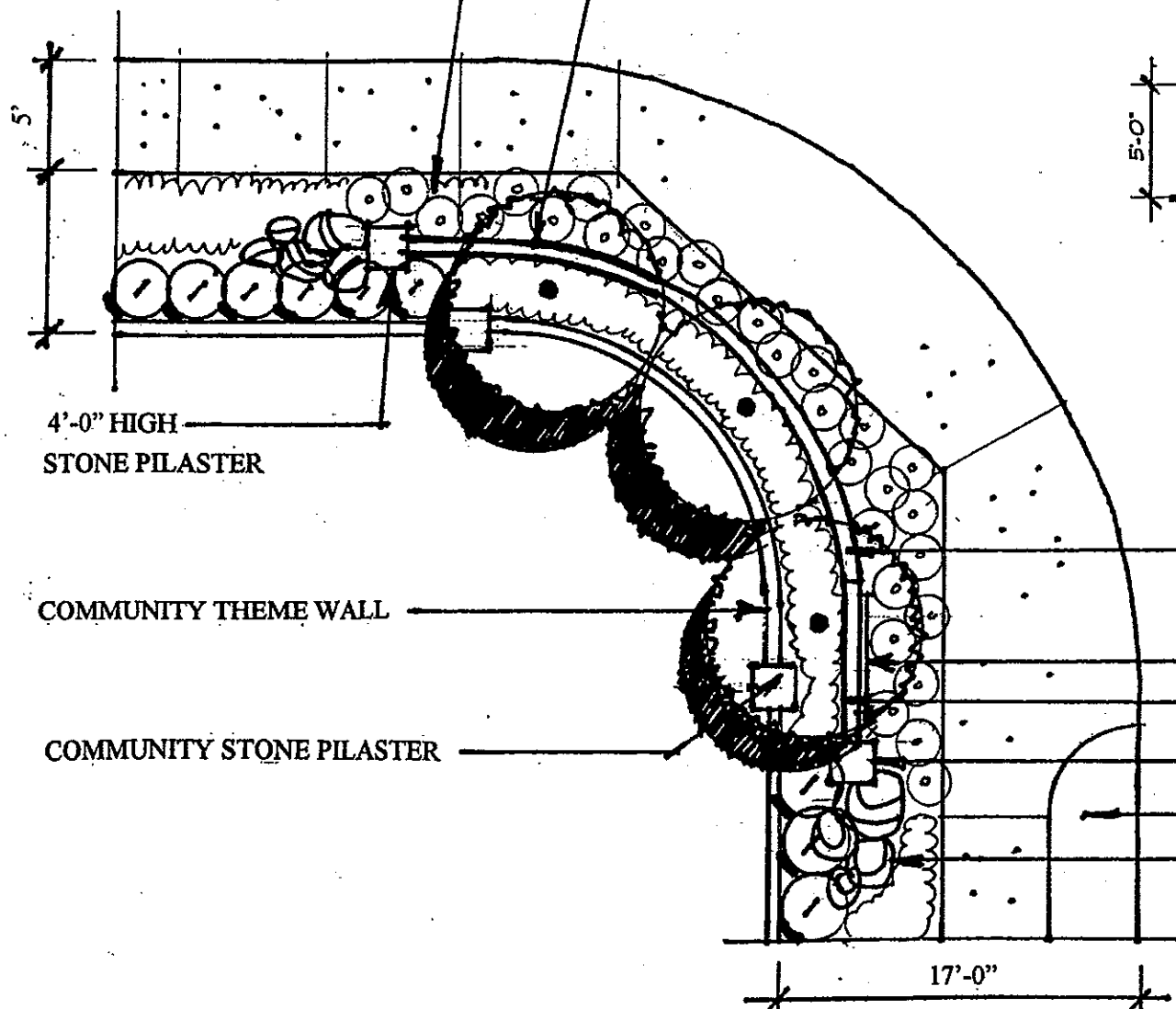
EXHIBIT 19B

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4-29

SHRUBS AND GROUND COVER

NEIGHBORHOOD ENTRY WALL
RIVER ROCK VENEER WALL
W/ CONCRETE CAP



4'-0" HIGH
STONE PILASTER

COMMUNITY THEME WALL

COMMUNITY STONE PILASTER

17'-0"

LOOP ROADWAY

32" HIGH STONE WALL
W/ CONC. CAP

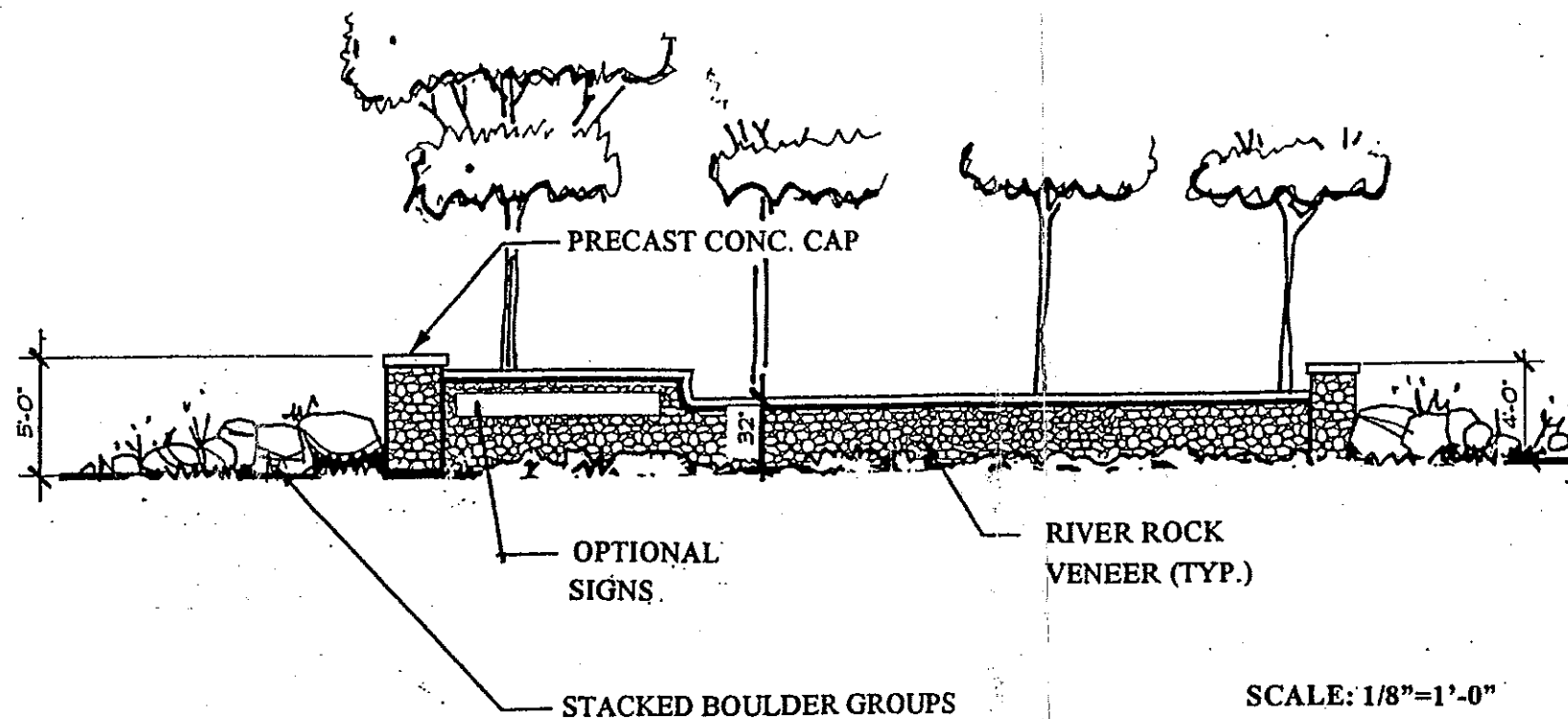
OPTIONAL SIGN LOCATION

48" HIGH STONE WALL

5'-0" HIGH STONE PILASTER

TURF

BOULDER GROUPS TYP.



PRECAST CONC. CAP

OPTIONAL
SIGNS

RIVER ROCK
VENEER (TYP.)

STACKED BOULDER GROUPS

SCALE: 1/8"=1'-0"

TYPICAL 17' NEIGHBORHOOD ENTRY CORNER

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

DILALLO
LANDSCAPE
ARCHITECTURE

EXHIBIT 19C

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4-30

- I-15 Freeway Underpass Landscape Treatment (See Exhibits 20A and 20B): The streetscene at the West Entry Drive is designed to create a dramatic impression as the primary entrance into the Lytle Creek North community. Between Glen Helen Parkway and the I-15 freeway bridge, there is an expanded, privately maintained Landscape Development Zone (on both sides of the street) containing pedestrian trails and, on the Lytle Creek Wash side only, a joint-use trail ~~an equestrian trail~~. A 14-foot-wide landscaped median will include trees with a vertical emphasis, river rock paving, ground cover, and various low shrubs. The West Entry Drive Landscape Development narrows as it passes under the I-15 freeway bridge. The freeway underpass road surface will consist of cobble-like paving materials to create a sense of arrival and to encourage motorists to slow down as they enter the residential portions of the community. the median continues under the I-15 freeway bridge with low ground cover and/or cobble-like paving as the design element. The median terminates approximately 650 feet south of the I-15 freeway bridge.

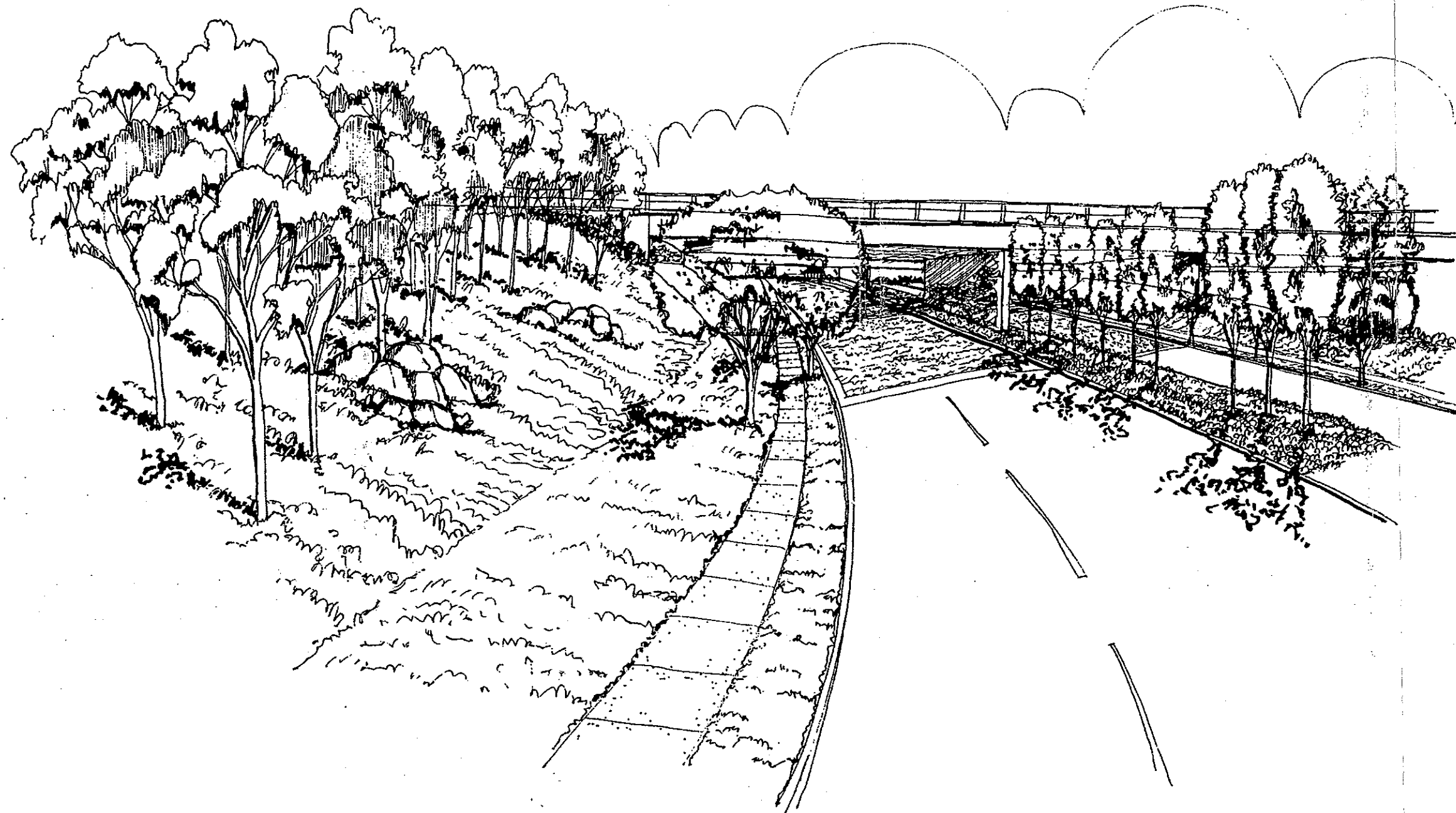
4.7.3 Perimeter Community Streetscenes

A hierarchy of community perimeter, interior and neighborhood streetscene landscape development zones has been planned. Within this hierarchy, all community streetscenes have the following in common: an enhanced landscape setback; generous parkways; pedestrian sidewalks, and community theme walls and fences.

4.7.4 Interior Community Streetscenes

- Glen Helen Parkway Streetscene (See Exhibit 21): Glen Helen Parkway, an existing street, crosses through the northern portion of the project area, north of I-15. This street will serve as the primary access into the project. The on-site portion of Glen Helen Parkway will be improved with sidewalks on either side of the street. Turf grass and evergreen street trees with clusters of blooming accent trees will be planted along the parkways.
- Loop Roadway Streetscene (See Exhibit 22): Lytle Creek North communities are focused internally with each village's planning areas accessed to the central Loop Road. The central Loop Roadway is the most prominent community element with its generous parkways, dominant evergreen street trees, and community theme walls to screen adjacent residential developments. The pedestrian walkway system links all neighborhoods together and encourages pedestrian usage.

The 30-foot wide Landscape Development Zone on the outside edge of the Loop Roadway incorporates an 8-foot wide meandering sidewalk which meanders to within four feet of the streetscene curb or the community theme wall at the back of the Landscape Development Zone. Turf grass and randomly spaced evergreen street trees with clusters of blooming accent trees will be planted on both sides of the meandering



I-15 FREEWAY UNDERPASS LANDSCAPE TREATMENT (PERSPECTIVE)

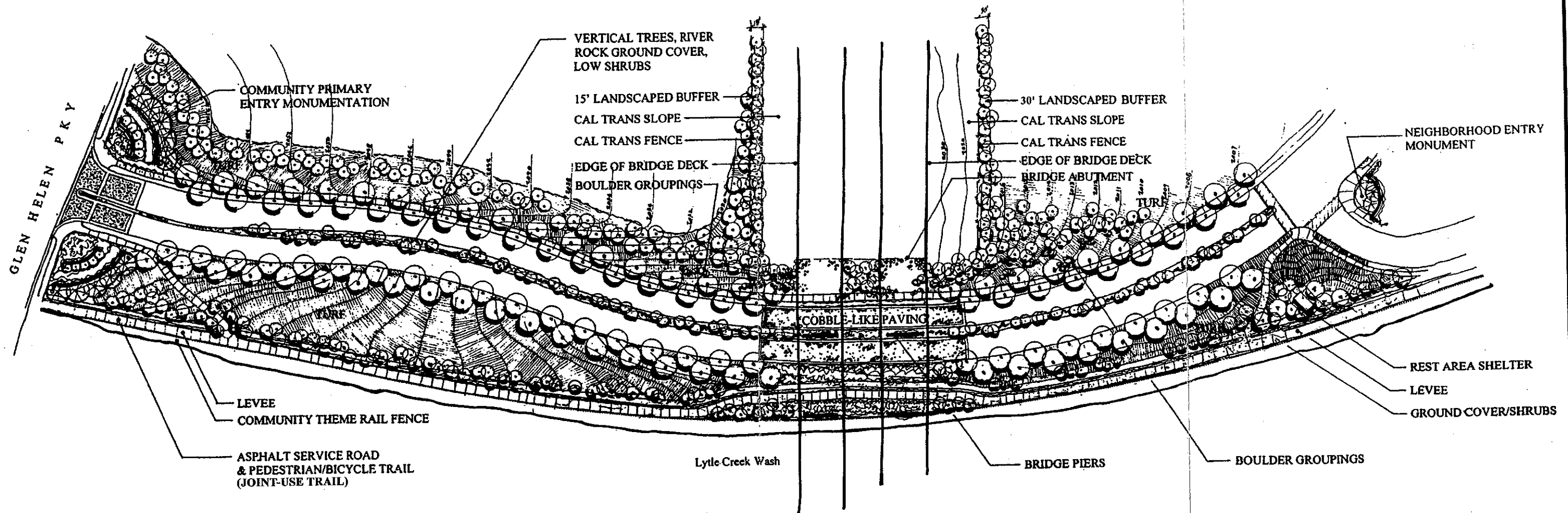
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

**DI LALLO
LANDSCAPE
ARCHITECTURE**

270 Newport Center Dr., Ste. 150
Newport Beach, CA 92660
Tel 714 719-0800 Fax 714-0870
CALIF. REGISTRATION 1220

EXHIBIT 20A

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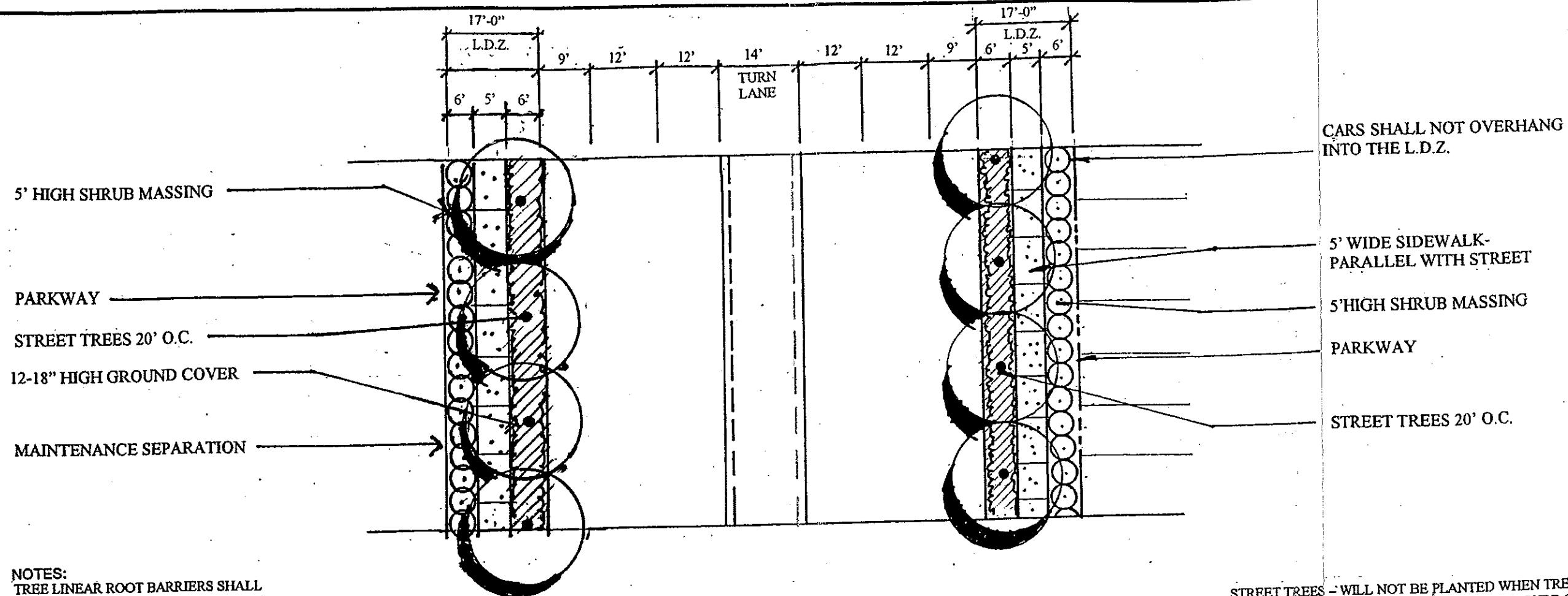


I-15 FREEWAY UNDERPASS LANDSCAPE TREATMENT (PLAN VIEW) LYTLE CREEK NORTH LYTLE DEVELOPMENT COMPANY

DI LALLO
 LANDSCAPE
 ARCHITECTURE
 200 Newport Center Dr., Ste. 100
 Newport Beach, CA 92660
 Tel: 714 755-0000 Fax: 714 755-0001
 CALIF. REGISTRATION: 120



EXHIBIT 20B



CARS SHALL NOT OVERHANG INTO THE L.D.Z.

5' WIDE SIDEWALK- PARALLEL WITH STREET

5' HIGH SHRUB MASSING

PARKWAY

STREET TREES 20' O.C.

NOTES:
1. TREE LINEAR ROOT BARRIERS SHALL BE USED AT EDGES OF WALKS, CURBS AND OTHER LANDSCAPE ELEMENTS WHEN TREES ARE PLANTED CLOSER THAN 4'-0" TO THESE ELEMENTS.

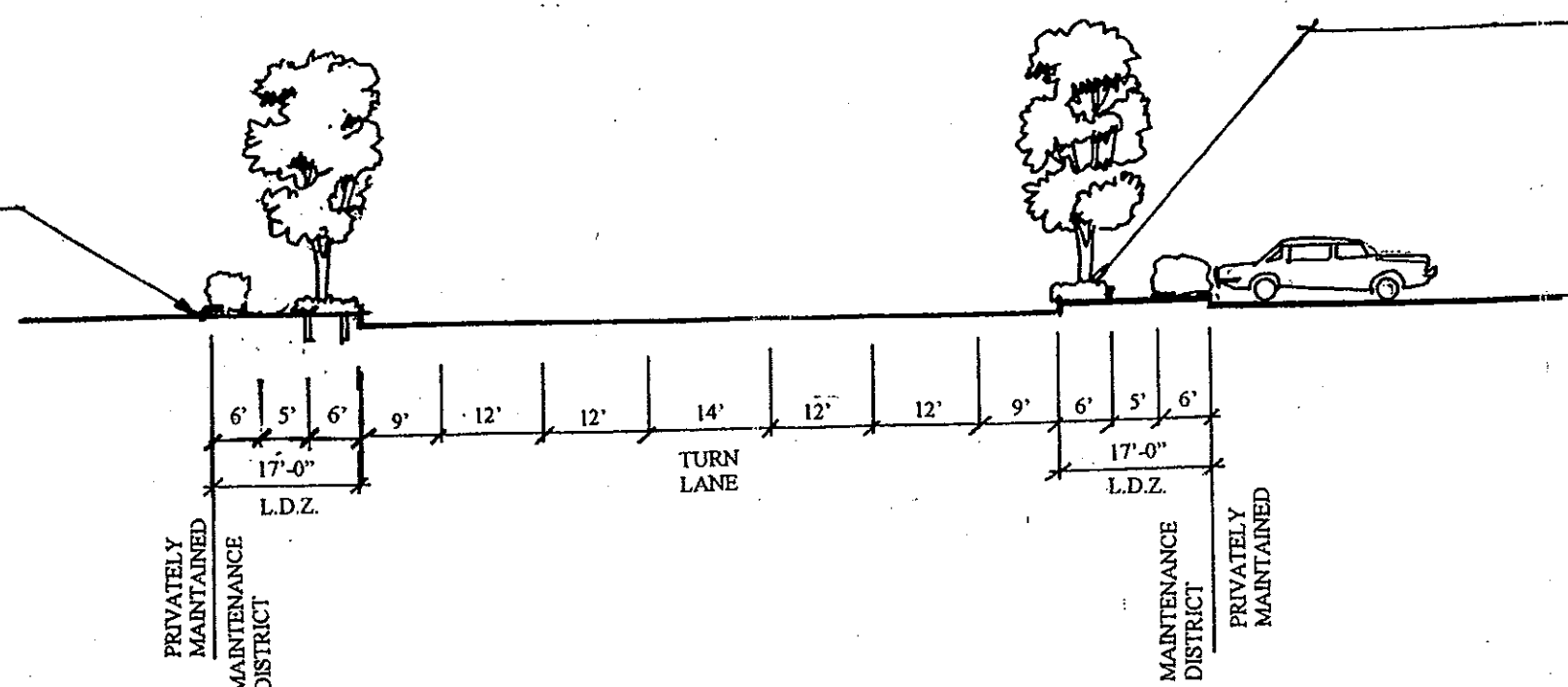
2. SIDEWALK WILL ONLY BE BUILT ADJACENT TO DEVELOPED AREAS.

STREET TREES - WILL NOT BE PLANTED WHEN TREE IS CLOSER THAN 3' TO EDGE OF SIDEWALK, CURB OR COMMUNITY THEME WALL

MAINTENANCE SEPARATION

PARKWAY

ON SITE LANDSCAPING BY PARCEL OWNER



GLEN HELEN PARKWAY STREETSCENE
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

DILALLO
LANDSCAPE
ARCHITECTURE

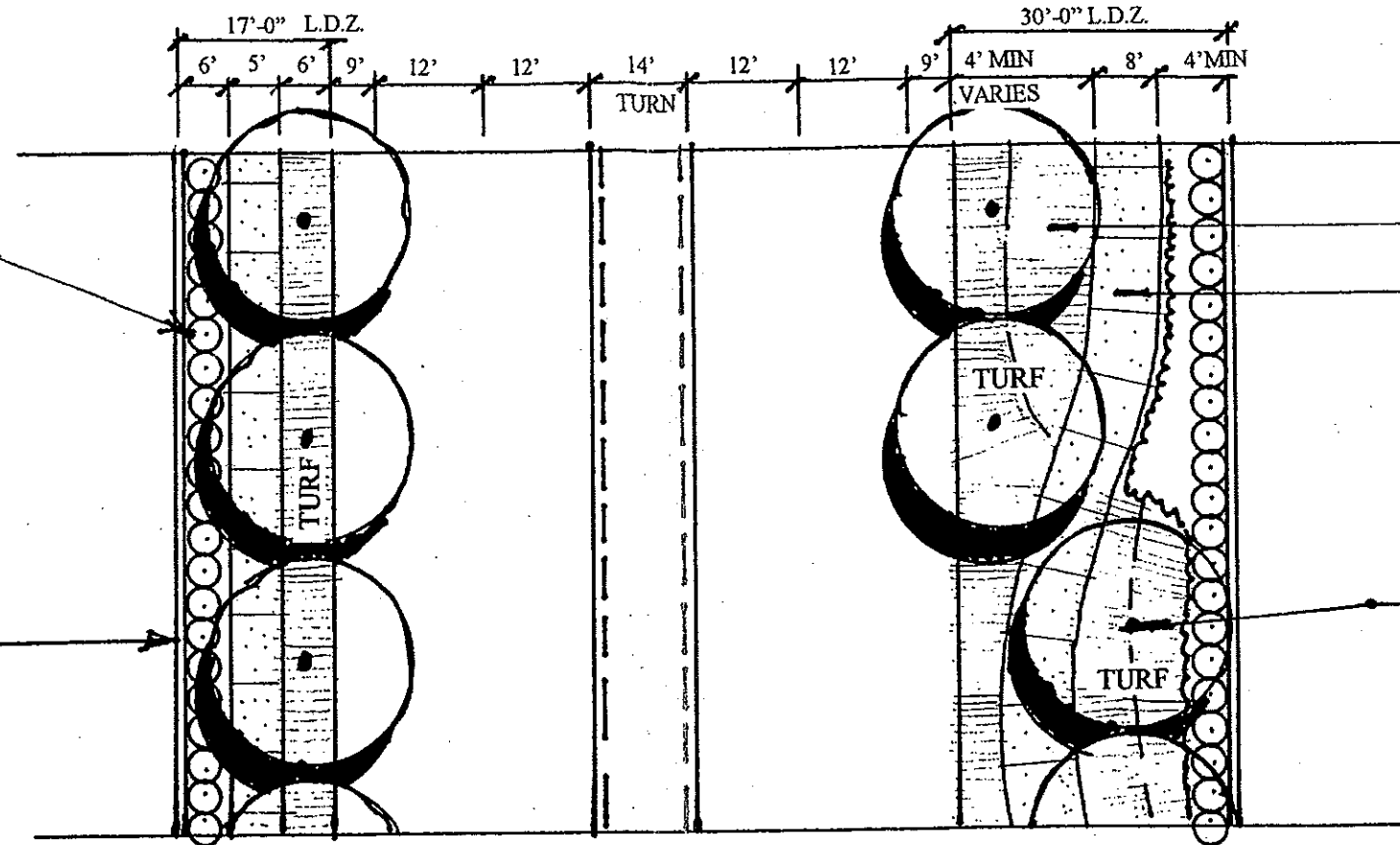
EXHIBIT 21

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HIGH SHRUB HEDGE WITH
LOW SHRUBS/GROUND COVER

COMMUNITY THEME WALL



PARKWAY WIDTH VARIES

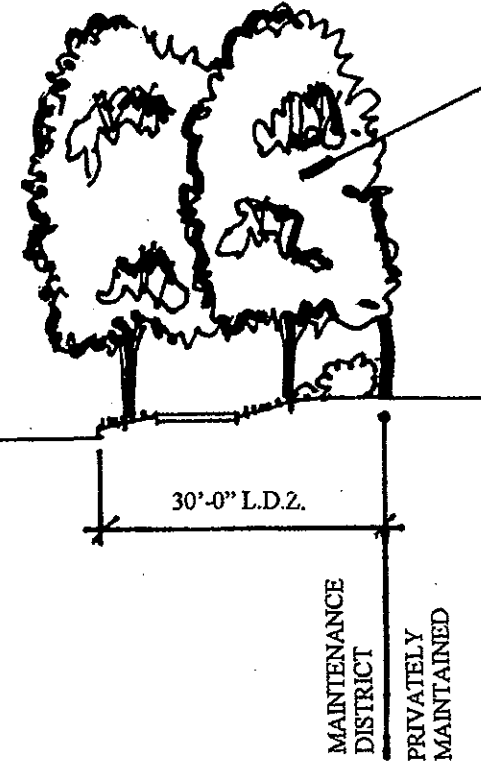
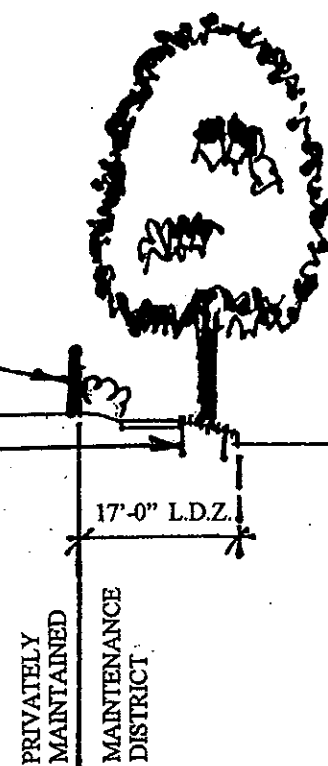
8'-0" WIDE SIDEWALK.

MEANDERS FROM 4'-0" MIN. FROM
CURB TO 4'-0" MIN
AWAY FROM BACK OF L.D.Z.

STREET TREES 40'-0" O.C.
TREES WILL NOT BE PLANTED
WHEN THERE IS LESS THAN 3'-0"
BETWEEN WALK AND CURB OR
WALK AND BACK OF L.D.Z.

COMMUNITY THEME WALL

TREE ROOT BARRIER TYPICAL



STREET TREES 40'-0" O.C.
TREES WILL NOT BE PLANTED
WHEN THERE IS LESS THAN 3'-0"
BETWEEN WALK AND CURB OR
WALK AND BACK OF L.D.Z.

NOTE:
TREE LINEAR ROOT BARRIERS SHALL
BE USED AT EDGES OF WALKS, CURBS
AND OTHER LANDSCAPE ELEMENTS
WHEN TREES ARE PLANTED CLOSER
THAN 4'-0" TO THESE ELEMENTS.

LOOP ROADWAY STREETSCENE
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

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LANDSCAPE
ARCHITECTURE

EXHIBIT 22

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sidewalk. In addition, shrub massings will be planted between the meandering sidewalk and the community theme wall or back edge of the Landscape Development Zone.

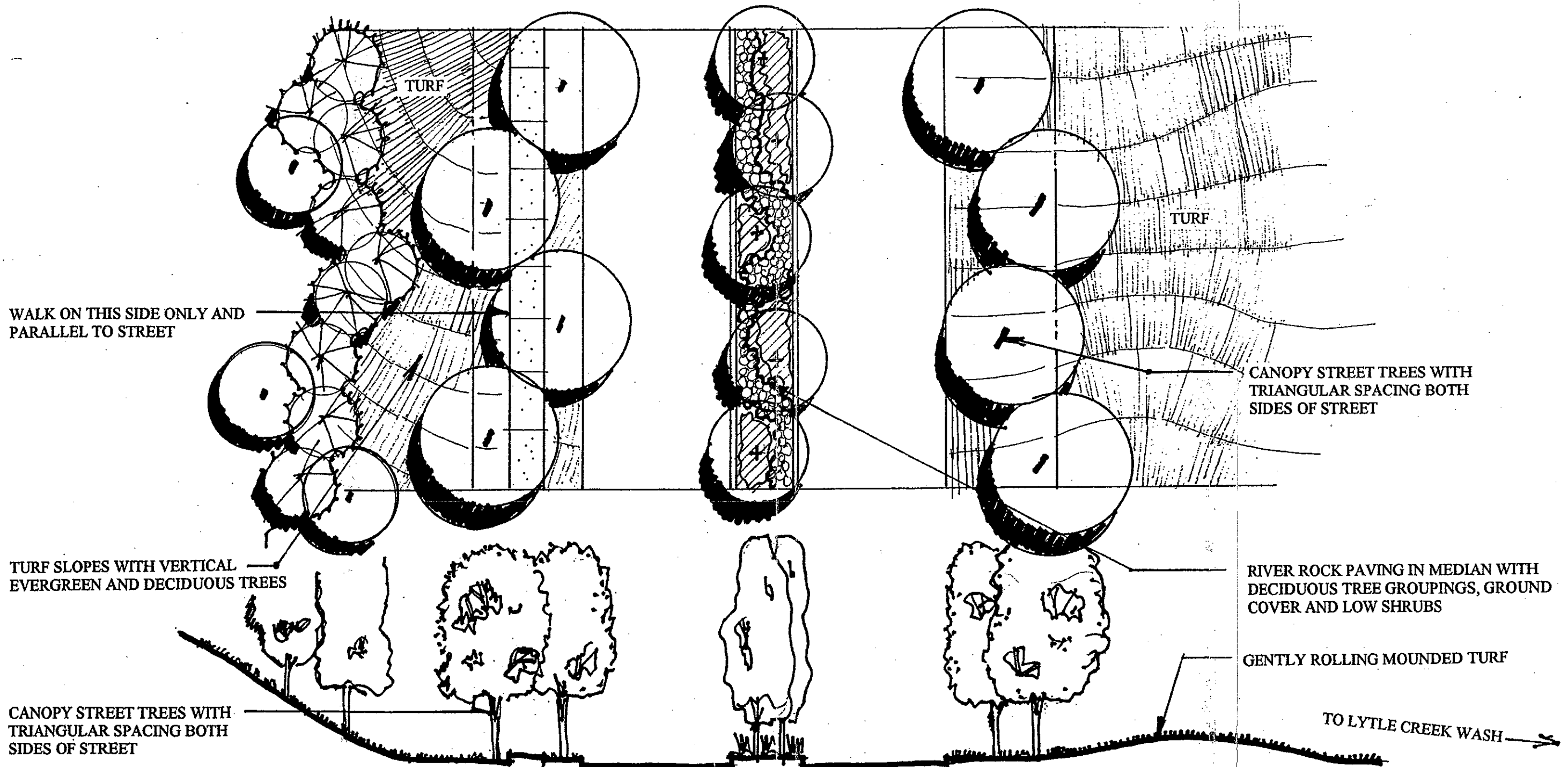
On the inside of the Loop Roadway, the Landscape Development Zone is 17 feet wide. This street-scene consists of a 6-foot wide turf parkway, a 5-foot wide sidewalk and 6-foot wide shrub zone, planted with shrubs and ground cover. The parkway and shrub buffer zone will also be planted with randomly spaced evergreen street trees intermixed with blooming accent trees to match the outside of the loop road. Trees shall be planted no closer than three feet to the streetscene curb, edge of sidewalk or to a community theme wall. All trees shall be planted using a linear tree root barrier when planted closer than four feet to any hardscape element.

- West Entry Drive Streetscene (See Exhibit 23): The Landscape Development Zone is treated the same as the streetscene for Interior Community Streetscenes, Primary Entry Drive Section above with the exception of an added community thematic rail fence at the outer edge of the landscape parkway between the service road/pedestrian & bicycle trail and the Lytle Creek levee. Informally spaced background trees are grouped along the streetscene Landscape Development Zone, creating a visually dramatic entry into the Lytle Creek North community.
- North Entry Drive Streetscene (See Exhibit 24): The Landscape Development Zone is treated the same as the streetscene for Interior Community Streetscenes, Primary Entry Drive Section above with the exception that there is no community thematic rail fence. The Primary Entry Drive Streetscene at the wildlife corridor is treated the same as the streetscene for the Interior Community Streetscenes, Primary Entry Drive Section with the following additions: The solid community theme wall at the back of the Landscape Development Zone is deleted and replaced with a community theme rail fence. Background riparian trees are grouped outside the streetscene Landscape Development Zone, creating a riparian accent along the portion of the roadway that is adjacent to the natural open space.

4.7.5 Community Edge Boundaries

- Lytle Creek Trail: The Lytle Creek Wash is an intermittent flow creek with existing native riparian vegetation. A joint use pedestrian/bicycle trail that doubles as a service road for the drainage area is planned within a 35-foot wide easement along the edge of Lytle Creek Wash. The width of the trail easement is sufficiently wide to accommodate an equestrian trail. This trail corridor provides linkage opportunities to the project's interior street system and to the County's Regional Trail system.

Because the San Bernardino County Flood Control District is requiring a minimum 100-foot structural setback from the edge of the Lytle Creek Wash levee, two different treatments are permitted within Lytle Creek North. The trail, when eventually built, may



WEST ENTRY DRIVE STREETSCENE

LYTLE CREEK NORTH

LYTLE DEVELOPMENT COMPANY

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ARCHITECTURE

EXHIBIT 23

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RIVER ROCK PAVING IN MEDIAN
W/ DECIDUOUS TREE GROUPING
GROUND COVER AND LOW SH

COMMUNITY THEME WALL
WHERE OCCURS

LOW GROUND COVER/SHRUBS
IN PARKWAYS TYPICAL

SINGLE ROW HIGH BACKGROUND
SHRUB HEDGE

DRAINAGE STRUCTURES WHERE OCCURS

EVERGREEN CANOPY STREET TREES

RIPARIAN TREES WHERE OCCURS

SINGLE ROW HIGH BACKGROUND
SHRUB HEDGE

COMMUNITY THEME WALL
WHERE OCCURS

PARKWAY

VARIABLE FINISH GRADE

DRAINAGE STRUCTURES WHERE OCCURS

NORTH ENTRY DRIVE STREETSCENE
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

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LANDSCAPE
ARCHITECTURE

EXHIBIT 24

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LYTLE CREEK NORTH

consist either wholly of the Frontage Road Condition (see Exhibit 25A), wholly of the Rear Yard Condition (see Exhibit 25B), or any combination of both conditions. In both conditions, the Lytle Creek Trail is a ~~35-foot wide easement that includes a~~ 20-foot wide asphalt service road that will double as a pedestrian/bicycle way, adjacent to a 15-foot wide landscaped easement with drainage swale (see Exhibits 25A & B, *Lytle Creek Trail*). The combination service road and pedestrian/bicycle way directly abuts the Lytle Creek Wash.

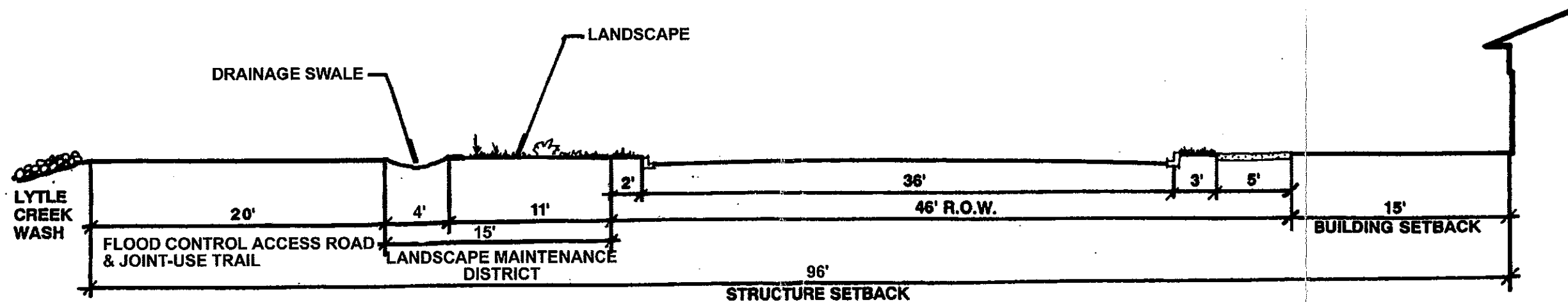
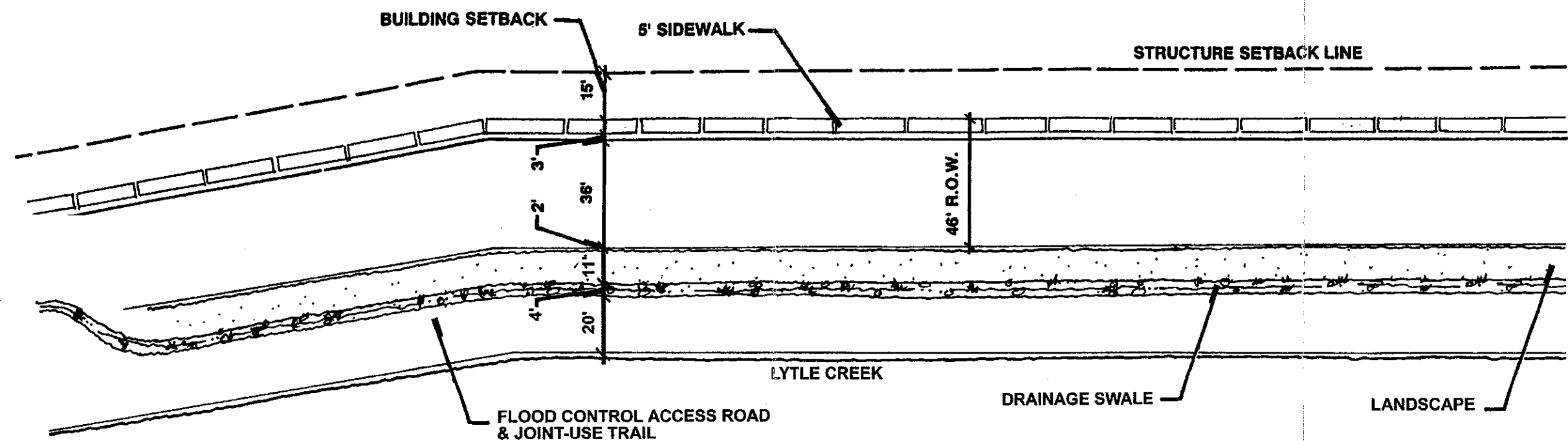
~~Because of its width, the easement is sufficiently wide to accommodate a future equestrian trail at the County's option. The project master developer would construct the decomposed granite equestrian trail on the condition that the County agrees to be responsible for maintaining it. If an equestrian trail is eventually built within the easement, a 5-foot wide landscaped buffer would be installed to separate the combination trail from the equestrian-only trail. The proposal for an equestrian trail has been included to accommodate regional planning efforts by providing for a connection to the County's Regional Trail system.~~

The Frontage Road Condition (Exhibit 25A) proposes a frontage road adjacent to the Lytle Creek Trail. The frontage road will be setback two feet from the edge of the trail easement. This buffer zone may be hydroseeded with native plant materials/grasses, planted with drought tolerant/resistant plant species, or if required by the County, kept free of vegetation for fire safety and/or vector control reasons.

The Rear Yard Condition (Exhibit 25B) requires a ~~ten foot wide setback buffer between the optional equestrian trail and private residential yards. For privacy and security reasons,~~ a 6-foot high solid wall will be constructed on the property line to separate the rear yards of each residence from the Lytle Creek Trail for privacy and security reasons. At periodic intervals along the Lytle Creek Trail, there will be a series of small pocket parks with benches. These pockets parks are designed to provide rest stops along the trail and will also connect the trail to the interior roadway system within Lytle Creek North.

In both conditions, the asphalt service road and pedestrian/bicycle way, and channel edge fence will be maintained by the San Bernardino County Flood Control/Parks District. ~~The equestrian trail, if constructed, would be maintained by the County of San Bernardino.~~

- Residential/Offsite Mining Operations Landscape Buffer Edge (See Exhibit 26): A great deal of consideration has been used in establishing the most effective solution to mitigate possible impacts resulting from the off-site mining operation adjacent to the eastern boundary of Lytle Creek North. The conceptual Residential/Offsite Mining Operations Landscape Buffer Edge treatment proposed along the residential/mining operations interface begins with a 40-foot wide manufactured barrier berm planted with drought tolerant ground cover(s), spreading shrubs, and trees. The berm will be hydroseeded by the project master developer to control erosion. Trees and shrubs will be the responsibility of the individual homeowner to install. A 6-foot fence at the top of the

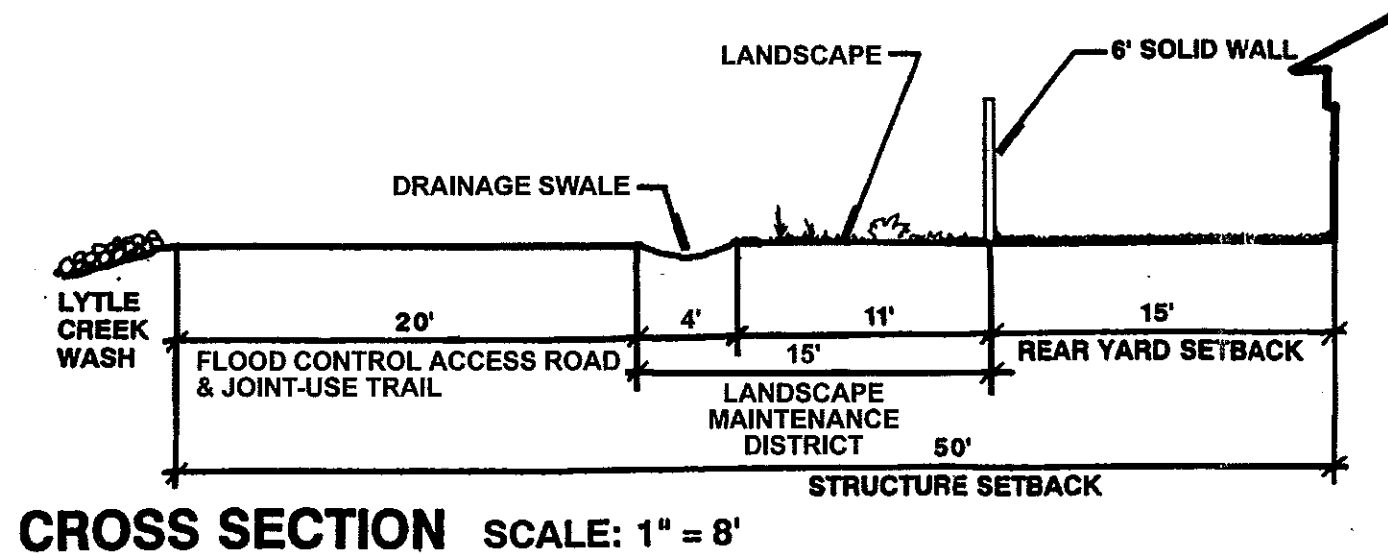
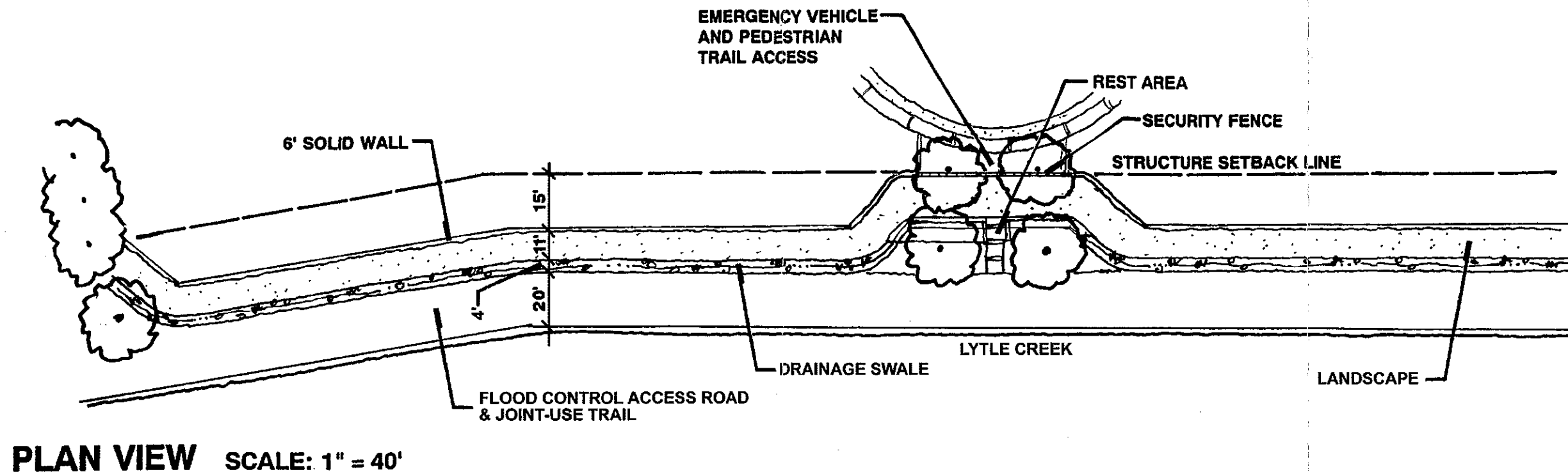


LYTLE CREEK TRAIL-FRONTAGE ROAD CONDITION

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

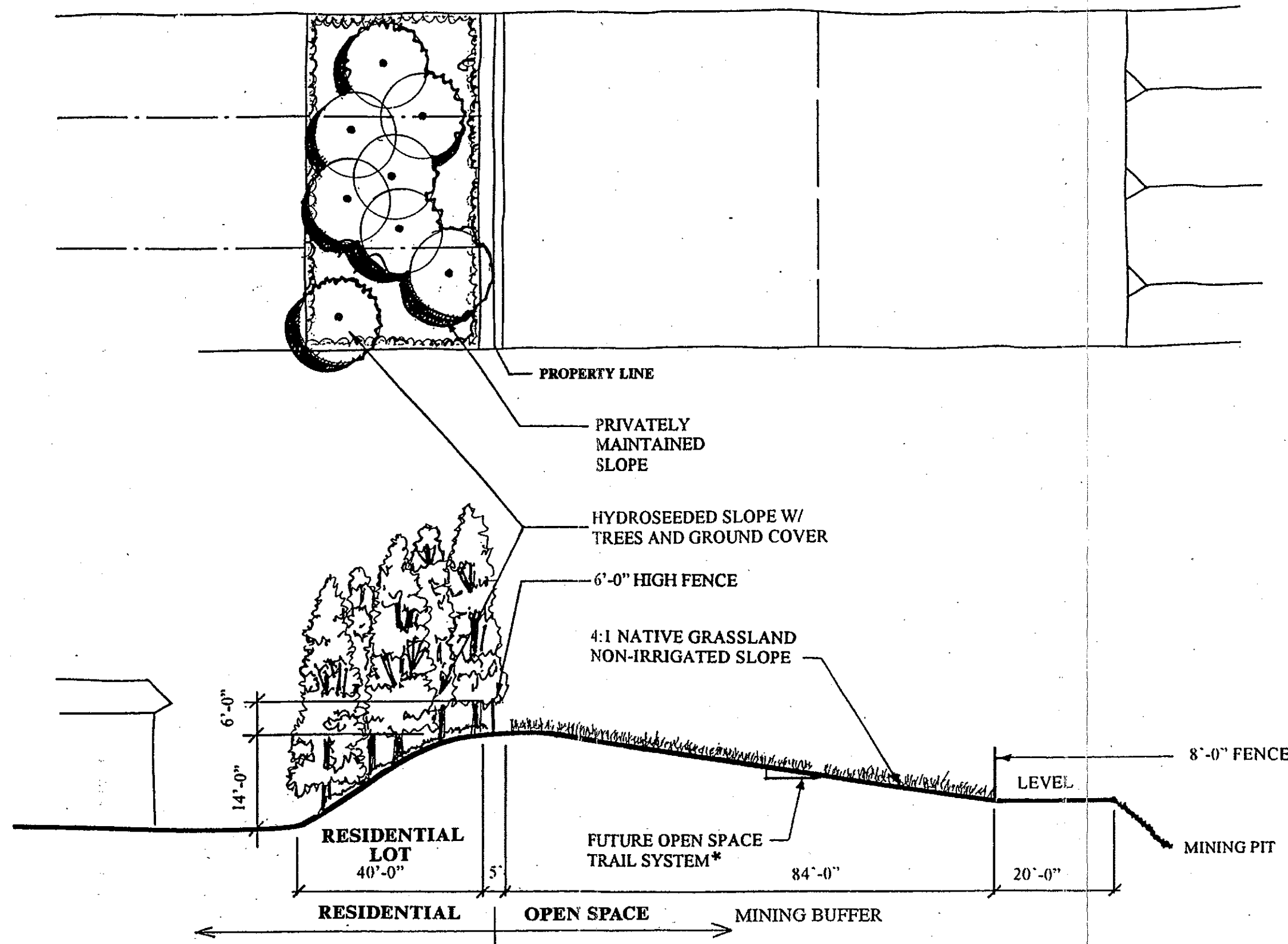
EXHIBIT 25A

rev. Apr. 27, 2005
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LYTLE CREEK TRAIL-REAR YARD CONDITION LYTLE CREEK NORTH LYTLE DEVELOPMENT COMPANY

EXHIBIT 25B



NOTE: OFFSITE TRAIL IMPROVEMENTS IN THE MINING BUFFER SHALL BE CONSTRUCTED/MAINTAINED BY SUNWEST MATERIALS PER THEIR RECLAMATION PLAN.

RESIDENTIAL/OFFSITE MINING OPERATIONS

LANDSCAPE BUFFER EDGE

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

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LANDSCAPE
ARCHITECTURE

EXHIBIT 26

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barrier berm on-site will serve as the maintenance separation between the Homeowner maintained or Maintenance District maintained areas and the off-site portions of the landscape buffer to be installed and maintained by Sunwest Materials.

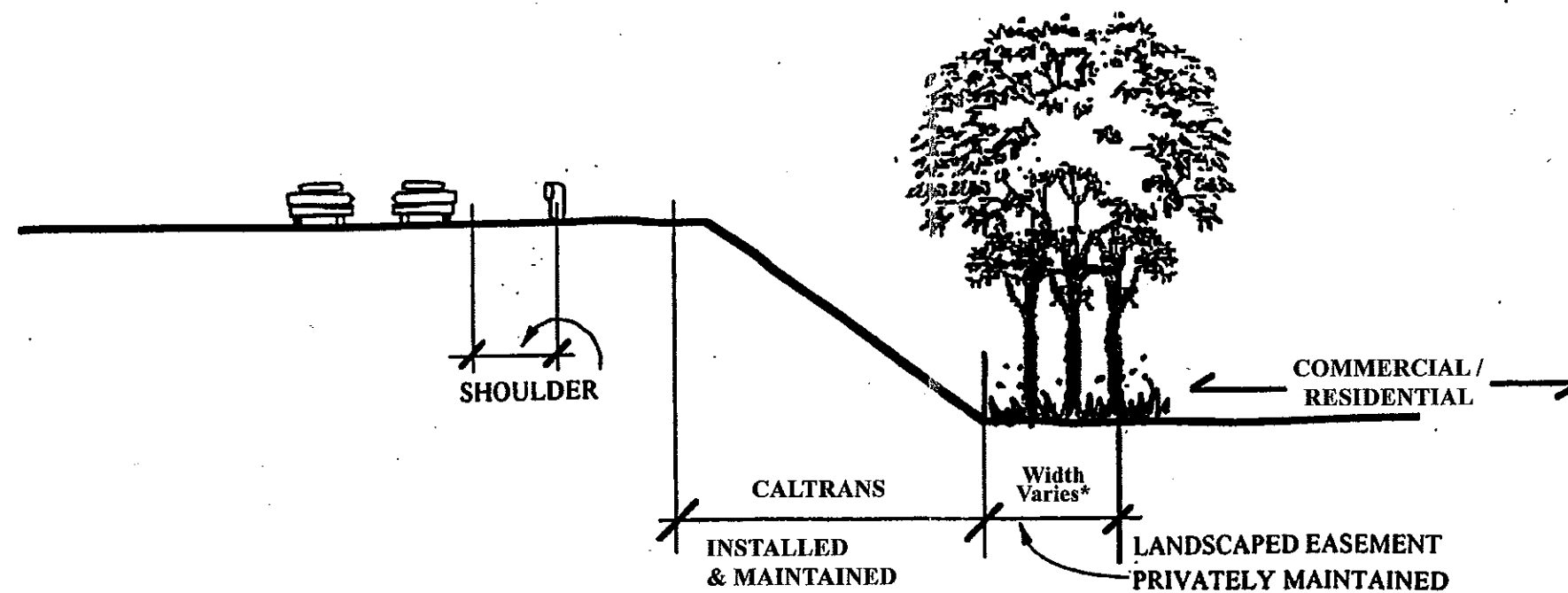
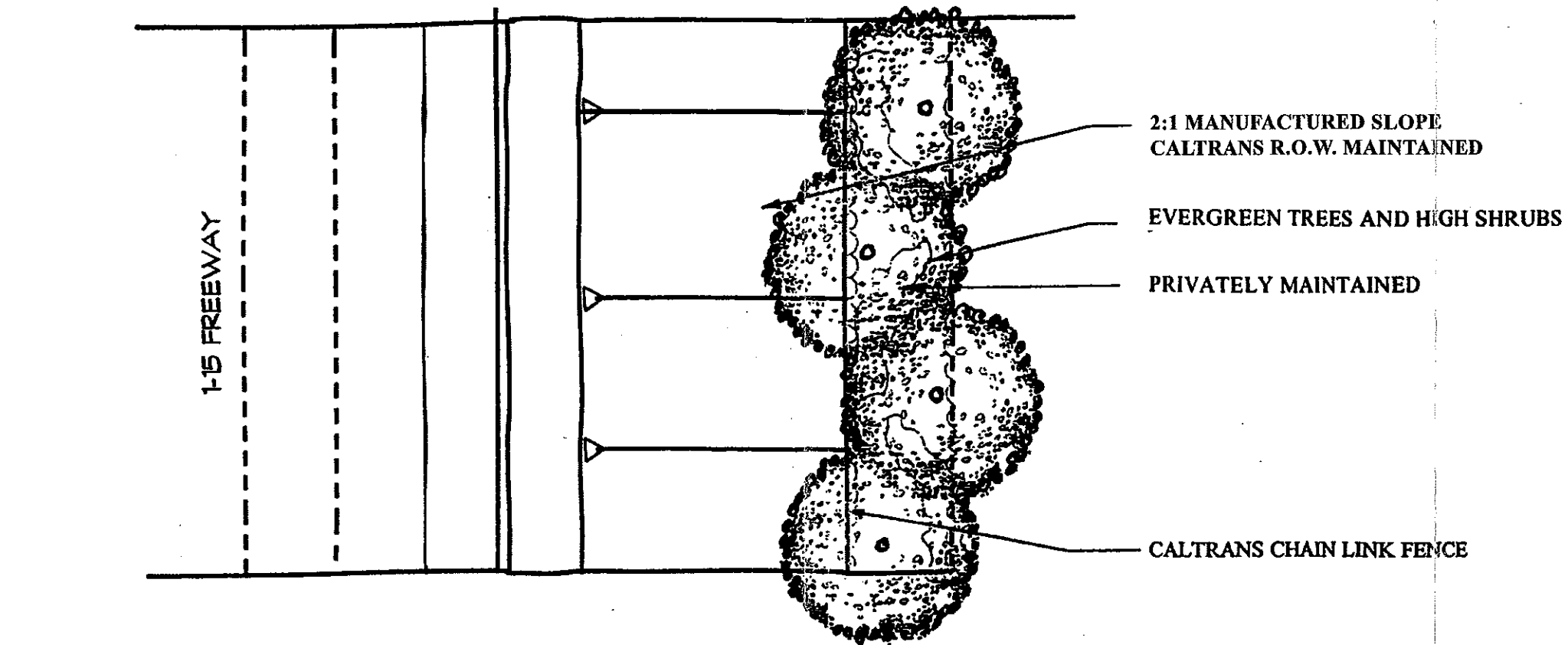
- I-15 Conceptual Freeway Edge Treatment (See Exhibit 27): Careful consideration has been given to land uses proposed in proximity to the freeway corridor. A 15-foot wide privately maintained landscape easement will be provided on-site to help buffer the community commercial uses in Planning Areas 4, 6, and 7 ; 9, 10, and 11 from the I-15 freeway corridor. A 30-foot wide privately maintained landscape easement will also be provided on-site to help buffer the residential uses in Planning Areas 9, 10, and 11 from the I-15 freeway corridor. The variable width landscaped slope within Caltrans' right-of-way will be landscaped and maintained by Caltrans.
- Conceptual Open Space Edge Treatment (See Exhibit 28): A natural open space boundary at the boundary with the San Bernardino National Forest and Glen Helen Regional Park will serve several functions. First, this area will serve as an attractive visual relief from the development edge. Secondarily, the pedestrian walkway located within the open space edge will serve as part of the community overall pedestrian trail system, and finally, this area will be established as a wet zone for the perimeter fire fuel modification zone.

The Landscape Development Zone along this corridor consists of an 8-foot wide meandering walk, a landscape buffer planted with low spreading, low fire fuel shrubs and ground cover and a community (non-flammable) theme wall. A fire fuel modification zone will be established that is 100 feet wide measured from the back of the residential units. The 20-foot wide irrigated Landscape Development Zone and residential rear yard setbacks will serve as part of the overall 100 feet fire fuel modification zone. It is anticipated that the open space edge and the adjacent fire fuel modification zone will be maintained by a Maintenance District.

4.7.6 Parks, Recreation Amenities, and Paseo/Trail Elements

Recreation plays a key role in providing for a high quality of life. The role has been recognized in planning Lytle Creek North, and a recreation program has been created which satisfies both the active and passive recreation needs of the community's residents. The project will provide for two community parks: a centrally located 8-acre active park and a 21-acre passive park containing a portion of the Sycamore Creek drainage. All neighborhoods within Lytle Creek North will be connected to the school and parks via a pedestrian system comprised of sidewalks, expanded landscaped parkways, and off-street trails and linkages.

- Conceptual 8-Acre Community Park (See Exhibit 29): A minimum 8-acre community park is planned adjacent to a planned elementary school. This park will be designed as an active use facility and will include a parking lot, picnic and barbecue areas, athletic playing fields (softball/Little League and soccer fields), open play area, drinking fountain, and benches. Other possible uses include a restroom building, basketball courts, sand volleyball courts, tennis courts, tot lot, etc.



I-15 FREEWAY EDGE TREATMENT

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

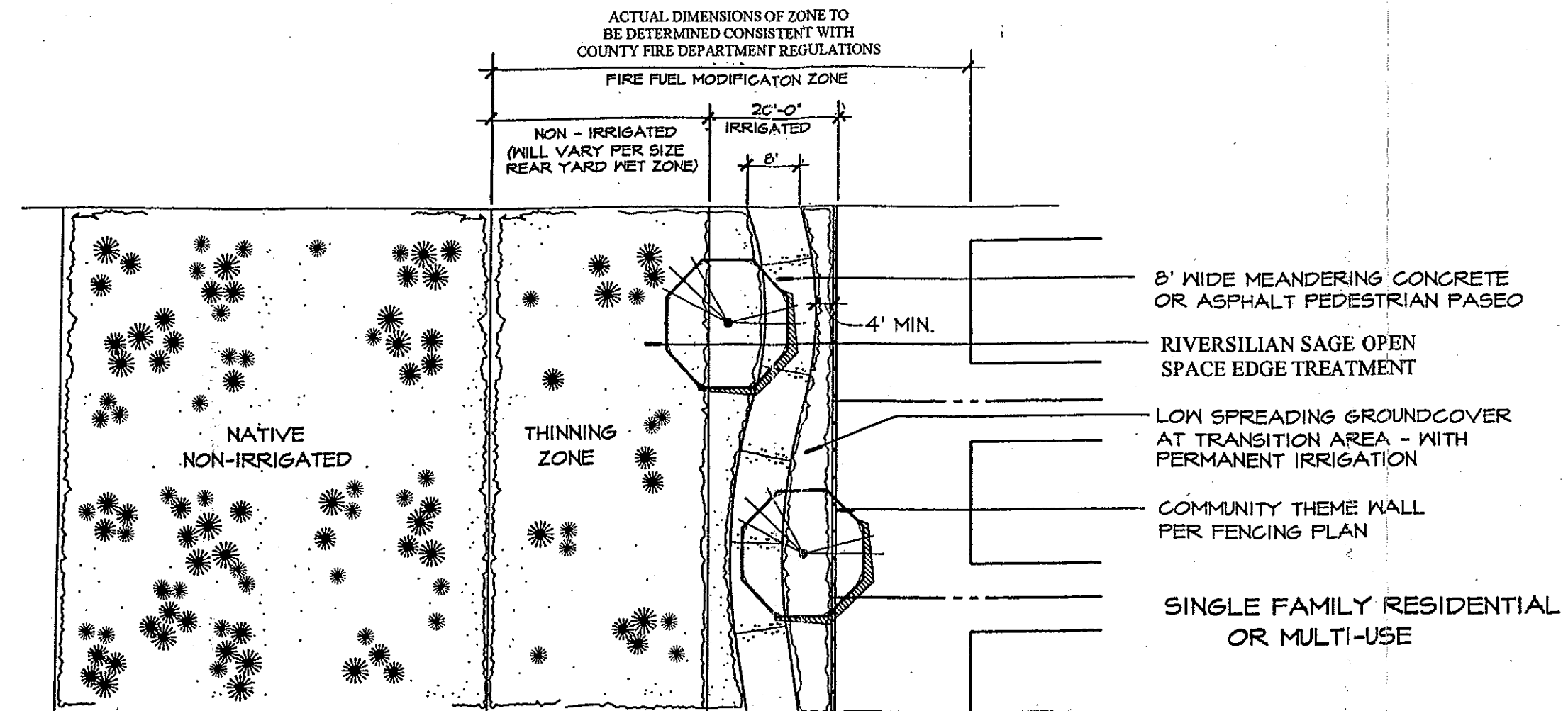
*: 15'-0" wide easement on North side of I-15
30'-0" wide easement on South side of I-15

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LANDSCAPE
ARCHITECTURE

EXHIBIT 27

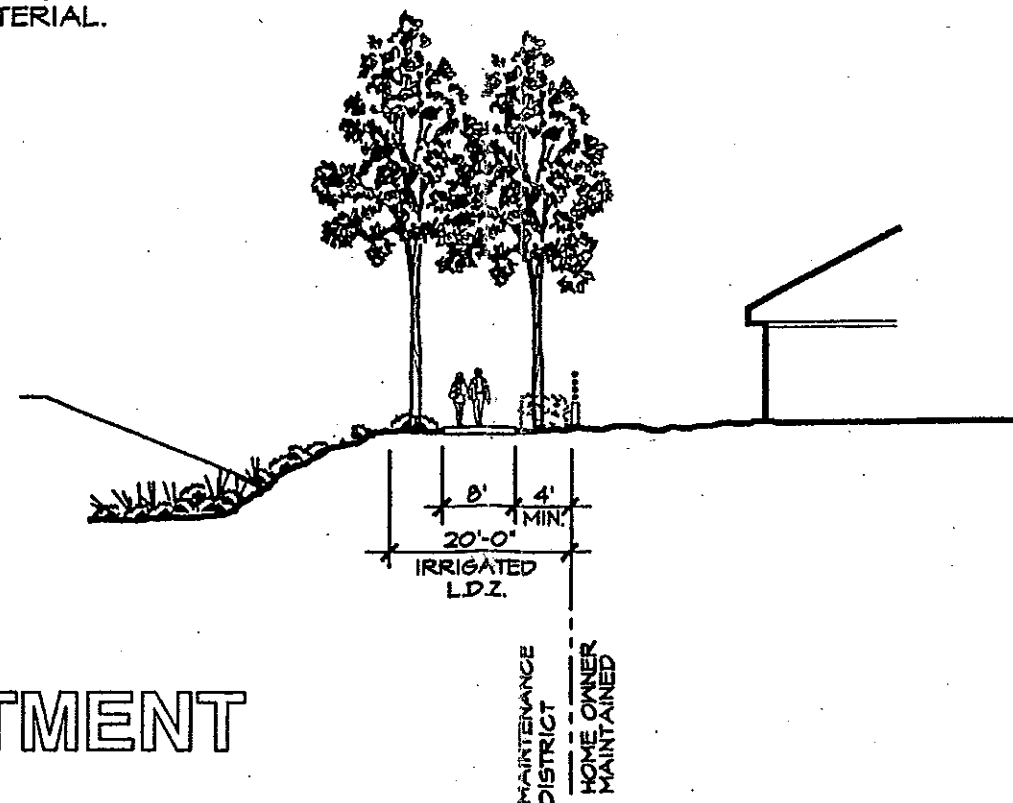
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* SELECTIVELY REMOVE HIGHLY FLAMABLE PLANT SPECIES AND THIN OUT LARGE DENSE GROUPINGS OF PLANT MATERIAL.

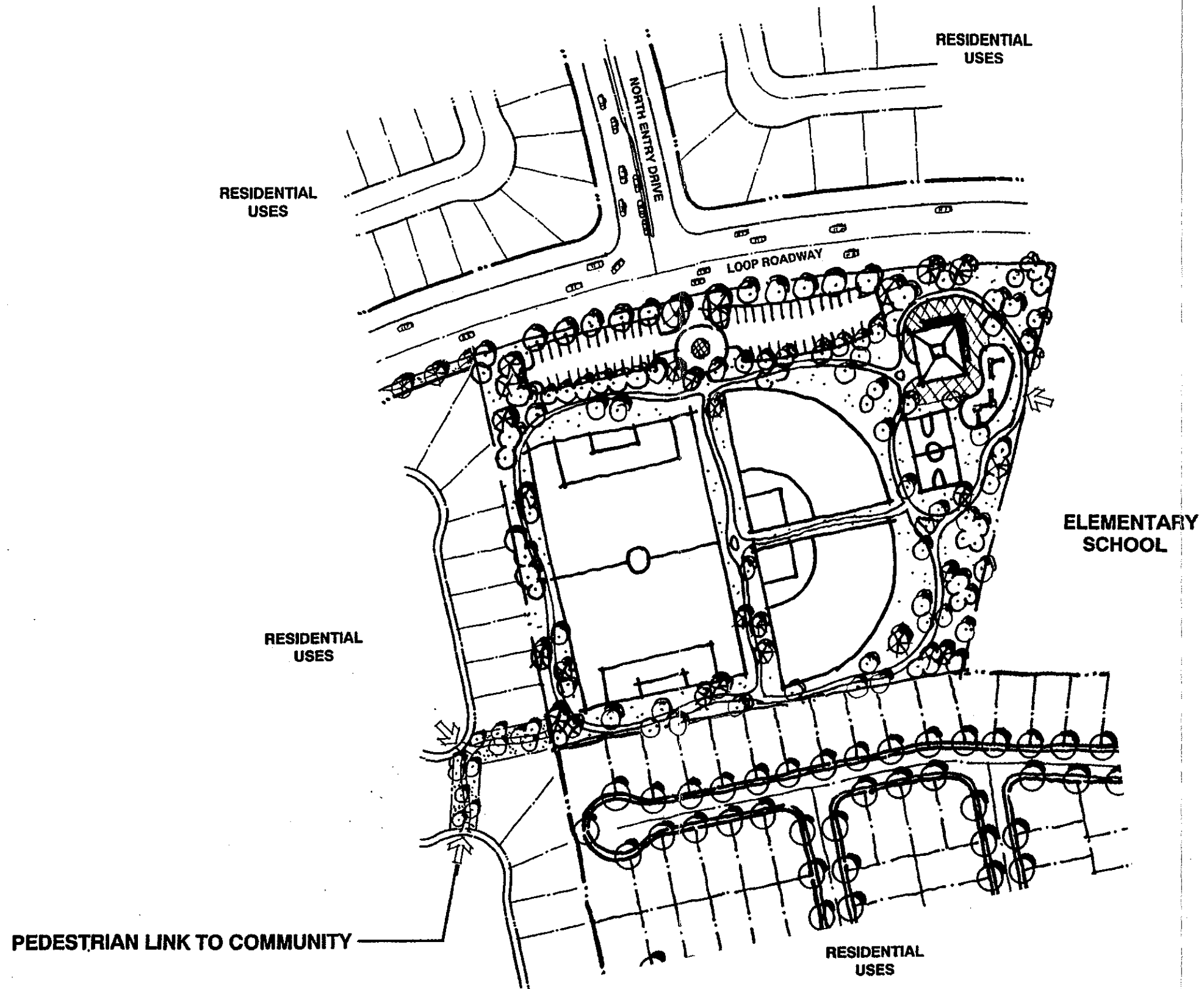
EXISTING NATURAL DRAINAGE ARROYO OR EXISTING NATIVE VEGETATION



OPEN SPACE EDGE TREATMENT
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

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LANDSCAPE
ARCHITECTURE

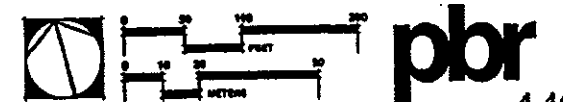
EXHIBIT 28
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CONCEPTUAL ACTIVE COMMUNITY PARK

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

rev. Mar. 2, 2005 EXHIBIT 29



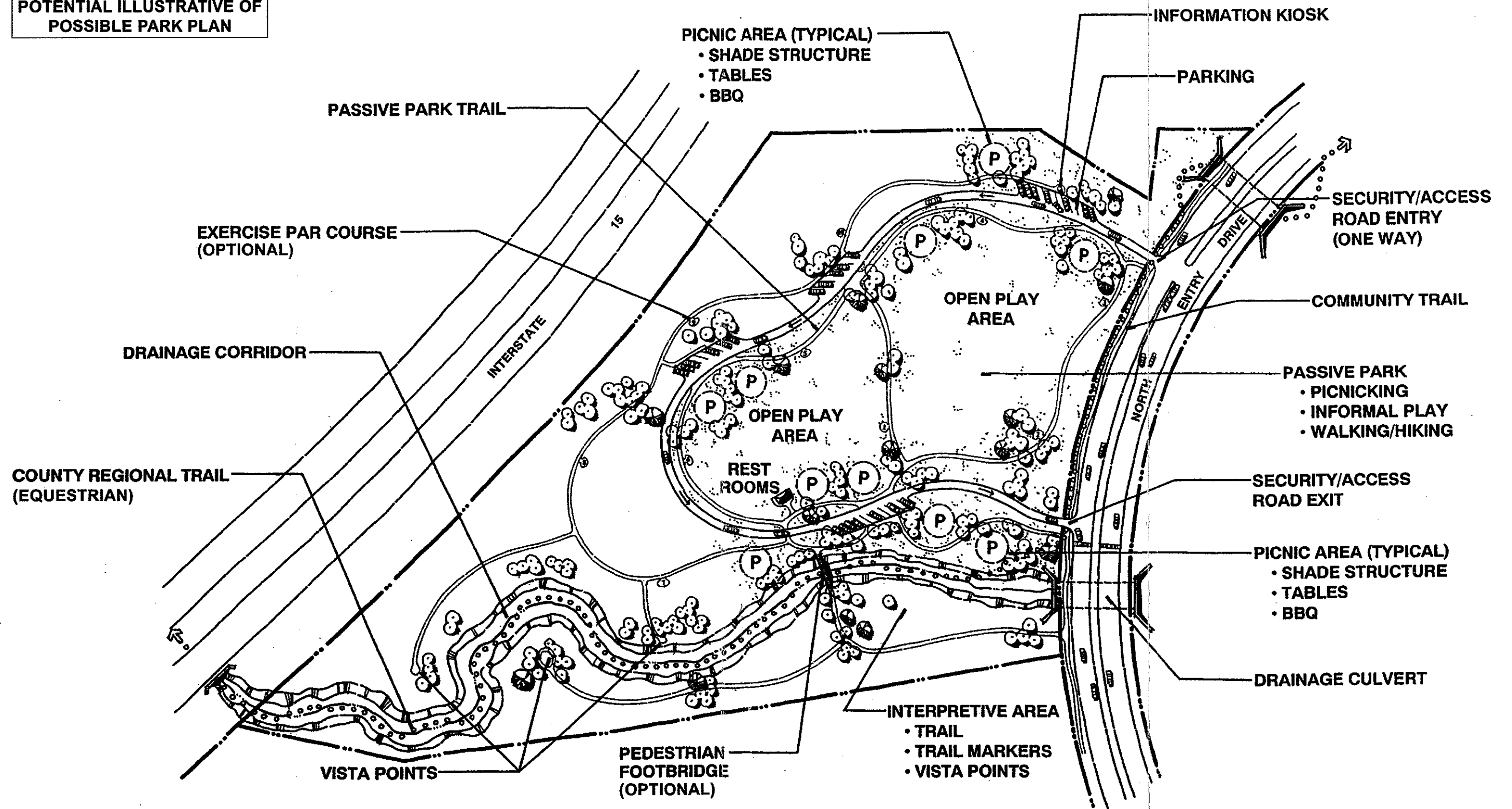
- Conceptual 21-Acre Passive Park (See Exhibit 30): This park includes a portion of the Sycamore Creek drainage and is designed to accommodate passive uses such as turf play areas, picnic areas, ~~a joint-use pedestrian/bicycle/equestrian trail~~, pedestrian and bicycle paths, an equestrian trail, shade structures, benches, and a drinking fountain. The facility will be designed to preserve the natural resources found on-site. A small portion of the park is expected to contain a turfed play area and parking lot. The park is also expected to contain a staging area for the County's regional equestrian trail that will cross through the park and underneath the I-15 freeway. An nature-oriented interpretive center may be constructed by the County within the park at some future date.
- Typical Pedestrian Linkages to School/Park (See Exhibit 31): Lytle Creek North incorporates planned pedestrians linkages between residential areas and the elementary school and 8-acre community park designed to facilitate pedestrian circulation between these uses. These linkages, in turn, will connect with sidewalks and other off-street linkages throughout the project to provide access to the Lytle Creek Trail and the County's Regional Trail system.

4.7.7 Plant Material Guidelines

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while recommending potential plant materials for use throughout Lytle Creek North in order to give greater unity and thematic identity to the community. The plant materials for each use have been selected for their appropriateness to the project theme, climatic conditions, soil conditions, and concern for maintenance. The following plant material palettes are not all-inclusive are intended to serve as a starting point for selecting "key" trees and other plants for use within the community. Additional plant materials not listed below are permitted; if other plants are used, careful consideration should be given to selecting plant materials which have drought resistant and/or drought tolerant characteristics and which have growth characteristics and maintenance requirements suitable for the proposed landscape area. Irrigation programming can then be designed to minimize water application for the entire landscape setting. The following palettes contain recommended plant materials specifically intended for use within the common landscape areas associated with Lytle Creek North:

EXHIBIT 30
CONCEPTUAL PASSIVE COMMUNITY PARK -- 21 ACRES

POTENTIAL ILLUSTRATIVE OF
POSSIBLE PARK PLAN

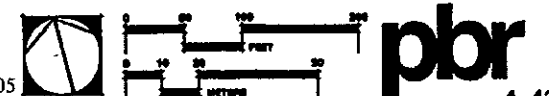


CONCEPTUAL PASSIVE COMMUNITY PARK

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

EXHIBIT 30

rev. Apr. 27, 2005



SINGLE FAMILY
RESIDENTIAL

MOUNDING TURF (TYP.)

8'-0"

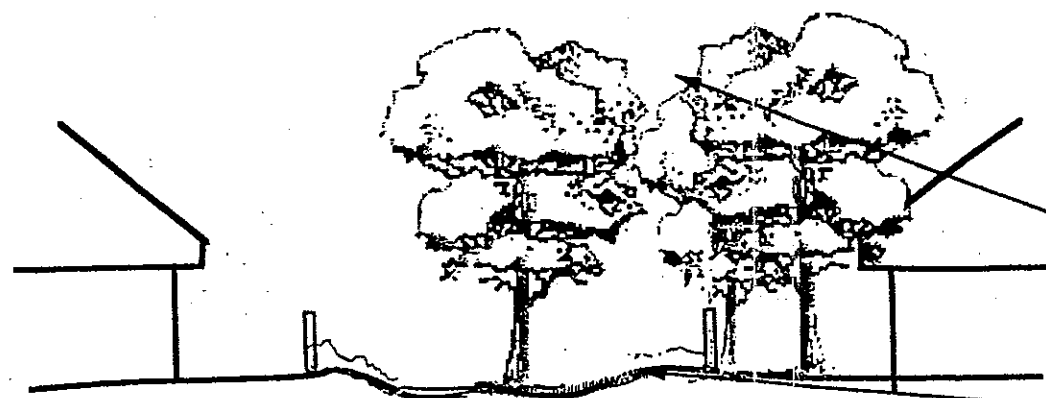
EVERGREEN AND DECIDUOUS GROVE TREES
(PLANT NO TREES CLOSER THAN 4'-0" TO
WALK)

COMMUNITY THEME WALL PER FENCING PLAN

SINGLE FAMILY RESIDENTIAL

MEANDERING CONCRETE WALK

SHRUB AND GROUND COVER (TYPICAL)



EVERGREEN AND DECIDUOUS GROVE TREES

SHRUB AND GROUND COVER (TYPICAL)

TYPICAL PEDESTRIAN LINKAGES TO SCHOOL / PARK

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

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EXHIBIT 31

pbr

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- **Landscape Development Zone and Street Tree Palette:**

- Deciduous Accent and Flowering Trees:

- Gleditsia triacanthos* (Honey Locust)
 - Koelreuteria paniculata* (Goldenrain Tree)
 - Lagerstroemia indica* (Crape Myrtle)
 - Liquidambar styraciflua* (Sweet Gum)
 - Robinia ambigua* 'Idahoensis' (Idaho Locust)

- Evergreen Background Grove Trees:

- Brachychiton populneus* (Bottle Tree)
 - Eucalyptus cladocalyx* (Sugar Gum)
 - Eucalyptus nicholii* (Nichol's Willow-Leafed Peppermint)
 - Eucalyptus polyanthemus* (Silver Dollar Gum)
 - Eucalyptus rudis* (Desert Gum)
 - Pinus canariensis* (Canary Island Pine)
 - Pinus eldarica* (Mondell Pine)

- **Community Entries and 60' Corners:**

- Evergreen Accent Trees:

- Ceratonia siliqua* (Carob Tree)
 - Quercus agrifolia* (California Live Oak)
 - Quercus ilex* (Holly Oak)
 - Quercus suber* (Cork Oak)
 - Schinus molle* (California Pepper Tree)

- Deciduous Accent Trees:

- Gleditsia triacanthos* (Honey Locust)
 - Koelreuteria paniculata* (Golden Rain Tree)
 - Lagerstroemia indica* (Crape Myrtle)
 - Prunus cerasifera* 'Krauter Vesuvius' (Purple Leaf Plum)
 - Robinia ambigua* 'Idahoensis' (Idaho Locust)

- Neighborhood Entry Accent Trees: Within the Neighborhood Entry Streetscene Landscape Development Zones, the following trees are categorized as accent trees:

- Albizia julibrissin* (Mimosa Tree)
 - Alnus cordata* (Italian Alder)
 - Brachychiton populneus* (Bottle Tree)
 - Gleditsia triacanthos* species (Honey Locust)
 - Sapium sebiferum* (Chinese Tallow Tree)
 - Tipuana tipu* (Tipu Tree)

- Coniferous or Pine Tree Buffer Trees:
 - Cedrus atlantica* 'Glauca' (Blue Atlas Cedar)
 - Cedrus deodara* (Deodar Cedar)
 - Cupressus glabra* (Smooth Arizona Cypress)
 - Cupressus leylandii* (Leyland Cypress)
 - Pinus eldarica* (Mondell Pine)
 - Pinus halepensis* (Aleppo Pine)
 - Pinus patula* (Jelecote Pine)

- Riparian Trees:
 - Alnus rhombifolia* (White Alder)
 - Betula pendula* (European White Birch)
 - Platanus racemosa* (California Sycamore)
 - Populus fremontii* (Western Cottonwood)

- Drought Tolerant Erosion Control Plants:
 - Acacia* species (Acacia)
 - Atriplex* species (Saltbush)
 - Baccharis pilularis* (Prostrate Coyote Bush)
 - Dodonaea viscosa* (Hopseed Bush)
 - Eucalyptus* species (Eucalyptus Species)
 - Juniperus* species (Juniper Species)
 - Nerium oleander* (Oleander Species)
 - Photinia fraserii* (Fraser's Photinia)
 - Pyracantha* species (Firethorn Species)
 - Rosmarinus officinalis* 'Prostratus' (Prostrate Rosemary)
 - Xylosma* species (Xylosma Species)

- **Community Plant Palette:**
 - Evergreen Trees:
 - Arbutus unedo* (Strawberry Tree)
 - Brachychiton populneus* (Bottle Tree)
 - Callistemon citrinus* (Lemon Bottle Brush)
 - Callistemon rigidus* (Stiff Bottle Brush)
 - Cedrus atlantica* (Blue Atlas Cedar)
 - Cedrus deodara* (Deodar Cedar)
 - Ceratonia siliqua* (Carob)
 - Cupressus leylandii* (Leyland Cypress)
 - Eucalyptus cladocalyx* (Sugar Gum)
 - Eucalyptus maculata* (Spotted Gum)
 - Eucalyptus nicholii* (Nichol's Willow-Leafed Peppermint)
 - Eucalyptus polyanthemos* (Red Box Gum)
 - Eucalyptus rudis* (Desert Gum)

- Evergreen Trees (continued from previous page):

Eucalyptus sideroxylon ('Rosea' Red Iron Bark)
Eucalyptus viminalis (White Gum)
Laurus nobilis (Sweet Bay)
Olea europaea 'Fruitless' (Fruitless Olive)
Pinus canariensis (Canary Island Pine)
Pinus halepensis (Aleppo Pine)
Pinus eldarica (Afgan Pine)
Pinus pinea (Italian Stone Pine)
Podocarpus gracilior (Fern Pine)
Quercus agrifolia (Coast Live Oak)
Quercus ilex (Holly Oak)
Quercus suber (Cork Oak)
Ulmus parvifolia 'Drake' (Evergreen Elm)

- Deciduous Trees:

Albizia julibrissin (Mimosa Tree)
Alnus cordata (Italian Alder)
Alnus rhombifolia (White Alder)
Betula alba (White Birch)
Catalpa speciosa (Western Catalpa)
Fraxinus oxycarpa (Raywood Ash)
Fraxinus uhdei 'Tomlinson' (Tomlinson Ash)
Ginkgo biloba (Maidenhair Tree)
Gleditsia triacanthos (Honey Locust)
Koelreuteria bipinnata (Chinese Flame Tree)
Koelreuteria panniculata (Golden Rain Tree)
Lagerstroemia indica (Crape Myrtle)
Liquidambar styraciflua (Sweet Gum)
Malus floribunda (Japanese Flowering Crabapple)
Pistacia chinensis (Chinese Pistache)
Platanus acerifolia (London Plane Tree)
Platanus racemosa (California Sycamore)
Prunus cerasifera (Purple Leaf Plum)
Pyrus calleryana (Ornamental Pear)
Robinia ambigua 'Idahoensis' (Idaho Locust)
Sapium sebiferum (Chinese Tallow Tree)
Sophora japonica (Japanese Pagoda Tree)
Tipuana tipu (Tipu Tree)
Zelkova serrulata (Sawleaf Zelkova)

- Shrubs:

Abelia grandiflora 'Edward Goucher' (Edward Goucher Abelia) (S)
Acacia ongerup (N.C.N.) (S)
Acacia redolens (N.C.N.) (S)
Arbutus unedo 'Compacta' (Strawberry Tree)
Berberis species (Barberry) (SH)
Cocculus laurifolius (Snailseed) (S)
Cotoneaster species (Cotoneaster) (S)
Dodonaea viscosa (Purple Hop Seed Bush) (S)
Elaeagnus pungens (Silver Berry) (S)
Escallonia fradesii (N.C.N.) (S)
Euonymus fortunei (N.C.N.) (S)
Euonymus japonica (Evergreen Euonymus) (S)
Feijoa sellowiana (Pineapple Guava) (S)
Heteromeles arbutifolia (Toyon) (S)
Ilex species (Holly) (S, SH)
Leptospermum scoparium (New Zealand Tea Tree) (S)

- Shrubs (continued from previous page):

Ligustrum japonicum (Japanese Privet) (S, SH)
Nandina domestica and 'Compacta' (Heavenly Bamboo) (S, SH)
Nerium oleander (Oleander) (S)
Osmanthus fragrans (Sweet Olive) (S, SH)
Photinia frazeri (Photinia) (S)
Pittosporum tobira and 'Wheeler's Dwarf' (Mock Orange) (S, SH)
Podocarpus macrophyllus (Yew Pine) (S, SH)
Prunus caroliniana (Carolina Laurel Cherry) (S)
Psidium littorale (Guava) (S)
Pyracantha species (Firethorn) (S, SH)
Raphiolepis indica species (Pink Indian Hawthorn) (S, SH)
Ternstroemia gymnanthera (N.C.N.) (SH)
Viburnum tinus species (Viburnum) (S, SH)
Xyloxma congestum (Xylosma) (S)

- Sub-Shrubs:

Buxus japonica (Japanese Boxwood) (S,SH)
Erica darleyensis 'Darley Dale' (Heath) (SH)
Hemerocallis species (Day Lily) (S)
Juniperus species (Juniper) (S)
Lonicera japonica 'Halliana' (Hall's Honeysuckle) (S)
Moraea bicolor (Fortnight Lily) (S)
Trachelospermum jasminoides (Star Jasmine) (S, SH)

- Vines:
 - Ampelopsis veitchi* (Boston Ivy) (SH)
 - Distictis buccinatoria* (Blood Red Trumpet Vine)
 - Gelsemium sempervirens* (Carolina Jasmine) (S)
 - Grewia caffra* (Lavender Star Flower Vine) (S)
 - Jasminum polyanthum* (N.C.N.) (S)
 - Tecomaria capensis* (Cape Honeysuckle) (S)
 - Wisteria floribunda* (Wisteria) (S)
- Ground Covers:
 - Hedera helix* (English Ivy) (SH)
 - Hypericum calycinum* (Aaron's Beard) (S)
 - Lonicera japonica* (Honeysuckle) (S)
 - Myoporum parvifolium* (Myoporum) (S)
 - Potentilla verna* (Spring Cinquefoil) (S, SH)
 - Rosemarinus officinalis* (Rosemary) (S)

Legend for Trees, Shrubs, and Ground Covers:

- (S) Tolerates sun in this planting zone
- (SH) Tolerates shade in this planting zone
- (N.C.N.) No Common Name

- Turf Grass - Seed: To be determined at time of planting.

The planting time will vary for these types as Bermuda grass should not be planted during its dormant season.

4.7.8 Landscape Requirements

- **Residential Neighborhood Streetscene:**

- Detached Single Family Residential Lot Street Trees: Each residential lot shall receive a minimum of one (1), fifteen (15) gallon size street tree planted in the right-of-way. Corner lots and lots with a minimum width of 80 feet shall receive a minimum of two (2), fifteen (15) gallon size street trees also planted in the right-of-way. Tree varieties shall be chosen from the plant palette contained herein. Trees are clustered near property lines periodically to maximize their growing effect and streetscene impact. One (1) tree species shall be selected and approved for each residential street to maximize visual neighborhood identity. Deciduous or flowering evergreen accent trees which contrast with the chosen street tree are encouraged at cul-de-sacs, knuckles, and intersections to provide seasonal emphasis and interest.

- Detached Single Family Residential Front Yard Landscape Requirements:
Seeded or sodded turf, shrubs, and an irrigation system may be installed by the builder/developer in the front yard of each residential single family lot. The turf and irrigation when installed shall be installed to a logical stopping point from the curb face to the front of house and side yards. Slopes steeper than 3:1 slopes shall be planted with ground cover.
- Front Yard and Common Area Landscape Requirements for Single Family Residential Development:
 - North Entry Drive and West Entry Drive Streetscenes - The project entry drives for the multi-family Attached are to be landscaped differently than the typical single family neighborhood entry. The project entry drives which connect to the central Loop Roadway may include project monumentation and shall include a parkway streetscene at all neighborhood entries. The landscaping for the North and West Entry Drives shall be consistent with the 22-foot wide Loop Roadway Landscape Development Zone. Street trees shall be uniformly spaced at 40 feet on center and shall be selected from the community plant palette.
 - Neighborhood Collector Streetscene - Where this condition occurs, interior to the individual residential planning areas, there shall be a 6-foot landscaped parkway between a 4-foot sidewalk and the curb, and shall have street trees at 40 feet on center. A 5-foot minimum front yard shrub foundation planting zone shall be provided between the sidewalk and the residence. This front yard landscape zone will have continuous shrub foundation plantings, street trees at 40 feet on center, and turf areas if desired. Street trees and shrubs shall be selected from the Community Plant Palette in Section 4.7.7 of this PDP.
- Front Yard and Common Area Landscape Requirements for Multi-Family Attached Residential Development:
 - Multi-Family Attached Residential Common Area Landscaping Requirements - All common area landscaping at attached residential units including apartments and condominiums shall be installed by the builder/developer and shall be maintained by a private Homeowner Association at condominiums and privately maintained at apartments. All common landscape areas shall be automatically irrigated with separate irrigation systems for turf and ground cover/shrub areas.
 - Plant materials shall be selected from the community plant palette contained herein.
 - All trees shall be planted a minimum of ten feet from a building and no closer than three feet to a walkway when using a linear tree root barrier.

- Trees should be planted in groves utilizing a strong planting concept which reinforces the site plan and architecture and creates a unique project identity. Trees should be massed on the outside perimeter of buildings with fewer trees on the interior. Small scale accent and evergreen vertical trees shall be utilized between units where plant space is limited, and shall be planted in groupings of like varieties to accentuate building architecture or buffer blank architectural elevations.
- Turf areas should be utilized in all large open areas with no turf being planted adjacent to buildings.
- All utility locations shall be screened by the use of shrub massings, and avoid using large shrubs in an area where they must be constantly pruned to the desired height.
- A limited selection of plant materials should be utilized in simple, significant compositions to complement and reinforce adjacent architectural and site amenities.
- Interior Slope Landscape for Detached Single Family and Multi-Family Attached Residential Development: All interior slopes occurring within the community theme wall envelope shall be planted and irrigated per San Bernardino County landscape standards. Each builder should confirm the erosion control standards with the County.
- **Commercial Land Use Landscape Requirements:**
 - Street Tree Requirements: Side-yard and rear service yard use areas should be screened with a combination of a six foot high masonry wall and a landscape buffer.
 - Minimum Landscape Requirements: Builder/Developer shall refer to San Bernardino County standards for the gross commercial site acreage percentage required that shall be landscaped.
 - All areas of the site not occupied by buildings or otherwise utilized shall be landscaped with ground cover and plant materials from the Community Plant Palette.
 - A minimum landscape area of 30 feet in width (including the Landscape Development Zone along major roadways) from face of curb shall be provided along major street frontages for Neighborhood Commercial, General/Highway Commercial, Office/Business Park, and Light Industrial uses.
 - A minimum ten foot wide landscaped buffer shall be provided for any Neighborhood Commercial, General/Highway Commercial, Office/Business Park, and Light Industrial uses which abut any residential use.

- **Parking Areas Landscape Treatments:**

- Parking area landscaping is required for the screening of large parking areas to limit their visual impact.
- Landscaped islands shall be provided at the ends of interior stall rows to break up parking areas. These islands are to provide a minimum ten foot landscaped width to allow planting and mounding. Creation of large planting islands (tree groves) is encouraged as opposed to small pockets of individual trees.
- The use of islands to create a series of smaller parking pockets with the total parking area is required.
- When parking is located adjacent to a public street, a combination of landscaped berms and/or planting totaling no less than three feet in height should be used to screen views of parked cars.
- Concrete tree wells and planting edge curbs should be used in lieu of wheel stops.
- Wherever possible, pedestrian traffic should be separated from vehicular traffic by additional sidewalks. The parking lot should have pedestrian crosswalks highlighted with decorative or varied texture paving.

- **Planting Time:**

- Due to the climate extremes in the Lytle Creek North area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.

- **General Landscape Requirements:**

- All areas required to be landscaped shall be planted with turf, ground cover, shrub, or tree materials selected from the plant palette contained in these guidelines.
- The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.

- **Irrigation:**

- All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes which may have some above-ground irrigation system. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.
- Proper consideration of irrigation system design and installation with regards to the climatic extremes of the Lytle Creek North project site is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.
- Irrigation systems shall be designed to meet local regulations. In addition, irrigation controllers should have a minimum time setting of one (1) minute and be capable of providing multiple repeat start times. All irrigation heads adjacent to walks, drives and curbs (car overhangs) shall be of the pop-up type.
- Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.

- **Landscape Maintenance Standards:**

- All landscape areas shall be maintained in accordance with the best industry standards for professional landscape maintenance. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up, and other ongoing seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Irrigation systems shall be routinely inspected, repaired, and maintained in an operating condition at all times.

- **Maintenance Responsibility:**

- Maintenance of common area parks and streetscenes within Lytle Creek North may be provided by a San Bernardino County Maintenance District. The maintenance area should specifically include the area from back of curb to and including the community theme wall. The fire fuel modification buffers also will be maintained by the San Bernardino County Maintenance District.

11.2 PHASE I DEVELOPMENT

It is expected that development within Lytle Creek North will commence at the southerly end of the project, and move westerly along Lytle Creek Wash towards Glen Helen Parkway. This first phase of development will likely include the residential parcels along Lytle Creek Wash, residential Planning Areas 9 and 10, and residential Planning Areas 28, 32, and 33 located within the center "island" created by the Loop Roadway. Development of the multi-family attached housing in Planning Area 27 will probably occur near the end of Phase I. In addition, the active community park (Planning Area 29) will be built and the landscaping in Planning Area 8 installed in Phase I.

Infrastructure development within Lytle Creek North will require that the proposed channel improvements be made in their entirety to allow the mass grading to proceed in a three-phase fashion. It is anticipated that the first phase mass grading will include approximately 60 percent of the project area, extending from Lytle Creek Wash on the southerly side of the project to the north side of the Loop Roadway street system.

~~Street improvements within the first phase of the project~~ All street improvements will occur within the first phase of the project, and will include the Interstate 15 main access underpass (i.e., the West Entry Drive/1-5 underpass), the connection to the central Loop Roadway, and the southerly and westerly portions of the Loop Roadway itself. ~~The northerly and easterly portions of the Loop Roadway will be graded to subbase requirements for construction traffic and emergency traffic only.~~ Street improvements will also include the construction of the second means of access across Sycamore Flats, roadway and streetscape improvements to Glen Helen Parkway, construction of the North Entry Drive and the northerly and easterly portions of the Loop Roadway. ~~The initial phase of development also will include the required water storage facility for fire protection.~~

11.3 PHASE II DEVELOPMENT

Phase II development will start at the easterly and northerly sides of the Loop Roadway and is anticipated to occur upon the completion of the off-site northern access road from Glen Helen Parkway through Sycamore Flats ~~and the sewerage lift station to be located in the easterly corner of Planning Area 19.~~ Planning Areas 16 through 20, and 31 will build-out with residential uses in Phase II.

The Commercial areas planned for development in Phase II include Planning Areas 6 and 7. These areas will provide a total of 29.5 acres of non-residential land that could potentially develop with a mix of retail, general/highway commercial, support commercial, office/business park, and/or light industrial uses.

Although the *Conceptual Phasing Plan* identifies the elementary school site as part of Phase II development, the actual phasing of the school will be determined by the School District. If the School District determines that there is no need for an elementary school in Lytle Creek North, then the 10-acre site may develop with up to 60 dwelling units during Phase II of the phasing program.

The development of the second phase will complete the remaining mass grading of the project (except for Planning Areas 13 and 14) and all of the backbone infrastructure required for the project. The second phase of infrastructure will include the construction of the second means of access across Sycamore Flats, roadway and streetscape improvements to Glen Helen Parkway, construction of the North Entry Drive and the northerly and easterly portions of the Loop Roadway, the remaining sewer, water, and dry utilities. In addition, Phase II will require construction of the proposed sewerage lift station in Planning Area 19.

11.4 PHASE III DEVELOPMENT

The third and final phase of development within Lytle Creek North will include the grading and development of residential Planning Area 14. This area is planned for detached single family homes on minimum 7,200 square foot lots. Other residential development in Phase III will include the construction of 5,000 square foot minimum lots in Planning Areas 11 and 12. Mass grading of these planning areas is expected to have already occurred in Phase II. Also planned for Phase III build-out is the 21.0-acre passive community park (Planning Area 13), as well as the grading and construction of the remaining undeveloped Commercial Zones (Planning Areas 1, 2, and 4).

12.0 PROCEDURAL IMPLEMENTATION

12.1 INTRODUCTION

This Preliminary Development Plan (PDP) consists of a Land Use Plan depicting a general arrangement of land uses and intensities. It is not the intention of this PDP to determine lot design configuration, precise alignment of circulation facilities, or exact intensity of development to be permitted. These items shall be defined during the Tentative Tract Map and Final Development Plan review processes. Ultimate development will be in substantial conformance with the exhibits included in this PDP.

This section of the PDP document discusses the various procedures required throughout the development approval process for the Lytle Creek North Planned Development (PD). It should be noted that this section is intended only as a guide through the development process; the ordinances and regulations in effect for San Bernardino County shall be the final authority for processing the Lytle Creek North PD.

12.2 PRELIMINARY DEVELOPMENT PLAN

The Lytle Creek North PD has been submitted and processed in satisfaction of the PDP requirements as contained in Division 3, Chapter 3, Article 2 of the San Bernardino County Development Code. This PDP document generally outlines the subsequent actions to be taken by private and public entities in order to implement the Lytle Creek North project. All subsequent submittals related to the PD, including Tentative Tract Maps and Conditional Use Permits, shall be in conformance with this PDP.

This PDP identifies and quantifies the opportunities and constraints for development on the project site (see Section 1.5, *Environmental Conditions*, and Section 1.6, *Project Approach*). It establishes a list of specific limits, parameters, and planning objectives to guide development based upon the opportunities and constraints. This PDP also includes a detailed description of the proposed Lytle Creek North development, the development program for the project, and the functional arrangement of land uses based on the physical characteristics of the site, available public services, the capacity of the existing circulation system, and the existing and planned use of adjacent properties (see Chapter 3.0, *LAND USE PLAN*).

While this PDP encompasses the entire area located within the PD, it is anticipated that Final Development Plans will be submitted for separate portions of the land included within the PDP. Minor revisions to the PDP may be implemented in subsequent Final Development Plans, pursuant to Section 88.0515(e)(1) of the *County of San Bernardino Development Code*.

12.3 FINAL DEVELOPMENT PLANS

The Final Development Plan (FDP) is intended to be an implementing mechanism for the Lytle Creek North PD. Each development parcel within the PD is expected to be processed under a separate FDP. Combined together, the FDPs execute the specific development scheme set forth in the PDP through dimensioned site plans showing the location of all structures and lots within each development parcel in sufficient detail to permit recordation and preparation of construction drawings. However, each development parcel, and therefore each FDP, is designed to function as an independent development phase. Therefore, multiple FDPs may be submitted and processed concurrently with one another.

12.4 TENTATIVE TRACT MAPS

In a process that occurs concurrently with the FDP process, the development plans of the PD will be implemented through Tentative Tract Maps (TMs). The TMs shall subdivide the lots, dedicate the roads and utilities, and define open space areas within each development parcel. The TMs must conform to the requirements of the California Subdivision Map Act and Sections 83.040201 through 83.040230 of the *County of San Bernardino Development Code*. Although minor modifications to lot configurations, utilities and street alignments may be incorporated into each TM, the TMs shall be in substantial conformance with this PDP.

A "Master" Tentative Tract Map (TM No. 15900), prepared for conveyance and financing purposes, has been filed concurrently with this PDP, and defines the various land use districts within the Lytle Creek North PD. The large lots depicted on this TM will allow for the developers and builders to purchase lots and subdivide them further. For example, each residential Planning Area will be subdivided into smaller residential lots (either 5,000 sq. ft., 6,000 sq. ft., or 7,200 sq. ft. lots), while the Community Commercial lots will be subdivided into a mix of commercial, office/business park, and/or light industrial uses.

12.5 CONDITIONAL USE PERMITS

Pursuant to Chapter 10.0, DEVELOPMENT STANDARDS, in this document, some uses shall require approval of a Conditional Use Permit (CUP). It is intended that a CUP will act as the FDP for these applicable land uses. The CUP shall be processed in accordance with Sections 83.030105, 83.030115, and 83.030120 of the *County of San Bernardino Development Code*.

12.6 VARIANCES

Variances from the Development Standards set forth in Chapter 10.0, DEVELOPMENT STANDARDS, in this document, shall be allowed in order to ensure that any property, because of special circumstances such as shape, size, topography, location, surroundings, or other relevant circumstance(s) shall be afforded privileges commonly enjoyed by the other properties in the same vicinity. The procedure for the review of a variance request shall conform with Section 83.030905 of the *County of San Bernardino Development Code*.

12.7 FINAL TRACT MAPS

Final Tract Maps are required and shall be prepared, reviewed, and filed in accordance with Section 83.040210 of the *County of San Bernardino Development Code*.

12.8 AMENDMENTS

No changes and/or amendments may be made to either the approved Preliminary Development Plan or to approved Final Development Plans, except as provided for in the following subsections.

12.8.1 Minor Amendments

Minor changes to the PDP may be authorized by the Planning Director if such changes are required by engineering modifications or other circumstances not foreseen at the time of project approval.

12.8.2 Major Amendments

Major changes, including adjustments to development parcel boundaries, major street alignments, land use changes, increases in dwelling unit totals, substantial infrastructure changes, or major grading modifications shall be approved by San Bernardino County through an amendment to the Planned Development.

5.0 CIRCULATION

Local access to the project is provided by Glen Helen Parkway, an existing four lane Major Highway with a 114-foot wide right-of-way. Access to the portion of the project site located south of the I-15 Freeway is available via existing unimproved dirt roads only. The Lytle Creek North Circulation Plan proposes to construct a comprehensive roadway, bicycle, pedestrian, joint-use and equestrian network which maximizes access between planned residential, retail, and employment areas and community facilities, while minimizing travel distance and reliance on the automobile.

This Circulation Plan consists of: Glen Helen Parkway, the North Entry Drive, the West Entry Drive, a central Loop Roadway, and residential/local streets, transit stops and turnouts, painted on-street bike lanes, and equestrian, bicycle, joint-use, and pedestrian trails. In addition, the Circulation Plan establishes the circulation network and the basic standards for safe vehicular, bicycle, equestrian, and pedestrian movement within the project area. The plan also identifies the project site's relationship to the existing off-site circulation system.

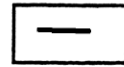
5.1 PROJECT ACCESS

Regional access to the Lytle Creek North project area is provided directly by the Interstate 15 (I-15) Freeway, which traverses the northern portion of the project area, and indirectly by State Route 30 (SR-30) and Interstate 215 (I-215) Freeway. (See Exhibit 2, Vicinity Map, for the existing circulation network in the project vicinity.) Access from the I-15 freeway to the Lytle Creek North property is available via interchanges located to the south of the project site at Sierra Avenue, and to the north of the site at Glen Helen Parkway.

State Route 30 is expected to undergo major improvements by the year 2000 and will continue over 10-15 years. The current alignment of Highland Avenue will be replaced by construction of a limited access freeway facility extending from the eastern terminus of the existing limited access facility at I-10 to the I-210 freeway in Los Angeles County. The freeway will include High Occupancy Vehicle (HOV) lanes, as well as general-purpose lanes. Riverside Avenue will be the site of a full access interchange with State Route 30 when construction is complete. Upon completion of these improvements, the project area will also be easily accessible from State Route 30.

As indicated above, the I-15 Freeway provides regional access to the project area with existing interchanges located at Glen Helen Parkway and Sierra Avenue serving the project. Should it prove necessary, appropriate sound attenuation features shall be incorporated into project design for those residential areas located adjacent to the I-15 Freeway (i.e., Planning Area 11). These features are discussed more fully in the separate EIR that was prepared for the Lytle Creek North project.

LEGEND



PROPOSED PIPELINES



CONCEPTUAL WATER PLAN

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

rev. Oct. 25, 2018

EXHIBIT 34



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6.2 WASTEWATER FACILITIES PLAN SUMMARY

The project's on-site backbone collection system will vary in pipe size from 8-inches to 15-inches in diameter, with a proposed 10-inch collector extending northerly along the project's North Access Drive across Sycamore Flats to Glen Helen Parkway. Wastewater generated by the Lytle Creek North project and collected by the backbone system will be treated at an on-site off-site wastewater treatment plant. This facility will be developed and constructed by the project's master developer, then turned over to the County of San Bernardino for operations and maintenance through a special assessment district. ~~The treatment plant will be located within Planning Area 22 at the most southeasterly limits of the project and will require construction of a Lift Station within the most easterly corner of Planning Area 19.~~ A layout of the proposed sewage facilities for the Lytle Creek North project is shown on Exhibit 35, *Conceptual Wastewater Plan*.

The project is expected to develop an average daily flow of 0.548 million gallons per day (mgpd). Applying a peaking factor of 2.7 the peaked flow rate expected is 1.48 mgpd or 2.29 cfs.

The quality of effluent treatment will be set by the California Regional Water Quality Control Board, Santa Ana Region, and consideration given to the Lytle Creek Water Conservation Association for ultimate location of the effluent discharge point. While effluent is not being considered for irrigation supply, there is the possibility that treated effluent may be suitable for an adjacent industrial use.

~~Planning and design of the on-site treatment facility could well be influenced by the completion of the Corridor Study Specific Plan being proposed by the County. This could result in an immediate size increase or a design consideration that accommodates expansion by means of additional treatment modules. The plant headworks of the off-site treatment facility have been designed to accommodate for the future growth needs of the Glen Helen Specific Plan.~~

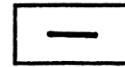
~~The on-site off-site treatment plant, lift station, and various force mains and sewage lines are estimated to cost approximately \$2,000,000 \$14,500,000.~~

6.3 STORM DRAINAGE FACILITIES

The storm drainage master plan proposes a drainage system that is capable of accommodating the project development and accomplishes the following:

- Interception and conveyance of tributary off-site drainage which is independent of the regional channel system.
- Maintenance of the drainage patterns as close to the original or natural occurring concentration points at the downstream boundaries.
- Removal of potential flood hazard zones with structural control measures.
- Mitigation of any increased discharges from the post-development site conditions to downstream off-site properties.

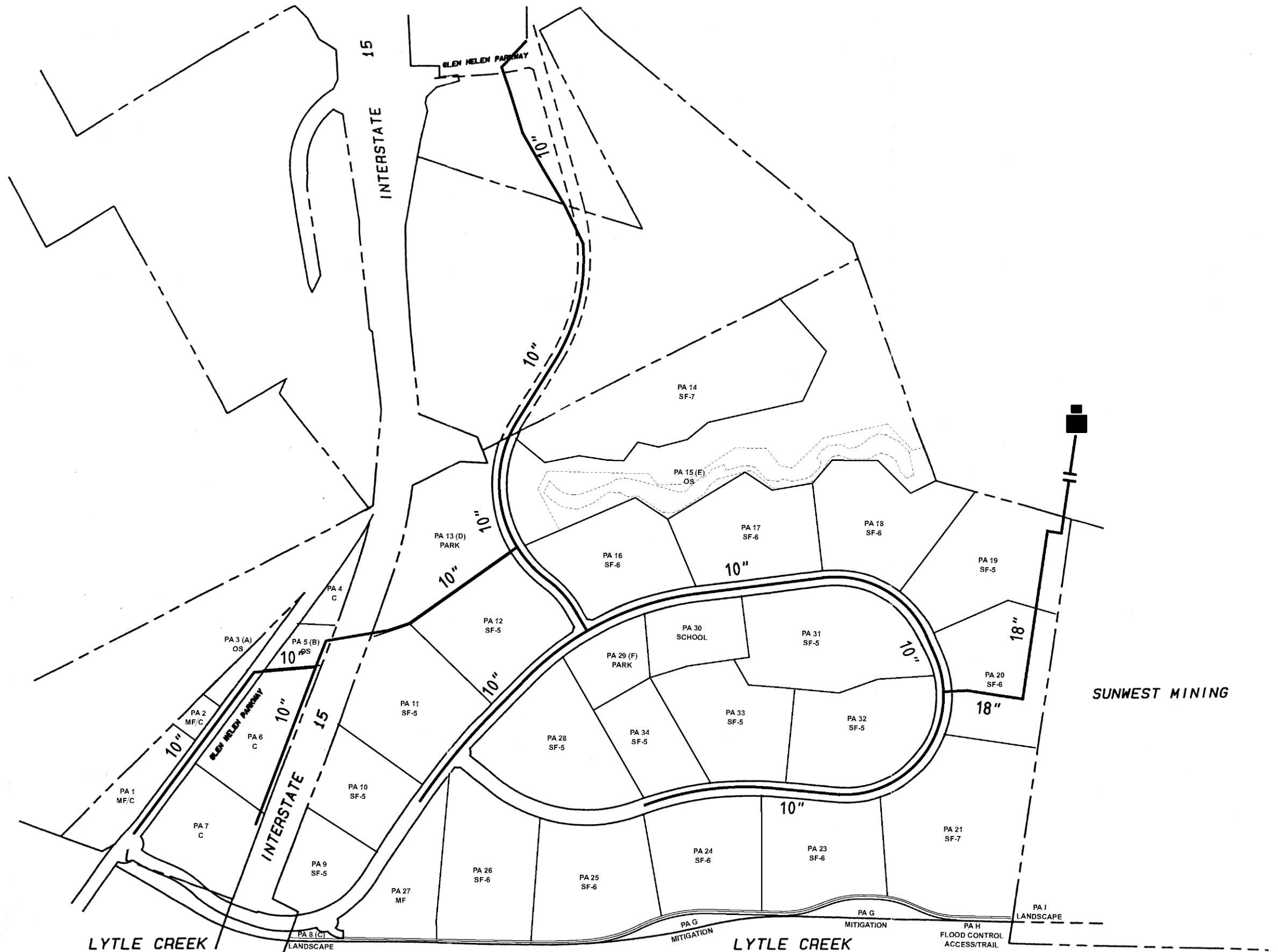
LEGEND



PROPOSED PIPELINES



OFF-SITE TREATMENT PLANT



CONCEPTUAL WASTEWATER PLAN

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

rev. Oct. 25, 2018 **EXHIBIT 35**



- Provision of adequate levels of flood protection to comply with federal standards and requirements through the use of local and regional flood control facilities.

6.3.1 Channelization

Flood protection facilities along the northeasterly side of Lytle Creek Wash, the southwesterly boundary of the Lytle Creek North project, shall be a continuation of the currently approved channelization improvements being made by Sunwest Materials. These improvements will extend from the proposed termination of Sunwest's improvements along the southwesterly boundary, northwesterly to Glen Helen Parkway.

The proposed alignment of the Lytle Creek Wash flood protection improvements will closely follow the existing northeasterly band of Lytle Creek Wash. While the planned improvements propose the use of soil cement for channel facing (as does the planned Sunwest improvement), other facing material such as cemented rip-rap is also being considered.

The channel will be designed to convey the standard project flood and meet the design criteria established by the San Bernardino County Flood Control District (District) and the U.S. Army Corps of Engineers. Finally, following acceptance of the channel design and improvements by the District, it is anticipated that the District will maintain the improvements and channel in perpetuity.

6.3.2 On-Site Drain System

The concept for on-site stormwater management for the development utilizes a conveyance system for surface runoff rather than the alternative of a storage approach. It is appropriate for the project because of the proximity of the adjacent regional flood control channel.

The proposed storm drain alignments and preliminary pipe sizes are illustrated on Exhibit 36, *Conceptual Drainage Plan*. The on-site storm drain system has been designed in accordance with the San Bernardino County Flood Control District standards and criteria. The storm drain system provides 100-year level of flood protection. The majority of the underground storm drain systems follow the natural topography and ultimately discharge into the creek.

The backbone storm drain system, including storm drains, box culverts, pipes, and assorted structures, is estimated to cost approximately \$3,450,000.

6.3.3 Storm Water Quality Requirements

Pursuant to the Clean Water Act, the Environmental Protection Agency has developed regulations regarding the quality of storm water under the National Pollutant Discharge Elimination System (NPDES) permit system. NPDES regulations are administered in the State of California by the State Water Quality Control Board (SWQCB). Authority is delegated to the Regional Water Quality Control Boards (RWQCB) for local program administration. The Santa Ana Regional Water Quality Control Board retains authority over the project area. The project will conform to the NPDES regulations as administered by the Santa Ana RWQCB.

6.4 GAS AND ELECTRICITY

Natural gas service will be provided by the Southern California Gas Company. The closest existing gas lines in the vicinity of the project site are located along Riverside and Sierra Avenues. Electric service will be provided by the Foothill District of Southern California Edison's Eastern Division. All services will be extended to meet future demands of the project development and will be phased in conjunction with development of the project area.

6.5 COMMUNICATIONS

Cable television service to the project site is expected to be available by Cable Vision or other private company. Telephone service within the Lytle Creek North will be provided by Pacific Bell. Services will be phased in conjunction with development of the project area.

6.6 SCHOOL FACILITY

The project site is divided approximately in half by two different school districts, the Rialto Unified and San Bernardino Unified School Districts. An elementary school site is planned in the approximate center of the project, adjacent to the active community park and the Loop Roadway. It is not known at this time which of the districts would assume responsibility for constructing and maintaining the elementary school. Regardless of which district ultimately assumes operational responsibilities, the elementary school, if constructed on-site, will serve the needs of future Lytle Creek North residents. Students generated by the project will attend off-site middle and high schools in either the Rialto Unified School District or the San Bernardino Unified School District.

6.7 LIBRARY FACILITIES

Library services within the County are provided by the San Bernardino County Library system. The closest existing library to the project site is the Rialto Branch Library at 251 West First Street in the City of Rialto.

6.8 CONSTRUCTION PHASING OF PROPOSED INFRASTRUCTURE IMPROVEMENTS

The project will phase all necessary project-related utilities, including water, sewer, storm drains, gas, electric, telephone, and cable television, so as to guarantee adequate provision of services and facilities for residents and businesses concurrently with occupancy. Typically, the water, sewer, and storm drain improvements required to serve project area development will be installed within the rights-of-way of project streets (i.e., Glen Helen Parkway, West Entry Drive, North Entry Drive, Loop Roadway), either concurrently with or prior to the actual roadway improvements. The on-site wastewater treatment plant will be built in Phase I. The required improvements to Lytle Creek levee will occur prior to or concurrently with construction of the West Entry Drive, since the realigned levee must be in place before the road can be constructed underneath the I-15 Freeway bridges.

6.9 FUNDING OPTIONS FOR PUBLIC SERVICES AND FACILITIES

Funding of circulation and traffic improvements and/or for maintenance purposes could occur via one or more of several possible mechanisms including, but not limited to, the:

- Creation of a Mello-Roos Community Facilities District (CFD) which could be used to fund water and sewer systems, fire stations, libraries, and elementary and secondary school sites and structures. A Mello-Roos CFD may also fund the following services on a pay-as-you-go basis: police protection, fire protection and suppression, ambulance and paramedics, flood protection, and recreation program and library services.
- Establishment of a County Service Area (CSA) or other special district provided with the power to levy ad valorem property taxes to pay for extended services.
- Levying of impact fees and exactions on the Lytle Creek North project (i.e., funding through private development) to pay for water, sewer, and drainage improvements, for extension of other utilities, and for the financing of school and library facilities.
- Imposition of subdivision exactions (such as fees or dedications of land for specific uses as conditions of subdivision map approval) including the dedication of school sites to serve the subdivision(s), fees to pay for the construction of planned drainage or sewer facilities to serve the subdivision(s), and/or fees to pay for planned groundwater storage and recharge facilities within designated areas of benefits.
- Enactment of benefit assessments under the Benefit Assessment Act of 1982 to finance the costs associated with installing, improving, maintaining, and operating drainage and flood control facilities.
- Establishment of assessments under the Improvement Act of 1911 to fund sanitary sewers, drainage systems, fire protection systems, flood protection, water supply systems, gas supply systems, etc.
- Authorization of the construction and maintenance of works and appliances for providing water service, electrical power, and gas service per the Municipal Improvement Act of 1913.
- Creation of the an integrated financing district under the Integrated Financing District Act which allows for an alternative method for collecting assessments levied under the various Improvement Acts (i.e., of 1911, etc.), the Landscaping and Lighting Act of 1972, the Mello-Roos Community Facilities Act of 1982, the Benefit Assessment Act of 1982, etc. Assessment levied under the Integrated Financing District Act can be used to pay the cost of planning, designing, and

constructing capital facilities authorized by the applicable financing act, pay or for all or part of the principle and interest on debt incurred pursuant to the applicable financing act, and to reimburse a private investor in the project.

- Creation of an Infrastructure Financing District (IFD) to finance infrastructure improvements that are consistent with the San Bernardino County General Plan. Facilities eligible for financing through an IFD include sewage treatment plants and interceptor lines, water treatment facilities for urban use, flood control structures, libraries, solid waste transfer and disposal facilities, etc. Such facilities must be of community-wide significance and need to provide significant benefits to an area larger than the area of the district.
- Implementation of Fire Suppression Assessments by the County to provide fire suppression services. The resulting revenues may be used to obtain, furnish, operate and maintain firefighting equipment and to pay salaries and benefits to firefighting personnel.

7.0 GRADING AND LANDFORM ALTERATION

7.1 GRADING PLAN OVERVIEW

The overall Conceptual Grading Plan has been developed maintaining the natural contour characteristics of the area through site sensitive design while minimizing cut and fill. The grading concept illustrates the extent of grading necessary to achieve the overall design concept for the Lytle Creek North project (see Exhibit 37, *Conceptual Grading Plan*).

The earthwork required to implement the development is estimated to be approximately 2,850,000 cubic yards and is intended to balance on-site. In order to accommodate Phase I development and balance the earthwork on-site, it will be necessary to mass grade all of Planning Areas 9-12 and 16-34 at the same time, even though actual construction of dwelling units and other land uses within some of these planning areas will not occur until Phase II of the project. The earthwork for Phase I will balance at 780,000 cubic yards of cut and fill. No mass grading will occur in Phase II of the project for areas located south of the I-15 Freeway, although minimal grading will occur in Planning Areas 6 and 7. Phase III of the project will involve mass grading for Planning Area 13 (the passive community park) and Planning Area 14. The earthwork for Phase III will balance at 2,070,000 cubic yards of cut and fill.

The Conceptual Grading Plan is based on preliminary geologic investigation and reflects sensitivity to the development/open space interface by the use of contour grading practices, preserving significant topographic features, maintaining adequate setbacks and providing sensitive grading and landscaping in transition to park boundaries and natural features.

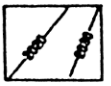

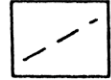
7.2 GRADING AND LANDFORM ALTERATION DESIGN CRITERIA

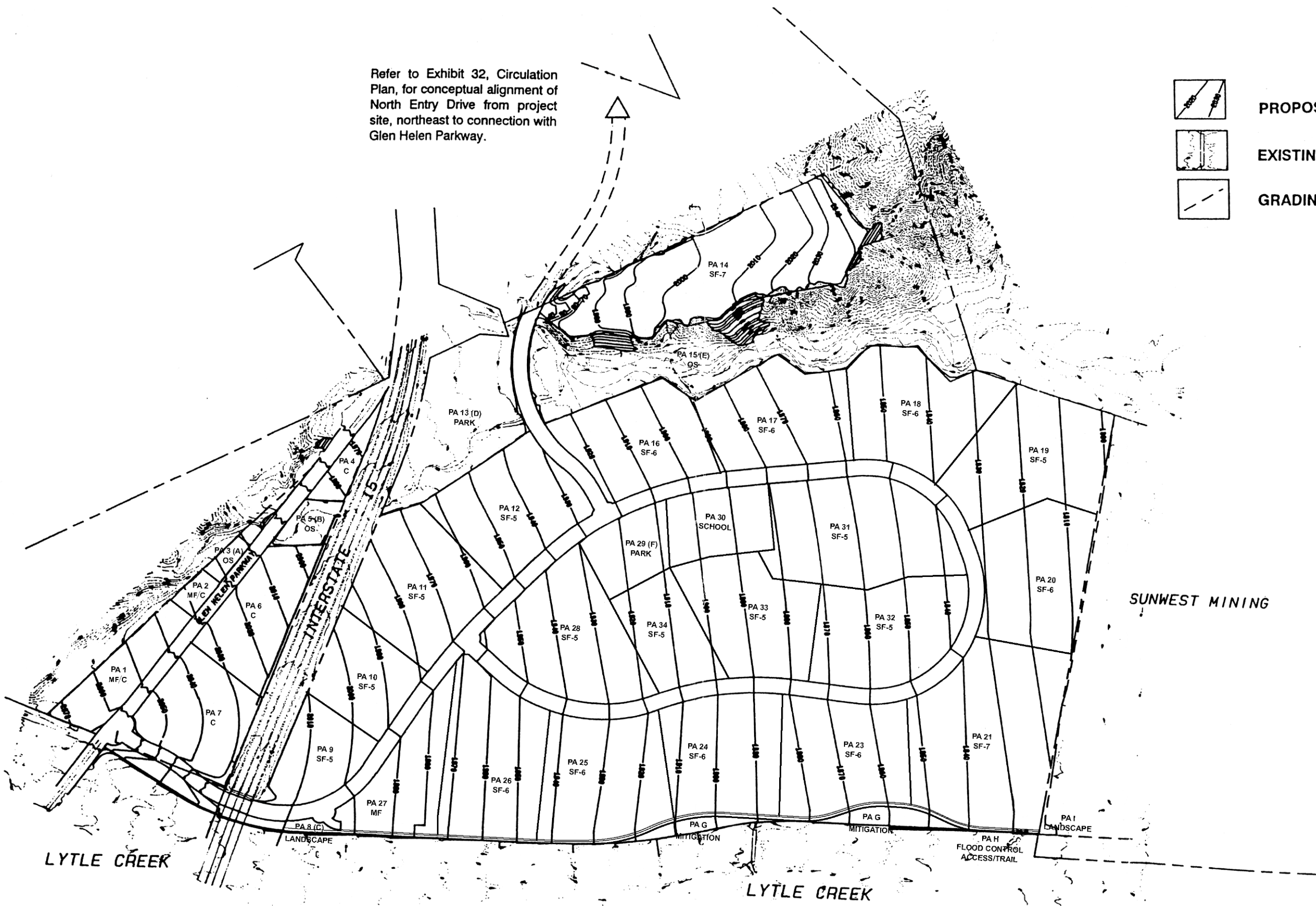
Based on extensive field exploration and laboratory testing conducted on the project site by GeoSoils, Inc. (GSI), the Lytle Creek North project site is well suited for development from a soil engineering and geologic standpoint. The primary geotechnical concerns anticipated to impact site development are regional seismicity and the presence of some oversize constituents in the on-site earth materials. Removal of these materials also will impact the overall shrinkage of the site materials. To ensure that grading and landform alteration are performed in a manner sensitive to aesthetic and resource values, the following recommendations should be considered in the design, grading, and construction of Lytle Creek North.

7.2.1 General Recommendations

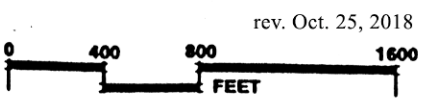
- Soil engineering, observation, and testing services should be provided during grading to aid the contractor in removing unsuitable soils and in his effort to compact the fill.

Refer to Exhibit 32, Circulation Plan, for conceptual alignment of North Entry Drive from project site, northeast to connection with Glen Helen Parkway.

-  PROPOSED CONTOURS
-  EXISTING TOPOGRAPHY
-  GRADING DAYLIGHT LINE



CONCEPTUAL GRADING PLAN
LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY



rev. Oct. 25, 2018

- In general and based upon the available data, groundwater is not expected to be a factor in development of the site.
- Due to the noncohesive nature of the on-site materials, caving and sloughing may be anticipated to be a factor in all subsurface excavations and trenching. Specific recommendations are provided below.
- Oversize materials and associated excavation and placement difficulty are anticipated during grading and utility trenching. Offsite disposal of these oversize materials may be necessary.
- All development areas and lots shall be designed so that surface drainage is directed to street frontages or approved drainage devices.
- Dust control measures such as adequate watering techniques, reduction of the amount of open space subject to wind erosion by the planting of vegetative cover, and suspended grading operations in the event of high winds, shall be employed to mitigate the potential impact of construction-generated dust particulate.
- Prior to the commencement of any grading activity within any grading permit area or subarea, grading plans shall be prepared for submittal and approval. Subsequently, a pre-grading conference will be held between the contractors and the County Engineer to inform the grading contractor, grading engineer(s), etc. of the requirements and strategies for the successful implementation of the applicable plans, policies, and programs contained within this PDP.

7.2.2 Demolition/Grubbing Recommendations

- Existing structures, vegetation, and any miscellaneous debris should be removed from the areas of proposed grading.
- Any previous foundations, irrigation lines, cesspools, septic tanks, leach fields, or other subsurface structures uncovered during the recommended removal should be observed by GeoSoils, Inc. so that appropriate remedial recommendations can be provided.
- Cavities or loose soils (including all exploratory test pits) remaining after demolition and site clearance should be cleaned out and observed by the soil engineer. The cavities should be replaced with fill materials that have been moisture conditioned to at least optimum moisture content and compacted to at least 90 percent of the laboratory standard, and as specified below.

7.2.3 Recommendations for Treatment of Existing Ground

- All existing fill should be removed and recompact. For planning purposes this depth is estimated at 2 to 3 feet for the stockpiled materials. The upper portions of the alluvial fan deposits should be removed and recompact. For planning purposes this depth is estimated at 2 to 3 feet. In addition, previous fault trenches by GSI and others should be removed and recompact. The estimated depths of removal for planning purposes is anticipated to be on the order of 15 feet.
- In proposed fill areas and subsequent to removals, the upper 12 inches of the underlying natural ground should be flooded/moisture conditioned and/brought to a moisture content of about 16 percent, to a depth of 3 additional feet. Subsequent to the flooding/moisture conditioning, the exposed subsoils (at removal depth bottoms), should be compacted to a minimum relative compaction of 90 percent of the laboratory standard. Compaction may be obtained by scarification of the top 12 inches of natural ground and abundantly watering or flooding, and processing from the surface if suitable compaction equipment and adequate moisture content (optimum or greater) are utilized. The moisture content should be evaluated by the geotechnical consultant prior to any fill placement. The upper 18 inches of finish grade materials on fill pads should consist of 12-inch and minus earth materials.
- Existing fill and removed natural ground materials may be reused as compacted fill provided that major concentrations of vegetation and miscellaneous debris and oversize materials (larger than 12 inches) are removed prior to or during fill placement.
- Localized deeper removals may be necessary due to buried drainage channel meanders or dry porous materials. Deeper removals may also be anticipated in the canyon areas to be filled in the northern portion of the site. The project soils engineer/geologist should determine the depth of the potentially compressible materials within the proposed fill areas that will need to be removed, based on the exposed conditions during grading.
- Cut portions of fill-over-cut slopes should be excavated first, so that an evaluation of the suitability of the cut portions for its intended use can be made by the geotechnical consultant.
- In order to achieve a more uniform pad subgrade, cut portions of a transition (cut/fill) building pad should be overexcavated to 5 feet horizontally outside the perimeter footing of the structures, and to at least a depth of 3 feet; or the amount of fill, whichever is less, and replaced with compacted fill. This should be performed in areas proposed for settlement-sensitive improvements.

7.2.4 Recommended Fill Placement

- Fill materials should be brought to at least optimum moisture content, placed in thin 6- to 8-inch lifts and mechanically compacted to obtain a minimum relative compaction of 90 percent of the laboratory standard.
- Fill materials should be cleansed of major vegetation and debris prior to placement.
- Any oversized rock materials greater than 12 inches in diameter should be placed under the recommendations and supervision of the soils engineer.
- Any import materials should be observed and determined suitable by the soils engineer prior to placement on the site. Foundation designs may be altered if import materials have a greater expansion value than the on-site materials encountered in this investigation.
- An effort should be made to keep expansive soils lower than 3 feet from the finish grade.

7.2.5 Slope Considerations/Slope Design

- All slopes should be designed and constructed in accordance with the minimum requirements of the County of San Bernardino, the Uniform Building Code, and the following:
 - Fill slopes in formational materials should be at gradients of 2:1 or flatter and should not exceed 15 feet in height. While stabilization of these slopes is not anticipated, adverse geologic conditions, such as raveling sands, may be encountered that may require remedial grading or laying back of the slope to the angle of repose or daylight.
 - Cut slopes in formational materials should be at gradients of 2:1 or flatter and should not exceed 15 feet in height. While stabilization of these slopes is not anticipated, adverse geologic conditions, such as raveling sands, may be encountered that may require remedial grading or laying back of the slope to the angle of repose or daylight.
 - Cut and fill slopes should be provided with appropriate surface drainage features and landscaped (with drought-tolerant vegetation) as soon as possible after grading to minimize any potential for erosion. Berms should be provided at the top of fill slopes, and brow ditches should be constructed at the top of cut slopes. Lot drainage should be directed such that surface runoff on slope faces is not permitted.
 - To avoid monotony, project grading shall incorporate a variety of manufactured slope conditions between master pads. The grading intent is to provide as much

as possible a 3:1 gradient in primary public view areas (along the Loop Roadway, in community gathering spaces, and at selected view "windows", etc.) A 2:1 gradient will typically be used on interior slopes.

- Manufactured landforms shall be contoured to provide a smooth gradual transition of graded to natural slopes, while preserving the basic character of the project area.
- All graded slopes shall be revegetated with plant materials consistent with the approved plant materials palette.
- All graded slopes shall be revegetated in a timely manner meeting the approval of the County of San Bernardino with plant materials that will help minimize erosion pursuant to the County's Grading Ordinance.

7.2.6 Post Earthwork Recommendations

- *Planting and Landscape Maintenance* - Graded slopes constructed within and/or exhibiting or exposing weathered alluvial materials or compacted fill materials derived from alluvial materials may be considered erosive. Eroded debris may be minimized and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover soon after construction. Plants selected by the project landscape architect should be light weight, deep-rooted types that require little water and are capable of surviving the prevailing climate. Jute-type matting or other fibrous covers may aid in allowing the establishment of a sparse plant cover.

Water can weaken the inherent strength of all earth materials. Positive surface drainage away from graded slopes should be maintained and only the amount of water necessary to sustain plant life should be provided for planted slopes. Overwatering should be avoided as overwatering the landscape area could adversely affect the proposed site improvements. Planting of shrubs or trees adjacent to foundations is not recommended.

- *Erosion Control* - Slopes will be subject to surficial erosion during and after grading. On-site earth materials have moderate to high erosive potential. Evaluation of cuts during grading will be necessary in order to identify any areas of loose or non-cohesive materials. Should any significant zones be encountered during earthwork construction, remedial grading (e.g., stabilization fills) may be recommended; however, no remedial measures are anticipated at this time. Consideration should be given to providing hay bales and slit fences for the control of surface water during grading. Erosion control measures and efficient construction management should be employed at all times to minimize erosion and landform damage.
- *Drainage* - Positive site drainage within lots and common areas should be maintained at all times. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations for a distance of 3-5 feet, and not allowed to

pond and/or seep into the ground. Roof drainage should be tight lined and directed to a suitable outlet. Pad drainage should be directed toward the street or other approved area. Due to the potential for sandy lenses conducive to transmitting water, combined with the possible hardness and low anticipated permeability of the portions of the fill, local areas of seepage may develop due to surface sources of irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, remedial recommendations for minimizing this effect could be provided upon request. The use of fertilizers may change the chemistry of the soil or runoff water and alter the performance of piping, foundations, and subgrade structures.

7.2.7 Additional Studies

As previously recommended, additional geotechnical studies should be performed in order to further evaluate site soils conditions. Additional site specific test pits should be excavated subject to appropriate laboratory testing and engineering analyses. Proposed cut and fill slopes in excess of 15± feet in height will require specific slope stability analyses. Also, specific fault locating trenching will need to be performed in order to establish fault setbacks in the northern, highlands, area of the project, should development be proposed in this area. As an alternative, passive land use, or land use excluding habitable structures should be considered within this zone. The potential for seismically induced landsliding in the northern portion of the site should be evaluated further as part of more detailed site investigations.

8.0 SEISMIC / PUBLIC SAFETY

8.1 POTENTIAL SEISMIC AND SAFETY HAZARDS

Since the Lytle Creek North project site lies within an active geologic region, development of the property may potentially result in exposure of people or property to geologic and seismic hazards. Due to on-site faulting in the northeastern portion of the site, development in this area will require additional trenching to establish setbacks for developed structures. Ultimate development on-site shall be required to respect the existing identified fault lines.

8.2 SEISMIC/PUBLIC SAFETY STANDARDS

- All new critical, essential or high occupancy facilities shall be designed and operated in such a manner as to remain standing and functional during and after a disaster as determined by the County of San Bernardino Office of Building and Safety.
- All new structures and new facilities shall be designed and constructed to meet the seismic and related design requirements contained in the most recent Uniform Building Code (UBC), or more stringent requirements if indicated by site investigations.
- All new buildings and structures shall be set back a minimum of 50 feet from an *identified fault*. If building setbacks are neither desirable nor practical, then only passive land uses or land uses excluding habitable structures shall be permitted within the identified Earthquake Fault Zone.
- Critical, essential or high occupancy structures and facilities shall not be located in Special Studies Zones unless there is no feasible alternative, as detained by County staff review, in which case these facilities shall maintain a minimum 150 foot building setback from an identified fault (200 foot setback if the fault is *inferred*).
- Due to on-site faulting in the northeastern portion of the site (i.e., Planning Areas 14 and 15), development in this area will require additional trenching to establish setbacks for developed structures and buildings. Such trenching shall be conducted under the supervision of a licensed geotechnical engineer. A written report summarizing the results of the trenching and incorporating setback recommendations shall be submitted to the County of San Bernardino for County staff review, evaluation and determination. County staff and the licensed geotechnical engineer shall work together to establish appropriate setback requirements as necessary. Ultimate development on-site shall be required to respect any established setbacks.
- No specified hazardous waste facility shall be located within 200 feet of an active/recently active fault.

9.0 NOISE

9.1 EXISTING AND PROPOSED NOISE GENERATORS

Primary noise generators in the vicinity of the Lytle Creek North project site include the Interstate 15 freeway, the Blockbuster Pavilion in Glen Helen Regional Park, Sunwest Materials mining operations to the south and southeast of the project, and the Sheriff's shooting ranges.

9.2 NOISE STANDARDS

Portions of the Lytle Creek North project will be subject to external noise generating activities and sources. Therefore, wherever residential or other noise-sensitive land uses are located in proximity to a noise generating source generator, the following standards shall apply:

- An acoustical analysis must be performed for any new residential development or potential noise-sensitive land use located within the Potential Noise Impacted Area on the land Information Map - Opportunities and Constraints exhibit (see map pocket at end of this document),
- Residential development shall be designed to ensure that the San Bernardino County limit for external noise levels for residential uses (60 decibels) are not exceeded. All residential development within the Lytle Creek North project will incorporate mitigation measures, as necessary, to ensure that acceptable County noise levels for residential uses are not exceeded.
- Lytle Creek North will feature a 15-foot-wide landscape buffer adjacent to the I-15 freeway right-of-way. This buffer shall be provided on-site and is intended to provide some visual separation from the freeway. In addition, the buffer will allow for construction of a sound attenuation wall if a wall is deemed necessary to mitigate potential freeway noise impacts.
- Sound attenuation barriers walls shall be constructed of a solid, durable material that is graffiti-resistance. Barriers may be constructed of masonry, decorative concrete block, stucco, or other durable and low maintenance materials. In addition, sound attenuation barriers may be constructed as landscaped earthen berms or a combination of earthen berms and solid masonry walls. Where feasible, climbing vines and/or shrubs shall be planted along the walls to discourage graffiti and vandalism.

10.0 DEVELOPMENT STANDARDS

10.1 PURPOSE AND SCOPE

The purpose of these regulations is to act as the controlling mechanism for the implementation of development within the Lytle Creek North project area. Implementation of the standards set forth in this chapter will ensure that future development proceeds in a coordinated manner consistent with the goals and policies of the Lytle Creek Preliminary Development Plan (PDP) and the *San Bernardino County General Plan*. Future review of site plans, tentative tract maps, and other necessary discretionary approvals by San Bernardino County will ensure the realization of these standards.

The following standards apply to development of residential, community commercial, and parks/open space areas within the Lytle Creek North project. All such development shall conform to the development standards as set forth in Chapter 10.0 of this PDP.

The *County of San Bernardino Development Code* shall have effect on all areas, except as specified by the standards contained herein. In any area(s) of conflict between the Development Code and these provisions, Chapter 10.0 in this PDP shall prevail. Where Chapter 10.0 does not address applicable development standards or provisions, the County's Development Code shall prevail.

10.2 DEFINITIONS

The following definitions shall apply only to land and development within the Lytle Creek North project area:

Abutting Land - A parcel of land having a common property line with another parcel.

Accessory Building - A subordinate building located on a building site, the use of which is customarily incident to that of a main building or to the use of the land.

Accessory Use - A use customarily incident and accessory to the principal use of the land, or to a building or other structure, but not necessarily located on the same building site as the principal use.

Acres, Gross - The entire land area within the boundary of a development project, measured to the centerline of any abutting internal (local) public or private street.

Apartment - A room or suite of rooms in a multiple dwelling, designed for, intended for, suitable as a residence for and/or occupied by one family.

Attached Residential - Also referred to as Multi-Family Residential or Multi-Family Housing. Refers to any residential zoning district or residential development wherein the number of permitted dwelling units on one building site is two (2) or more. Multiple family residential includes duplexes, multiple family dwellings, apartments, condominiums, townhomes, and stock cooperative projects, and may include planned developments.

Average Net Area - Refers to the average size net lot area within any given Planning Area based on residential acres and residential units utilizing a 25% local street coverage assumption.

Bedroom - Any habitable room other than a bathroom, kitchen, dining room, den, playroom, or living room.

Building - A structure having a roof supported by columns or walls.

Building Envelope - The maximum buildable area of a lot, within the required setbacks.

Building Footprint (typical) - The typical area on a lot covered by house or structure which cannot exceed the building envelope.

Building Height - The vertical distance measured from the ground-level grade to the top of the building. On a sloping site, height shall be measured from the highest point of the finished ground-level grade to the top of the building directly above that point.

Building Setback Line - An imaginary line on a building site specifying the closest point from a property line where a structure may be located.

Building Site Coverage - The percentage of the net lot area that is covered by buildings, enclosed garages, or other structures (not including patios, decks, courts, malls, gazebos, swimming pools, and spas, as well as the area(s) under unenclosed eaves and unenclosed post-supported overhangs, unenclosed porches, and carports).

Business Park - An area within the Commercial Zone wherein the development of any property and the conducting of any permitted use is subject to stringent performance and site development standards which include setback regulations and the installation and maintenance of common areas, parking, lighting, landscaping and screening.

Carport - A roofed structure, or a portion of a building, open on two (2) or more sides, primarily for the parking of automobiles.

Commercial Area - An area devoted to retail, service, and support commercial uses or any combination of these uses.

Common Area, Commercial (Areas Used in Common) - The total area within a unified shopping center, retail complex, or business park that is not designed for rental to tenants and

which is available for common use by all tenants or groups of tenants and their invitees (examples: parking and its appurtenances, malls, sidewalks, landscaped areas, public toilets, and service facilities).

Common Area, Parking - A parking plan whereby tenants of a shopping center and/or business center or office complex have reciprocal use of a parking area even though lot lines may bisect the parking area. Some or all of the required parking for a given use may be located on a separate lot.

Common Area, Residential - The area within a residential development that is not designed as a residential building site, which is owned in common by homeowners in the development, and which is available for common use or enjoyment by all property owners in the development and their invitees; examples: recreation areas, landscaped areas, open space areas, and natural areas.

Community Facility - A non-commercial use established primarily for the benefit and enjoyment of the population of the community in which it is located.

Community Service Facility - A community-service, nonprofit commercial or non-commercial use established primarily to service the immediate population of the community in which it is located.

Condominium - A condominium is an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in space in a residential, industrial or commercial building on such real property. Condominiums are developed under the statutory requirements established by the State Real Estate Commissions office.

Conservation Areas - Lands which require preservation in a natural state, together with those other compatible uses such as passive recreation (such as viewpoints); limited active recreation (such as hiking and equestrian trails); areas required for scientific study and interpretation; water recharge uses; and those public service facilities and utilities absolutely required for public safety, health, and welfare.

Density - Residential, Gross - The density of a residential project computed by dividing the total number of dwelling units in the project by the gross acres of the project.

Detached Single Family Residential - Single family residential lots containing detached homes on minimum 5,000 square foot, 6,000 square foot, or 7,200 square foot lots.

Development Project - A project submitted to San Bernardino County for review and/or approval in accordance with County codes and ordinances (e.g., site plan, tentative tract map, conditional use permit, etc.).

Driveway - A private roadway providing access for vehicles from a public or private street, private drive, or within a private court to a garage, carport, or open parking space.

Dwelling, Multiple Family - A permanent building containing two (2) or more dwelling units per building site.

Dwelling, Single Family - A building containing one (1) dwelling unit per building site and designed to house not more than one family.

Dwelling Unit - One or more rooms in a structure, including a kitchen, designed for occupancy by one family for living and sleeping purposes.

Easement - A recorded right or interest in the land of another which entitles the holder thereof to some use, privilege or benefit out of or over said land.

Educational Institution - Private or public schools, colleges or universities qualified to give general academic instruction.

Exterior Property Line - A property line abutting a public or private street.

Flood Plain - A flood plain area having special flood hazards, meaning that maximum area of the flood plain that, on the average, is likely to be flooded once every 100 years.

100-Year Flood - The highest level of flooding that has an average frequency of occurrence in the order of once in one hundred (100) years at a designated location, considering regional meteorological and hydrological conditions characteristic of the geographical region involved. This also means that the level of flooding having a one percent probability of occurrence in any year. The 100-year flood represents a major flood, although it is less severe than is the standard project flood.

Floor Area, Gross - The total horizontal floor area of all floors of a building, including the exterior walls thereof, measured in square feet; excepting that for commercial, professional and administrative office or industrial buildings or building complexes, areas used in common such as, but not limited to, covered malls, roofed patio areas, covered parking, covered driveways, and covered loading areas shall not be included when calculating off-street parking requirements.

Floor Area, Ratio - The numerical value obtained by dividing the gross floor area of a building or buildings located upon a lot or parcel of land by the total area of such lot or parcel of land.

Garage, Private - A building, or a portion of a building, used primarily for the parking of automobiles belonging to the occupants of the property.

Garage, Public - A building other than a private garage used for the maintenance or temporary storage of automobiles.

Grade, Ground Level - The average level of the finished ground surface surrounding a building.

Gross Lot Area - A parcel of land measured between property lines including streets and public rights-of-way.

Property Line, Interior - A property line which does not abut a private or public street.

Landmark and Architectural Feature - Any easily identifiable feature such as a tower or other vertical element, accent entry landscaping, enhanced signage, or enhanced drop-off zone used to enhance identification and visibility from the surrounding neighborhoods.

Landscaping - Material consisting of evergreen or deciduous trees, shrubs, ground cover, or turf.

Lot, Area - The total horizontal area included within lot lines of a lot.

Lot, Depth - The horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

Lot, Flag - A lot without full street frontage that gains access to the street within a narrow strip of property primarily designed for driveway access. The lot width at the street shall be a minimum of 20 feet.

Lot, Key - Any parcel having side property line(s) abutting the rear property line(s) of adjacent parcels.

Lot, Width - The horizontal distance between side lot lines measured at right angles to the lot depth.

Main Building(s) - The building(s) containing the main or principal use(s) of the premises, or occupied for the purpose of operating or administering the main or principal use(s).

Commercial Area - Also referred to as a Commercial Zone. An area designated as a Commercial Zone, accommodating a mixture of office, business park, light industrial, general/highway commercial, neighborhood commercial, and/or service/support uses intended to meet the needs of community residents and local employees.

Net Buildable Area - The area of a lot within the building envelope.

Net Lot Area - The area of a lot remaining in a project, measured in acres of square feet, after deduction of the area contained in streets (both public and private).

Open Space - Open areas which are intended to provide natural or recreational amenities.

Parking Area, Private - An improved privately owned parcel of land or portion of a parcel of land which is designed or used primarily for the parking of private vehicles and not open to general public use.

Parking Area, Public - An area, other than a private parking area or street, used for the parking of vehicles and available for general public use, either free or for remuneration.

Planning Area - A specific parcel or development area of land as depicted on the Lytle Creek North Conceptual Land Use Plan.

Public View - Refers to important overall project primary view areas typically found along the central Loop Roadway, in community gathering spaces, and at selected view "windows."

Residential, Multiple Family - Same as "Attached Residential."

Residential, Detached Single Family - Refers to any residential zoning district or residential development wherein each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Detached Single Family Residential uses include detached single family dwellings, conventional subdivisions, and planned developments without Multi-Family Residential uses.

Retail - The selling of goods, wares, or merchandise directly to the ultimate consumer.

Riding and Hiking Trails - Any trail or way designed for and used by equestrians or pedestrians.

Right-of-Way - An area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles, pedestrians or both. For private streets or drives with sidewalks either provided or required, the right-of-way shall include the sidewalk.

SF-5 Residential - Detached single family homes on individual residential lots of no less than 5,000 square feet in size.

SF-6 Residential - Detached single family homes on individual residential lots of no less than 6,000 square feet in size.

SF-7 Residential - Detached single family homes on individual residential lots of no less than 7,200 square feet in size.

Second Units - A subordinate accessory structure on the same lot or parcel as a primary single family detached residential dwelling that is not rented or occupied for gain and is not inhabited by other than those who are relatives, guests or employees of the owner, lessees, or tenants on the premises.

Service, Commercial - A commercial use which charges for a service, rather than a commodity, and which is carried on primarily for financial gain or profit.

Setback Area - The area between the building line and the property line; or when abutting a street, the ultimate right-of-way line.

Setback Distance - The distance between the building line and the property line; or when abutting a street, the ultimate right-of-way line.

Standard Project Flood - A flood episode having a combined worst case meteorologic condition associated with the respective watershed having a frequency of occurrence in the order of a 200 to 500 year time frame.

Story - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Street - A public or private vehicular right-of-way other than an alley or driveway.

Street Opening - A curb break or a means, place or way provided for vehicular access between a street and abutting property.

Structure - Anything constructed or erected requiring a fixed location of the ground or attached to something having a fixed location of the ground, except business signs, tennis court fences, and other fences around unenclosed outdoor recreation facilities

Usable Open Space - Usable open space intended for common use by occupants of a development, either privately owned and maintained or dedicated to a public agency, normally including tot lots, swimming pools, basketball courts, tennis courts, picnic facilities, open landscaped areas, and green-belts with pedestrian walkways and equestrian and bicycle trails. Usable open space areas do not contain the following: buildings, structures, or impervious surfaces (e.g., public/private streets, common driveways, and off-street parking facilities) devoted to nonrecreational uses; surface utility facilities, slopes in excess of twenty (20) percent; building setback areas; parkways; median strips for roads or parking lots; road embankments; any property not reserved for the sole use and enjoyment of the occupants of the entire development and their guests.

Use - The purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

Yard - The open space within a building site that is unoccupied and unobstructed by any structure or portion of a structure; except that eaves, fences, walls used as fences, poles, posts, and other customary yard ornaments, accessories, and furniture may be permitted in any yard subject to the regulations for the land use district in which it is located.

10.3 GENERAL DEVELOPMENT STANDARDS

- The Land Use Plan for Lytle Creek North is illustrated on Exhibit 9, *Conceptual Land Use Plan*. The Land Use Plan identifies individual planning areas and their applicable land use designations.
- The following land use designations are established within the Lytle Creek North PDP:
 - **Residential:**
 - Detached Single Family SF-5 (minimum lot size 5,000 sq. ft.)
 - Detached Single Family SF-6 (minimum lot size 6,000 sq. ft.)
 - Detached Single Family SF-7 (minimum lot size 7,200 sq. ft.)
 - Multi-Family Attached MF (maximum density of 14 13.0 du/ac)
 - **Commercial (C):** Includes neighborhood commercial, general/highway commercial, office/business park, and light industrial uses.
 - **Parks (P)**
 - **Open Space/Landscape Areas (OS)**
 - **Elementary School (ES)**
 - ~~**Public Facility (PF)**~~

The maximum number of units allowed within each planning area is identified on Exhibit 9, *Conceptual Land Use Plan*, and in Table 4, *Land Use by Planning Area*. The total number of dwelling units in the entire Specific Plan area shall not exceed 2,466 dwelling units (without an elementary school) or 2,406 dwelling units (with an elementary school).

10.4 RESIDENTIAL DEVELOPMENT STANDARDS

10.4.1 Detached Single Family Residential Development Standards

- **Purpose** - Detached Single Family (SF) Residential designation is intended for detached single family homes with no more than one dwelling and customary accessory buildings on one lot.
- **Permitted Uses** - The following uses shall be permitted in all SF residential areas:
 - Detached single family residential units,
 - Child daycare facilities, containing six or less children,
 - Accessory uses as specified in Division 4, Chapter 5 of the *County of San Bernardino Development Code*, and
 - Those uses not specifically listed in this Section 10.4.1 are subject to Planning Commission determination to be either permitted, conditional, or prohibited uses pursuant to the objectives of these development standards and the purposes of the individual land use category.
- **Conditional Uses** - The following uses may be permitted subject to the conditions and requirements for Conditional Use Permits as set forth in Division 3, Chapter 3, Article 1 of the *County of San Bernardino Development Code* and Planning Commission determination:
 - Public buildings, such as schools, libraries, and fire and police stations,
 - Daycare facility, containing greater than six children,
 - Non-commercial recreation facilities,
 - Religious uses,
 - Mobile home park not to exceed seven (7) spaces per acre on minimum parcel size often (10) acres,
 - Second dwelling unit, subject to the requirements contained in Section 84.0510, USES ACCESSORY TO PRIMARY RESIDENTIAL, of the *County of San Bernardino Development Code*, and the issuance of a Conditional Use Permit per the requirements of Division 3, Chapter 3, Article 1 of the County's Development Code; and
 - Additional uses as specified in Division 4, Chapter 4 of the *County of San Bernardino Development Code*.

- **Site Development Standards** - The following requirements shall be applied to the appropriate SF Zone designation for permitted lot configurations:

TABLE 5				
DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS				
		SF-5 ZONE	SF-6 ZONE	SF-7 ZONE
Maximum Structure Height		35 ft.	35 ft.	35 ft.
Maximum Bldg. Coverage		Bldg. Envelope	Bldg. Envelope	Bldg. Envelope
Lot Requirements:				
Minimum Lot Area		5,000 sq. ft.	6,000 sq. ft.	7,200 sq. ft.
Minimum Lot Width (all lots except corner lots)		50 ft.	55 ft.	60 ft.
Minimum Lot Width (corner lots only)		55 ft.	60 ft.	65 ft.
Minimum Lot Depth (all lots)		90 ft.	100 ft.	100 ft.
Yard Setbacks:				
Front Yard		20 ft.	20 ft.	25 ft. ¹
Side Yards		5 ft. 5 ft.	5 ft. 5 ft.	5 ft. 5 ft.
Street Side Yard	Local Street	15 ft.	15 ft.	15 ft.
	Major Highway or Collector	20 ft.	20 ft.	25 ft.
Rear Yard		10 ft.	15 ft.	15 ft.
Average Housing Density		6.0 du/ac	5.0 du/ac	4.2 du/ac 4.1 du/ac

¹A final or parcel map may establish front yard setbacks no less than 22 feet, provided the average setback of all parcels is at least 25 feet..

- **Structural Projections into Yards** - The provisions contained in Title 8, Division 7, Chapter 5 of the *County of San Bernardino Development Code* shall apply.
- **Residential Street Standards** - The residential street condition allowed for all SE Zones is a 36-foot curb-to-curb dimension within a 50-foot right-of-way. This street condition includes a 6-inch curb with an adjacent 6-foot wide sidewalk.
- **Resident Parking** - Two (2) spaces per residential unit in an enclosed two-car garage associated with the dwelling unit on the same lot. Tandem parking shall be prohibited.

10.4.2 **Multi-Family Attached Residential Development Standards**

- **Purpose** - The Multi-Family Attached (MEF) Residential designation is intended for the development of higher density multi-family residential development. These standards allow for a variety of apartment, townhome, and condominium product types, and community facilities and accessory uses which are complementary and harmonious with such development. The MEF land use designation allows for up to ~~14~~ 13 dwelling units per acre. If desired by the owner, developer, or builder, detached single family homes on minimum 5,000 square foot lots may be constructed in lieu of multi-family dwellings in any area designated as MEF. However, in no case shall single family detached units and multi-family dwellings be permitted within the same MEF designated planning area.
- **Permitted Uses** - The following uses shall be permitted in all MEF residential areas:
 - Multi-family attached residential units, including duplexes, condominiums, townhomes, and apartments,
 - Child daycare facilities, containing six or less children,
 - Accessory uses as specified in Division 4, Chapter 5 of the *County of San Bernardino Development Code*, and
 - Those uses not specifically listed in this Section 10.4.2 are subject to Planning Commission determination to be either permitted, conditional, or prohibited uses pursuant to the objectives of these development standards and the purposes of the individual land use category.
- **Conditional Uses** - The following uses may be permitted subject to the conditions and requirements for Conditional Use Permits as set forth in Division 3, Chapter 3, Article 1 of the *County of San Bernardino Development Code* and Planning Commission determination:
 - Public buildings, such as schools, libraries, and fire and police stations,
 - Daycare facility, containing greater than six children,
 - Non-commercial recreation facilities,
 - Hotels (including associated restaurants, ballrooms, banquet rooms, meeting facilities, and conference rooms/halls),
 - Motels and motor inns,
 - Religious uses,

- Mobile home park not to exceed seven (7) spaces per acre on minimum parcel size of ten (10) acres,
- Second dwelling unit, subject to the requirements contained in Section 84.0510, USES ACCESSORY TO PRIMARY RESIDENTIAL, of the *County of San Bernardino Development Code*, and the issuance of a Conditional Use Permit per the requirements of Division 3, Chapter 3, Article 1 of the County's Development Code; and
- Additional uses as specified in Division 4, Chapter 4 of the *County of San Bernardino Development Code*.

- **Site Development Standards** - The following requirements shall be applied to the appropriate MF Zone designation for permitted lot configurations:

TABLE 6 MULTI-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT STANDARDS		
Maximum Housing Density (dwellings per acre)		13 du/ac
Maximum Structure Height		50 ft.
Minimum Lot Size		10,000 sq. ft.
Minimum Lot Coverage (building coverage)		60%
Maximum Lot Dimensions (width to depth ratio)		1:3
Lot Requirements:		
Minimum Lot Width		60 ft.
Minimum Lot Depth		100 80 ft.
Yard Setbacks:		
Front Yard Setback		25 <u>10</u> ft.
Side Yard Setback	One Side	10 5 ft.
	Other Sides	5 ft.
Street Side Yard Setback	Local Street	15 10 ft.
	Collector Street or Larger	25 <u>15</u> ft.
Rear Yard Setback		15 10 ft.

structures. The separations shall be between opposite exterior walls. Walls shall be considered opposite if a perpendicular line drawn in a horizontal plane from one structure intersects another structure's wall. The front side of a unit is the one containing the primary entrance to the dwelling unit.

TABLE 7 MULTI-FAMILY ATTACHED RESIDENTIAL BUILDING SEPARATION STANDARDS	
BUILDING ORIENTATION	SEPARATION
Side-to-side	10 ft.
Rear-to-rear	15 <u>20</u> ft.
Front-to-rear	20 ft.
Front-to-front or interior court space	25 <u>20</u> ft.
Interior court space with parking access	30 ft. (26 ft. at 2 nd Story)
All others	20 <u>15</u> ft.

- **Structural Projections into Yards** - The provisions contained in the Title 8, Division 7, Chapter 5 of the *County of San Bernardino Development Code* shall apply.
- **Resident Parking** - Two (2) parking spaces on the same site with the main building for each dwelling unit. Such spaces shall be located to the rear of the front setback line. Tandem parking shall be prohibited.
- **Guest Parking** - One (1) parking space for every five (5) dwelling units.
- **Maintenance Requirements** - Although units may be owned by individuals, a community maintenance entity (private Homeowner Association) shall be formed to ensure the long term maintenance of building and landscaping for the entire project.

10.5 COMMERCIAL DEVELOPMENT STANDARDS

It is the intent of the Commercial (C) designation to facilitate the creation of non-residential districts that can accommodate a mix of retail, general/highway and support commercial, office/business park, and light industrial uses. These guidelines and standards show be used in a flexible and permissive way, encouraging innovative solutions and creative planning concepts.

The following sections further describe development standards for all Commercial Zones within Lytle Creek North:

10.5 Permitted Commercial Uses

- **Purpose** - The purpose of these Commercial Zone development provisions is to guide the planning, design, development, and operation of the various non-residential uses in the designated Commercial Zones within Lytle Creek North. These standards are intended to:
 - Facilitate well designed neighborhood and community shopping centers intended to meet the shopping needs of project area residents, and also to allow for larger retailers, automove, and warehouse stores that are likely candidates for freeway oriented locations.
 - Ensure that community and general/highway commercial projects take advantage of the high visibility and convenient access offered by the I-15 Freeway and the Glen Helen Parkway/I-15 and Sierra Avenue/I-15 interchanges.
 - Provide regulations for the development of retail, office, research and development, business, light manufacturing, service, industries, and support/service commercial uses in designated Commercial Zones in Lytle Creek North.
 - Regulate the design and development of industrial projects within the Lytle Creek North project area. These regulations permit uses generally characterized as light industrial in nature: manufacturing, warehousing, and service industries.
- **Permitted Uses** - The following uses shall be permitted in all Commercial Zones as defined in Sections 84.0230 and 84.0240 of Title 8, Division 4, Chapter 2 of the County of San Bernardino Development Code:
 - Any of the following uses:
 - Professional Services,
 - Retail Trade/Personal Services I and II,
 - Open Lot Services I,
 - Lodging Services I,

- Recreation/Entertainment Services I,
- Repair Services I and II,
- Convenience/Support Services,
- Manufacturing Operations I, and
- Wholesale/Warehouse Operations I.
- Accessory uses as specified in Title 8, Division 4, Chapter 5 of the *County of San Bernardino Development Code*.

Those use types not identified above are subject to Planning Commission determination to be either permitted, conditional or prohibited uses within Commercial Zones pursuant to the objectives of this zoning regulatory document and the purposes of the individual land use category.

- **Conditional Uses** - The following uses may be permitted subject to the conditions and requirements for Conditional Use Permits as set forth in Title 8, Division 3, Chapter 3, Article 1 of the *County of San Bernardino Development Code* and Planning Commission determination:
 - Open Lot Services II, excluding swap meets, open air markets and impound yards,
 - Lodging Services II,
 - Recreation/Entertainment Services II,
 - Repair Services III,
 - Wholesale/Warehouse Operations II, and
 - Contract/Construction Services.
 - Additional uses as specified by Title 8, Division 4 of the *County of San Bernardino Development Code*.

10.5.2 Commercial Development Standards

- **Site Development Standards:** Specific development standards including, but not limited to, minimum lot area(s), lot widths and depths, maximum building coverage(s), and building setbacks shall be established in the form of a detailed dimensioned site plan showing the location of all structures and lots in sufficient detail to permit recordation and preparation of construction documents. This dimensioned site plan shall be submitted to the County as part of the required Final Development Plan submittal package for the project. The package shall include: building elevations; proposed site grading and drainage; landscaping plans; wall and fence locations, elevations, and materials (if applicable); private drive locations and/or loading areas (if applicable); refuse receptacles (location and design); and the design and landscaping of parking areas.
- **Maximum Structure Height:** 50 feet.
- **Buffers, Barriers and Transitions** - All exterior waste areas, trash bins, and outdoor storage areas shall be screened from view of the primary shopping and community

commercial areas, and from direct view from any adjoining property or Glen Helen Parkway.

- Trash areas in particular must be screened and, if appropriate, covered with arbors and/or trellises.
 - Service areas, loading zones and dedicated delivery points must be on the rear of the building or screened from view from shopping areas and adjacent properties.
 - When barriers are required between uses to separate traffic, screen nuisances or define specific use areas, these barriers must be attractive, designed elements in the landscape. Bare concrete block walls, chain link fence, and similar barriers are prohibited.
- **Landscaping and Planting** - Within Commercial Zones, landscaping shall occupy a minimum of 10% of the total site area. There shall be provided a minimum of one (1) 15 gallon tree from the approved list per ten (10) stalls in all parking areas. All planter areas shall be enclosed by a 6-inch curb and be serviced by an automatic irrigation system. Landscaping is defined as planting, trees, turf, and includes hardscape areas with enriched treatment to define the area as a definitive space within the overall project.
 - **Parking** - For projects in the Commercial Zone, see Division 7, Chapter 6 of the *County of San Bernardino Development Code*. When a reduced parking count is requested due to a specific Commercial concept, a parking study conducted by a registered traffic engineer shall be submitted for review and approval by the Planning Commission. The study shall specifically address the mixture of uses, their relative contribution to the total parking requirement, the impact that the time-of-day, intensity and nature of the uses has on parking requirements, and the relative reduction of parking that can be justified by such an analysis. This community commercial parking study must be sufficiently general that a change of use within the project will not adversely effect the supply of parking for tenant and customer use. The study must also address any differences between parking demand in vertically stacked or site Commercial projects.
 - **Street Setback** - Buildings shall be set back an average of 15 feet from the curb or edge of parking. The minimum setback is 10 feet. When outdoor dining is utilized or other uses that take up sidewalk space, the minimum setback shall be 15 feet. Trellises, arbors, street lighting, and special signage may encroach to the curb line or within 3 feet of the edge of parking.
 - **Signage** - The Sign Regulations in Title 8, Division 7, Chapter 7 of the *County of San Bernardino Development Code* shall apply.

10.6 PARKS/OPEN SPACE/RECREATION DEVELOPMENT STANDARDS

- **Purpose** - The Parks/Open Space/Recreation Development Standards are established to provide for the preservation and protection of open space lands and the development of public recreational facilities for the residents of the area.
- **Permitted Uses** - The following uses and structures shall be permitted in areas designated as Parks/Open Space/Recreation:
 - Athletic playing fields (e.g., soccer, baseball, football, etc.), including night lighting of fields,
 - Basketball courts,
 - Child care facilities,
 - Equestrian trails and staging areas,
 - Fencing,
 - Gazebos,
 - Infrastructure service facilities or extensions necessary for the development of the adjacent urban areas, including, but not limited to, drainage facilities, and utility transmission lines and facilities,
 - Interpretative centers.
 - Parks,
 - Pedestrian and bicycle trails,
 - Picnic areas and barbecue pits,
 - Recreation building/clubhouse,
 - Retaining walls and other landscape features,
 - Signs,
 - Swimming pools and spas,
 - Tennis courts and handball courts,
 - Tot lots,
 - View overlooks, and
 - Volleyball courts (sand).
 - Any other use which the Planning Commission finds clearly consistent with the purpose and intent of this section.
- **Conditional Uses** - The following use may be permitted subject to the conditions and requirements for Conditional Use Permits as set forth in Division 3, Chapter 3, Article 1 of the *County of San Bernardino Development Code* and Planning Commission determination:
 - Golf courses with related amenities, including but not limited to: driving ranges, club houses, maintenance buildings, pro shops, etc. All golf facilities and related amenities may incorporate night lighting subject to approval of a Conditional Use Permit.

- **Site Development Standards** - Development standards for permitted uses shall be established through the approval of Precise Plan of Design process. Landscape standards and plant materials shall be consistent with Section 4.7, *Landscape Design Guidelines*.

10.7 WALLS AND FENCES

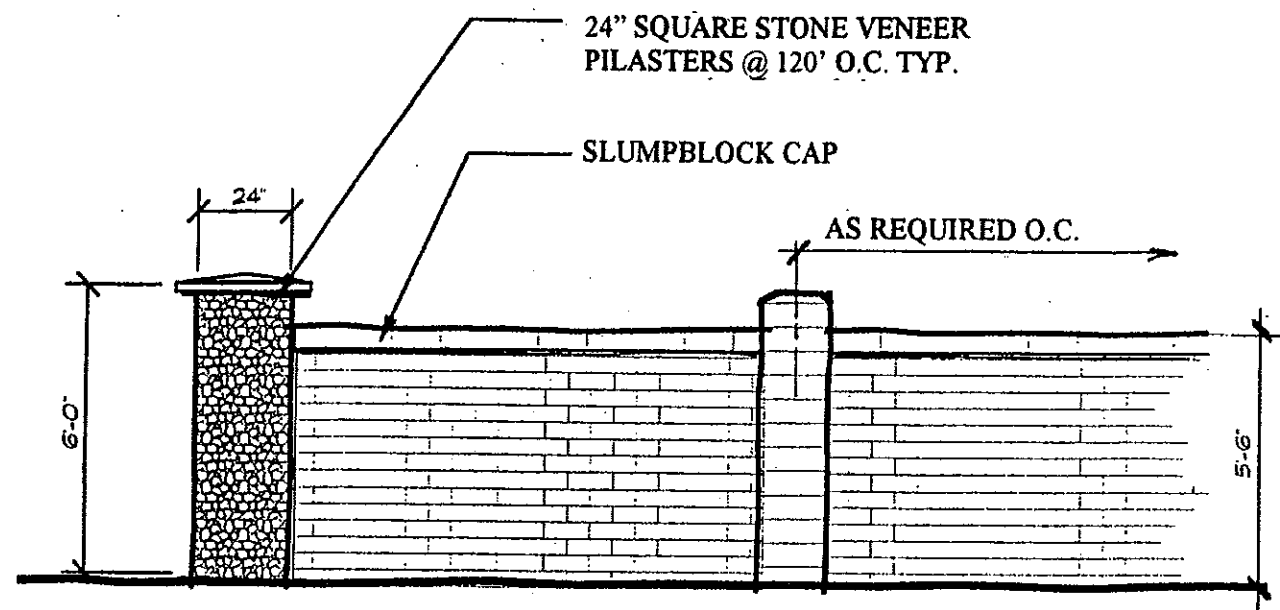
- **Introduction** - Walls and fences are major components among the structural elements achieving an overall community theme for Lytle Creek North. A strong cohesive appearance is achieved through the use of "Community Walls" and general overall wall guidelines.
- **Conceptual Community Fencing** - All walls which adjoin community streetscenes shall be located entirely within the streetscene parcel allowing for common maintenance by the San Bernardino County Maintenance District. Such walls shall be termed "Community Walls" and shall be designed and installed in accordance with the Community Wall elevations. The placement of fences and walls shall be in substantial conformance as depicted on Exhibit 38, *Conceptual Landscape Plan*, and shall be coordinated with the County Engineer.

Specifically excluded situations are: Residential rear yard and side yard situations not adjoining a public street or common use area and single family front yard enclosure fencing. Wall applications in these areas will be evaluated for appropriateness with the architectural setting.

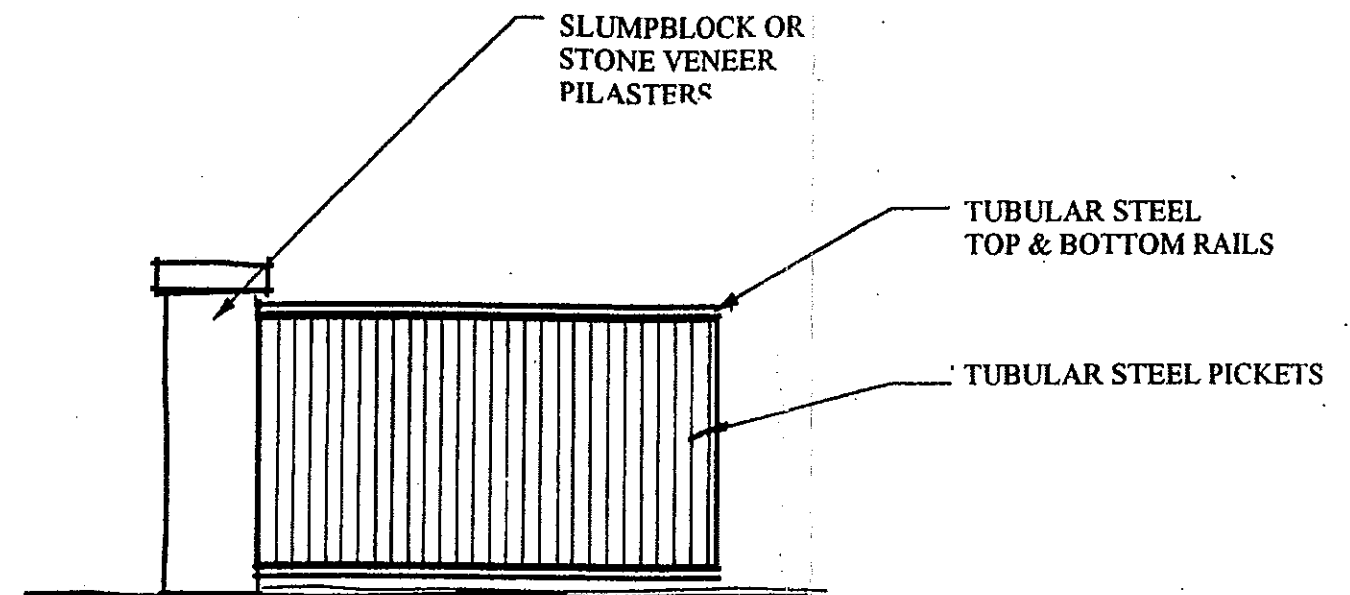
- **Solid Wall Requirement** (See Exhibit 38, *Conceptual Community Theme Walls and Fencing Elevations*) - Where privacy or protection of common area views dictate, a solid masonry wall with pilasters shall be used. Pilaster construction of sixteen-inch square column block shall occur at all property lines, changes in vertical and horizontal direction and at other intervals appropriate to the length of wall run. When designated to be installed on the property line between two residential properties, the centerline of pilaster should be positioned on the property line.
- **Open/View Wall Requirement** (See Exhibit 38) - Where view opportunity exists and where the visual protection from common maintenance areas is assured, an open or view wall may be used. In order to maintain the design integrity of the community theme wall, the open/view wall should not be used along the community streetscenes.
- **Thematic Rail Fence** (See Exhibit 38) - For safety and aesthetic reasons, the community thematic rail fence is anticipated to be provided along the length of Lytle Creek Wash on-site, between the levee and the service road/pedestrian and bicycle trail. The community thematic rail fence may be constructed from wood, concrete, pvc, or other low maintenance material(s). This type of fencing may also be used in high visibility areas where fencing is deemed necessary or desirable by the project master developer.

- **Neighborhood Walls** - Neighborhood fences and walls shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls may be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors,

EXHIBIT 38
CONCEPTUAL COMMUNITY THEME WALLS
AND FENCING ELEVATIONS

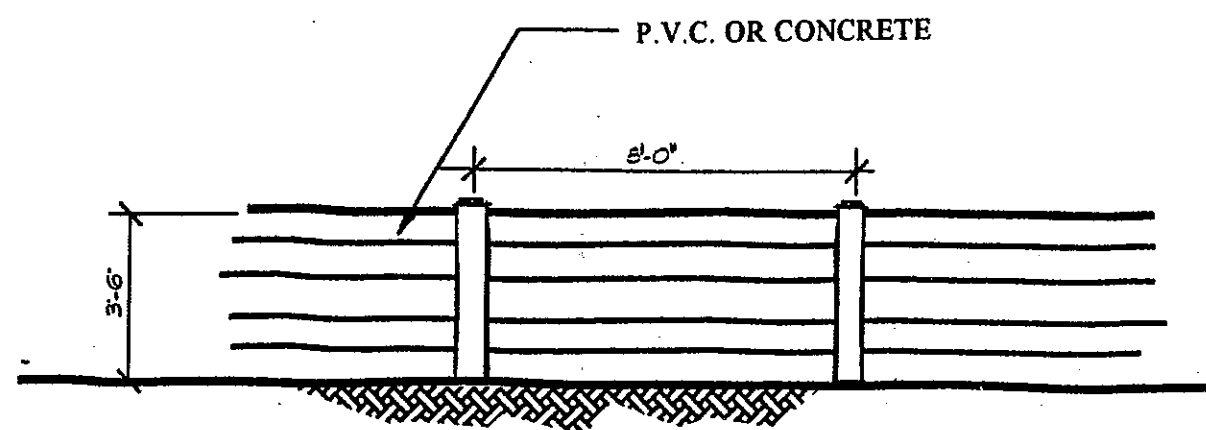


COMMUNITY THEME SOLID WALL
ELEVATION

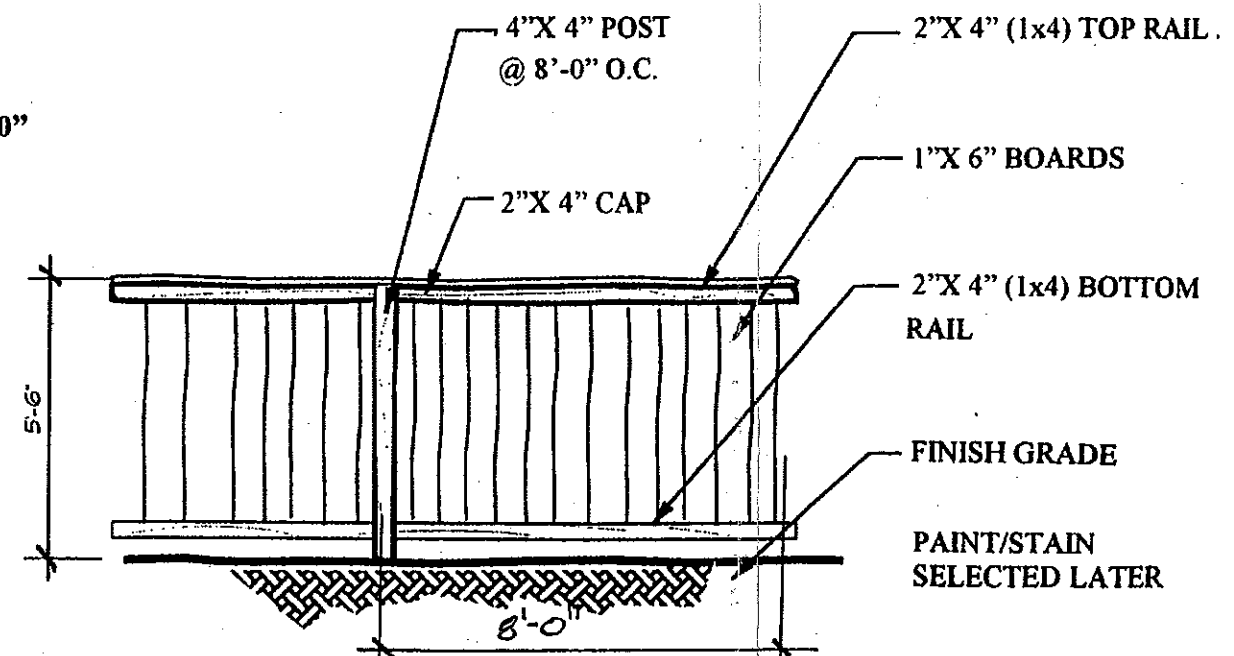


COMMUNITY THEME OPEN FENCE
ELEVATION

SCALE: 1/4"=1'-0"



LYTLE CREEK WASH
THEME RAIL FENCE
ELEVATION - TYPICAL



COMMUNITY THEME WOOD FENCE
ELEVATION-TYPICAL

CONCEPTUAL COMMUNITY THEME WALLS AND FENCING ELEVATIONS

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

DILALLO
LANDSCAPE
ARCHITECTURE

EXHIBIT 38

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10-19

and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details. Walls and fences may be offset occasionally to avoid visual monotony. Variety in materials, design and height is encouraged. Fencing and walls shall be used to define the limits of property ownership, as well as for the creation of exterior privacy. The following regulations shall apply to all walls, fences, and permanent screening structures in Lytle Creek North:

- **Walls and Fence Locations** - The following types of walls and fences may be constructed within Lytle Creek North, provided that no wall or fence shall be erected within any street right-of-way, except for the theme rail fence which may occur within the street right-of-way at the discretion of the project master developer:
 - o **Interior Neighborhood Streetscene Walls** - Housing walls facing or adjoining any interior neighborhood streetscene shall have a perimeter streetscene solid wall treatment. Fences and walls are permitted in any side or in the front yard. Exception: Fences and walls may not be erected within the street right-of-way.
 - o **Perimeter Streetscene Solid Wall Requirement** - A minimum 6 foot high solid community wall shall be utilized at all residential rear yards and corner lot side yards which parallel or are viewed from public streets. A 6 foot minimum setback shall be provided between the property line and a community theme wall. No community theme wall shall be installed directly adjacent to a streetscene sidewalk. The visual integrity of the overall community and neighborhood streetscene will, therefore, be protected.
 - o **Open View Wall Application** - Where interior lot view opportunities exist without a privacy conflict, or a fire fuel modification buffer conflict, an open view fence or wall may be appropriate. Such a view fence shall be compatible with the architectural setting.
 - o **Wood Fencing** - Wood fencing is permitted within the individual neighborhood provided the fencing is not readily visible from the community streetscenes, except when located behind the front yard setback. Rear yard and street side yard fencing within the development shall be masonry block.

- **Commercial Uses** - Screen and security fences and walls are encouraged only in rear or side yards. Trash deposit areas shall be enclosed within a six-foot high gated masonry trash enclosure.
- **Wall and Fence Heights:**
 - **Residential Uses** - The following wall heights are permitted provided that no fence or wall shall exceed six foot in height. Privacy walls should be a minimum of five feet in height and shall meet all City and County pool safety codes.
 - Front Yard: Front yard fencing shall be allowed for landscape purposes only. Front yard fences shall not extend more than 50% of distance from the front building elevation to the property line and shall consist of a landscaped wall, no more than 24 inches in height. Additionally, all side yard fencing/gates shall be set back 3-feet from the front of the building elevations).
 - Masonry Walls: Such walls shall be used whenever visible from a public or private street.
 - **Commercial Uses - Front and Streetside:** Fences and walls in the front setback and streetside setback areas shall be no higher than three-and-one-half feet (3½) above grade. However, security fencing may be approved by the Development Review Committee if there is a demonstrated need for security. The maximum height of this fencing shall be six (6) feet above grade.
 - **Pool Code** - All fencing shall conform to all applicable State and County pool code fencing requirements.
- **Wall and Fence Materials and Colors** - All fences and walls shall be designed and constructed as part of the overall architectural and site design. All materials shall be durable and finished in textures and colors complimentary of the overall architectural design.
- **Neighborhood Streetscene - Permitted Wall Materials:** Stone veneer, manufactured stone, stucco (including stucco covered block), masonry, brick, slump block, precision block, split-face block, and wrought iron/tubular steel are acceptable materials. At the discretion of the builder or project developer, two or more permitted wall materials may be combined on each wall surface if desired.
- **Permitted Wood Fence Materials** - Wood fence materials must be of sufficient quality to accent semi-transparent stains.

- **Glass and Plastic Wall Materials** - Glass and plastic are acceptable for use in walls when necessary to preserve views while providing protection against winds, noise, etc. The walls shall be constructed with a minimum 18-inch high base of wood, brick, stone, stucco covered block, or other suitably durable material. A frame shall be constructed on the wall base to house the glass and plastic. The frame shall be constructed of metal (painted), wood (painted, stained, or treated), brick, stone, stucco covered block, precision block, or other durable material.
- **Prohibited Wall and Fence Materials** - Barbed wire, wire, electrically charged fences, plain exposed precision concrete block, corrugated metal, chain link (except along the Lytle Creek Wash levee), and grapestake fencing are prohibited.
- **Color and Special Wall and Fence Treatments** - Walls may be left natural or covered with stucco. Decorative split-face block and precision concrete block walls are permitted, as are stucco covered block walls. Brick or slump block walls may be painted, covered with stucco, or left in their natural state. Stone surfaces shall remain natural and unpainted. All wooden fences shall be treated with stain to help prevent rotting and weathering. Transparent stains are acceptable. In addition, materials, colors, textures, and alignments of walls and fences should be varied periodically to relieve visual monotony.
- **Special Wall and Fence Regulations:**
 - A six foot (6') high masonry wall shall be constructed on each property line as part of the development of any commercial or business related use that adjoins any parcel specifically zoned for residential use or as a school site.
 - All fences and walls connecting two (2) separate residential dwelling units shall be constructed of the same color and material and shall be compatible with the color and material of the architecture.
 - Long walls should be broken-up with landscaping - particularly vines and espaliers. When possible, an eighteen-inch minimum space should be left between paved areas and walls and fences to allow for landscaping.
 - All fencing in commercial areas shall be planted with vines or landscaped as specified per these design guidelines.

10.8 SIGNAGE STANDARDS

A master sign program shall be developed and submitted and approved by the Planning Commission prior to approval of the first Final Tract Map. The sign program shall address guidelines and standards for the following:

- Freestanding and wall signs,
- Community identification monument signs,
- Neighborhood identification monument signs,
- Public facility identification monument signs,
- Directional monument signs,
- Project roadway signs,
- Public roadway signs, and
- Temporary and permanent facility directional signs/monuments.

10.9 CUL-DE-SAC LOTS STANDARDS

Lots on cul-de-sacs must comply with the following standards:

- Cul-de-sac lots must have a minimum street frontage of 30 feet to accommodate a two-car drive apron and minimum 3 foot wide planters to each side of the apron.
- Guest parking may not be further removed than 200 feet from the nearest street corner of the property or shall be provided on-site (i.e., within the individual lot as apron parking a minimum of 18 feet x 18 feet in dimension and provided for two cars).
- With the exception of lot dimensions, cul-de-sac lots must comply with the basic setback and site development standards applicable to other, standard shaped lots within the project.

10.10 FLAG LOT STANDARDS

Lots utilizing flag geometries are permitted and must comply with the following standards:

- Flag lots provide access via the "flag pole" portion of the lot. Such portions of flag lots may not be narrower than 20 feet and no longer than 100 feet. Special consideration and planning must be employed to ensure Fire Department requirements are met in terms of emergency access/egress and distance to fire hydrants.
- Flag lots must employ on-site guest parking of a minimum of two (2) standard size vehicles in addition to the required two (2) car garage. This parking area must accommodate normal turning movements within the parcel. Utilizing adjacent properties

for turning or creating common access easements between adjacent parcels is specifically prohibited.

- The basic lot dimensions, setbacks, and development standards shall apply to the "flag" area of the lot in the manner applicable to other non-flag lots in the development. For purposes of application, the lot line most nearly parallel to and closest to the street shall be considered the "front" property line. In cases where lot geometries are non-standard, site development standards shall be applied on a lot by lot basis by the County Engineer.

10.11 STREET STANDARDS

10.11.1 Public Street Standards

Unless otherwise noted, all public streets within the Lytle Creek North project site shall be constructed to San Bernardino County Transportation and Engineering Standards.

10.11.2 Private Street and Drive Standards

- One way street or one way drive: 14 feet; with parallel parking: 22 feet.
- Two way street/drive: 28 feet; parallel parking on one side of street: 32 feet; parallel parking on both sides of street: 36 feet.
- Private drives onto which resident garages or carports front must provide a minimum of 28 feet of backup space up to 8 feet of which may be within an apron adjacent to the garage door.
- Where driveways access a rear yard garage location, the driveway may include the provision for a center planter strip a minimum of 36-inch in width, provided consistency with the San Bernardino County Municipal Code is demonstrated.
- Drives serving cluster/courts where no unit is less than 105 feet from a street or fire hydrant and/or emergency vehicle turnaround may be 20 feet wide.
- Drives serving clusters between 150 feet and 300 feet deep must be a minimum of 20 feet wide and if serving clusters more than 300 feet deep, must be 24 feet wide.
- There must be a minimum 25 foot wide backup space directly behind every garage or carport with an additional 5 feet of width in the direction of the backup turning movement (both directions for through drives).
- Parking areas must receive landscaping both between rows of facing stalls and in fingers of planting a minimum of 5 feet wide every 7 stalls.

- All private driveways shall be concrete driveways or similar material. AC paving is prohibited.

10.12 PEDESTRIAN CIRCULATION

The provision of adequate, attractive and convenient pedestrian walkways, paths, and nodes is central to the village concept. Every dwelling unit must be linked to a neighborhood wide walkway system, and from there to the project wide Primary Pedestrian System. Pedestrian walks must be a minimum of 5 feet wide when serving multiple dwelling units and are placed along or within street rights-of-way or easements. Elsewhere, walkways may be 4 feet wide. Private walks serving a single unit may be 42 inches in width.

10.13 UTILITIES

All serving utilities shall be installed underground in compliance with serving utility provider and County of San Bernardino standards.

10.14 MODEL HOMES

Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and within subsequent similar tracts utilizing the subdivision's same architectural designs subject to the regulations of San Bernardino County governing said uses and activities. Said model homes must be closed to the public and converted for occupancy within 90 days from the last home sale (deed recordation) in the subdivision tract of the same style home.

11.0 PRELIMINARY PHASING

11.1 PHASING OVERVIEW

The underlying philosophy for phasing development is the incremental introduction of small compact phases concurrent with the orderly expansion of infrastructure and public services necessary to serve development. This approach allows for the project to respond to evolving "real-world" market conditions while maintaining overall project goals and objectives.

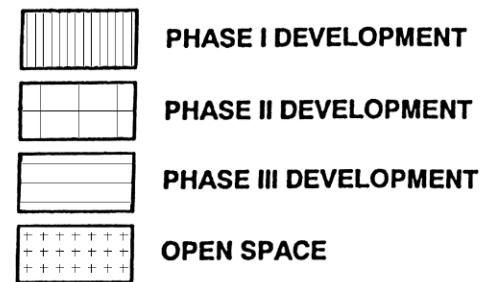
The development phasing concept plan for Lytle Creek North is illustrated in Exhibit 39, *Conceptual Phasing Plan*. This phasing concept does not establish a required sequence of development for the property; instead, it depicts the current estimate of the most likely phasing scenario based upon infrastructure and market conditions.

The development of the Lytle Creek North planned community is anticipated to occur over a five to ten year period in three general phases. The first phase of the project is anticipated to begin in 2000. Actual phased development may occur differently from that depicted in Exhibit 39, *Conceptual Phasing Plan*, depending upon market conditions. The areas located closest to existing roads, sewer, and water systems must be improved first in order to serve the new community.

The provision of public service/recreation uses including parks, an elementary school site, bicycle and equestrian trails, pedestrian paths and linkages, and special enhanced parkways will be phased to coincide with residential construction so that these facilities will be in-place in conjunction with occupancy of housing. Timing for the school site will be determined by the School District.

Phasing shall occur in a manner which assures that all sewer, water, and other necessary infrastructure is in-place and of sufficient capacity to adequately serve incremental development at the time of certificate of occupancy. The determination of necessary capacity, location of infrastructure improvements, and the extent of improvements necessary to serve the phase of development under consideration shall be determined at the time of Tentative Tract Map approval and the Final Development Plan review process.

PLANNING AREA PHASING

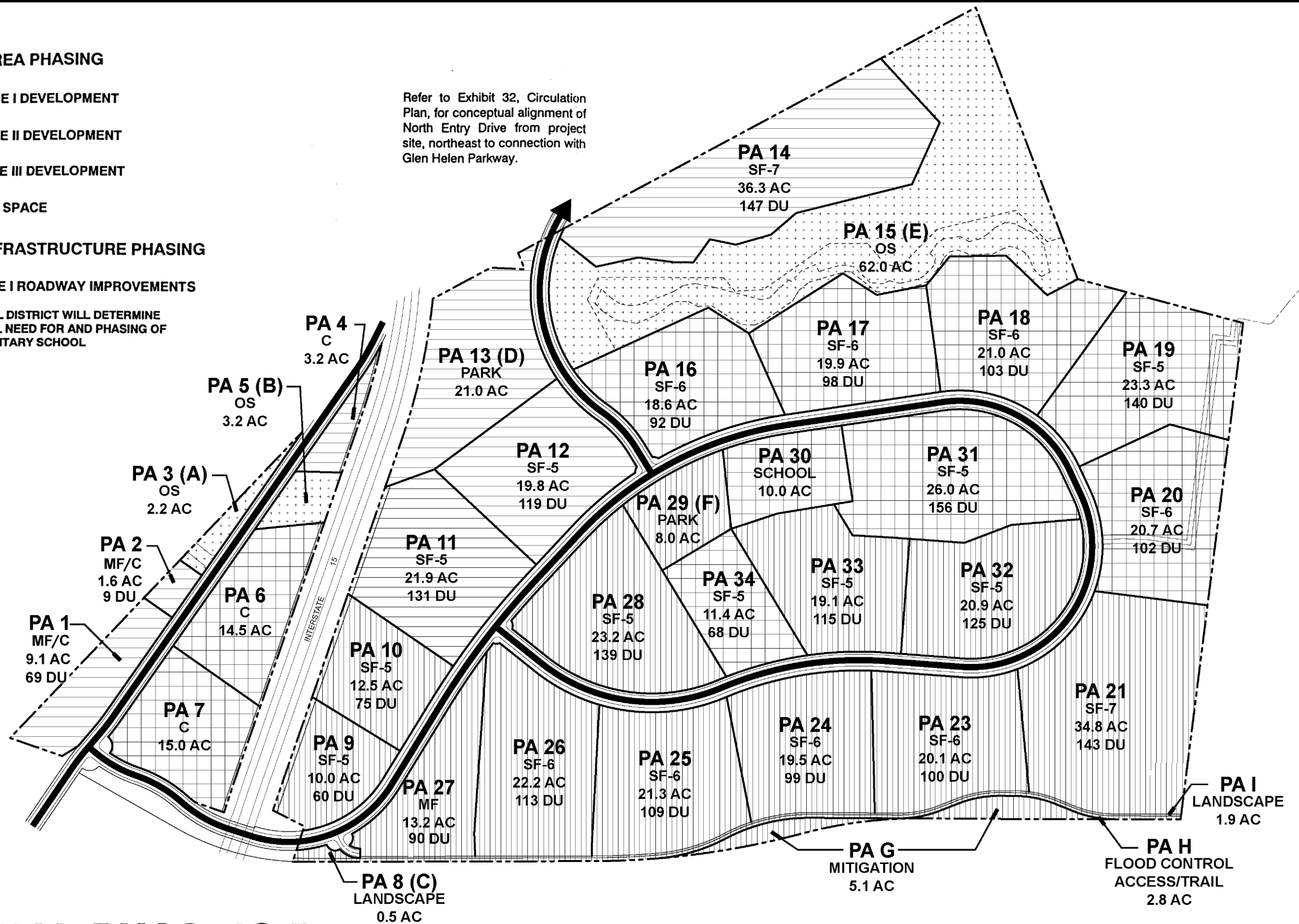


ROADWAY INFRASTRUCTURE PHASING



NOTE: THE SCHOOL DISTRICT WILL DETERMINE THE ACTUAL NEED FOR AND PHASING OF THE ELEMENTARY SCHOOL

Refer to Exhibit 32, Circulation Plan, for conceptual alignment of North Entry Drive from project site, northeast to connection with Glen Helen Parkway.



CONCEPTUAL PHASING PLAN

LYTLE CREEK NORTH
LYTLE DEVELOPMENT COMPANY

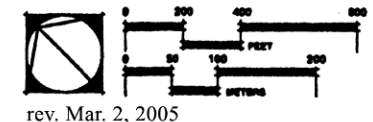


EXHIBIT 39

pbr

11-2

11.2 PHASE I DEVELOPMENT

It is expected that development within Lytle Creek North will commence at the southerly end of the project, and move westerly along Lytle Creek Wash towards Glen Helen Parkway. This first phase of development will likely include the residential parcels along Lytle Creek Wash, residential Planning Areas 9 and 10, and residential Planning Areas 28, 32, and 33 located within the center "island" created by the Loop Roadway. Development of the multi-family attached housing in Planning Area 27 will probably occur near the end of Phase I. In addition, the active community park (Planning Area 29) will be built and the landscaping in Planning Area 8 installed in Phase I.

Infrastructure development within Lytle Creek North will require that the proposed channel improvements be made in their entirety to allow the mass grading to proceed in a three-phase fashion. It is anticipated that the first phase mass grading will include approximately 60 percent of the project area, extending from Lytle Creek Wash on the southerly side of the project to the north side of the Loop Roadway street system.

~~Street improvements within the first phase of the project~~ All street improvements will occur within the first phase of the project, and will include the Interstate 15 main access underpass (i.e., the West Entry Drive/1-5 underpass), the connection to the central Loop Roadway, and the southerly and westerly portions of the Loop Roadway itself. ~~The northerly and easterly portions of the Loop Roadway will be graded to subbase requirements for construction traffic and emergency traffic only.~~ Street improvements will also include the construction of the second means of access across Sycamore Flats, roadway and streetscape improvements to Glen Helen Parkway, construction of the North Entry Drive and the northerly and easterly portions of the Loop Roadway. ~~The initial phase of development also will include the required water storage facility for fire protection.~~

11.3 PHASE II DEVELOPMENT

Phase II development will start at the easterly and northerly sides of the Loop Roadway and is anticipated to occur upon the completion of the off-site northern access road from Glen Helen Parkway through Sycamore Flats ~~and the sewerage lift station to be located in the easterly corner of Planning Area 19.~~ Planning Areas 16 through 20, and 31 will build-out with residential uses in Phase II.

The Commercial areas planned for development in Phase II include Planning Areas 6 and 7. These areas will provide a total of 29.5 acres of non-residential land that could potentially develop with a mix of retail, general/highway commercial, support commercial, office/business park, and/or light industrial uses.

Although the *Conceptual Phasing Plan* identifies the elementary school site as part of Phase II development, the actual phasing of the school will be determined by the School District. If the School District determines that there is no need for an elementary school in Lytle Creek North, then the 10-acre site may develop with up to 60 dwelling units during Phase II of the phasing program.

The development of the second phase will complete the remaining mass grading of the project (except for Planning Areas 13 and 14) and all of the backbone infrastructure required for the project. The second phase of infrastructure will include the construction of the remaining sewer, water, and dry utilities.

11.4 PHASE III DEVELOPMENT

The third and final phase of development within Lytle Creek North will include the grading and development of residential Planning Area 14. This area is planned for detached single family homes on minimum 7,200 square foot lots. Other residential development in Phase III will include the construction of 5,000 square foot minimum lots in Planning Areas 11 and 12. Multi-Family residential will occur in Planning Areas 1 and 2. Mass grading of these planning areas is expected to have already occurred in Phase II. Also planned for Phase III build-out is the 21.0-acre passive community park (Planning Area 13), as well as the grading and construction of the remaining undeveloped Commercial Zones, (Planning Areas ~~1~~, 2 (if not developed with residential), and 4).

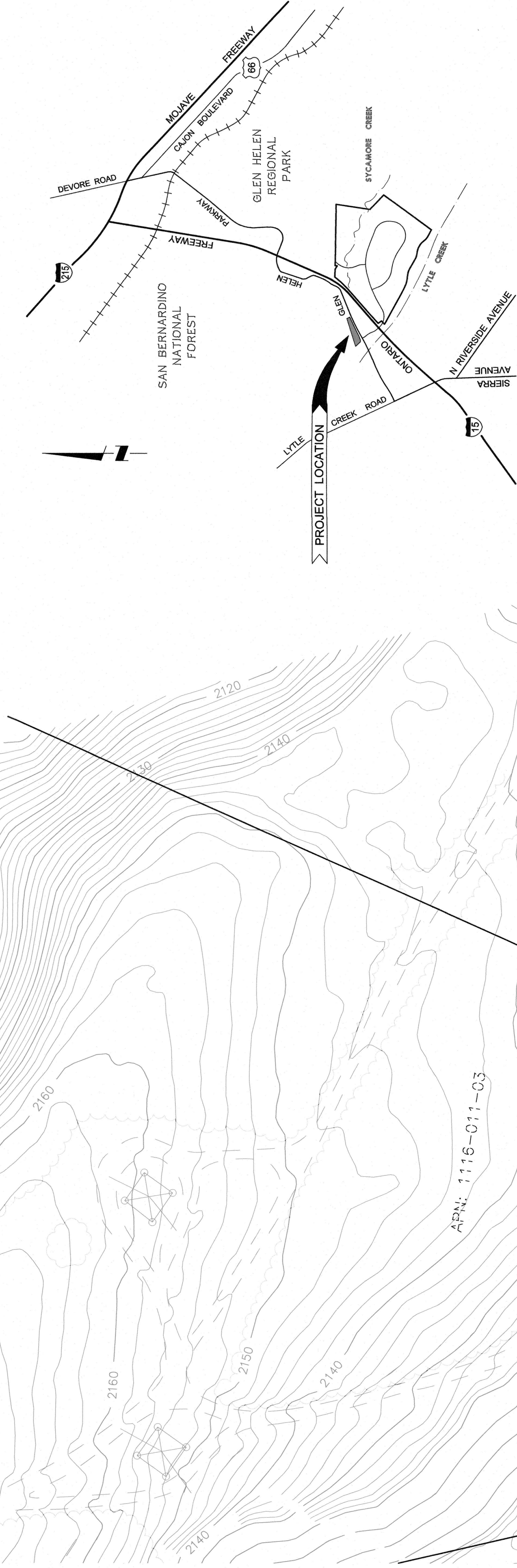
EXHIBIT E

Tentative Tract Map 20250

TENTATIVE TRACT MAP No. 20250
COUNTY OF SAN BERNARDINO, CALIFORNIA

FOR CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF LOTS 1 & 2 OF TRACT No. 15900 IN THE COUNTY OF
SAN BERNARDINO, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 308
OF MAPS, PAGES 60 THROUGH 81, INCLUSIVE, RECORDS OF SAID COUNTY

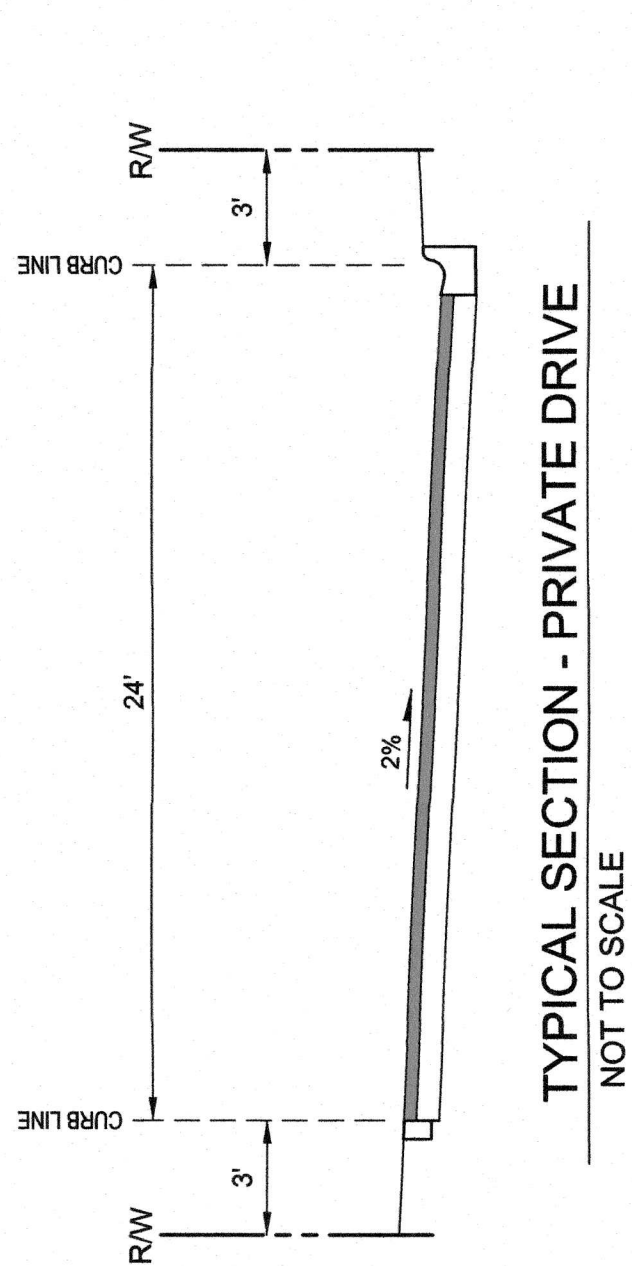
Official Use Only



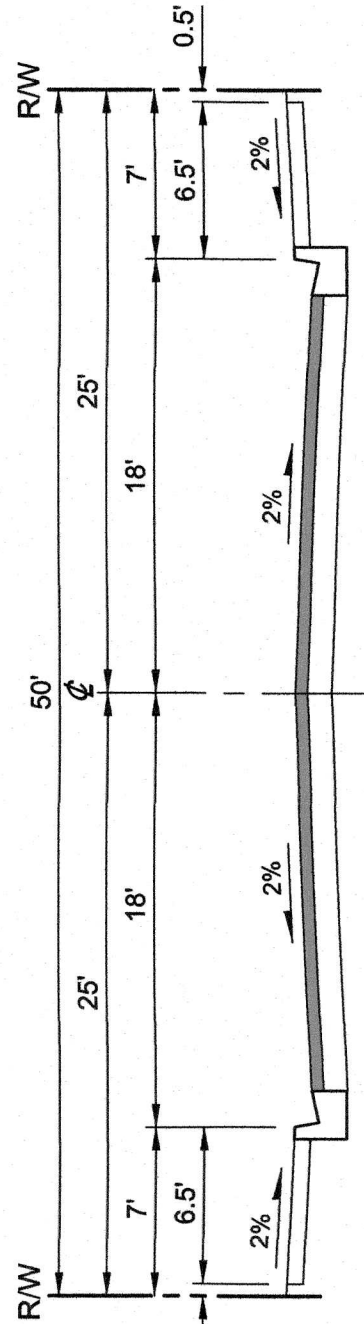
VICINITY MAP
NOT TO SCALE

UTILITY PURVEYORS

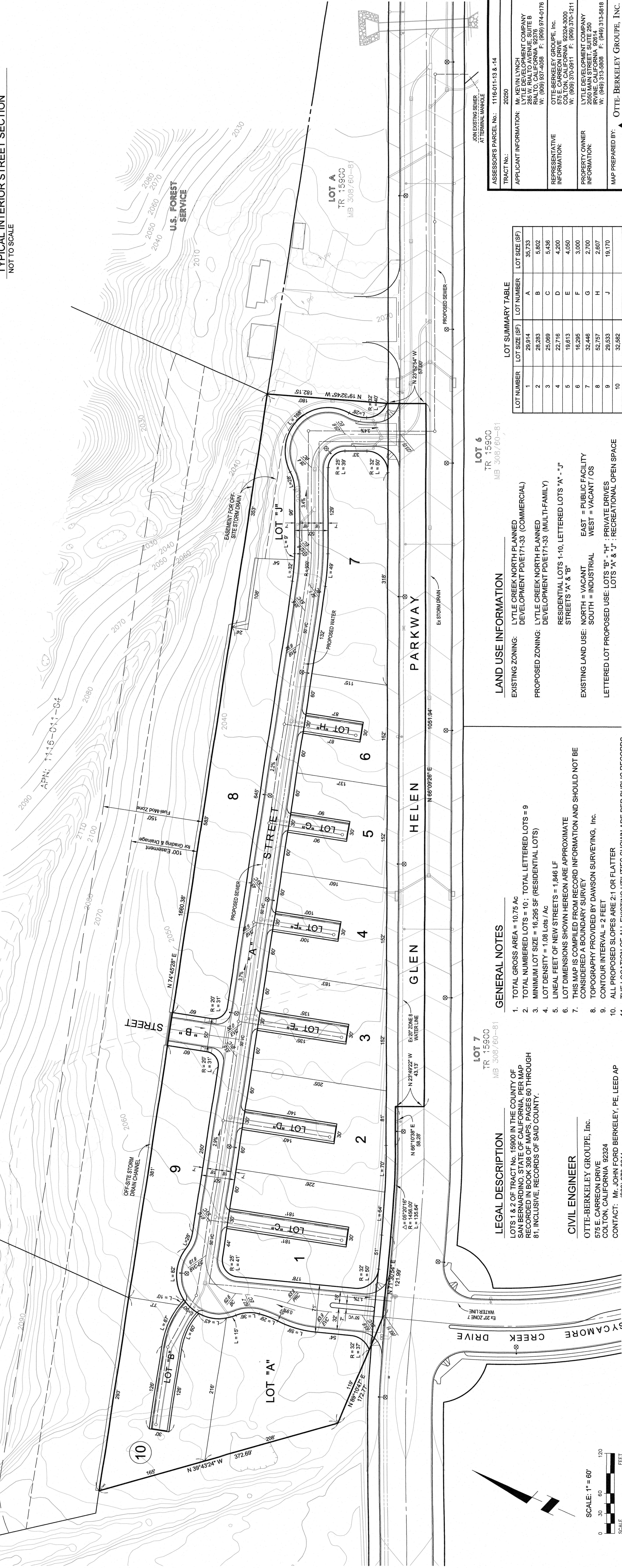
WATER	WEST VALLEY WATER DISTRICT 865 W. BASELINE ROAD RIALTO, CALIFORNIA 92377-0820 (909) 875-1804
SEWER	COUNTY OF SAN BERNARDINO 157 WEST 9th STREET, 2nd FLOOR SAN BERNARDINO, CALIFORNIA 92415-0450 (909) 387-5940
ELECTRIC	SOUTHERN CALIFORNIA EDISON 2885 WEST FOOTHILL BOULEVARD RIALTO, CALIFORNIA 92376-5359 (909) 650-9225
GAS	SOUTHERN CALIFORNIA GAS COMPANY 16231 VALLEY BOULEVARD TERRA VISTA, CALIFORNIA 92335-7832 (909) 335-7848
TELEPHONE	AT&T 1731 E. CORONADO STREET ANAHEIM, CALIFORNIA 92807-1608 (909) 369-2273
CABLE TV	TIME WARNER CABLE 1500 AUTO CENTER DRIVE ONTARIO, CALIFORNIA 91761 (909) 284-8619
SCHOOLS	RIALTO UNIFIED SCHOOL DISTRICT 182 EAST WALNUT AVENUE RIALTO, CALIFORNIA 92376 (909) 683-7700



TYPICAL SECTION - PRIVATE DRIVE
NOT TO SCALE



TYPICAL INTERIOR STREET SECTION
NOT TO SCALE



LAND USE INFORMATION

EXISTING ZONING:	LYTLE CREEK NORTH PLANNED DEVELOPMENT PDE171-33 (COMMERCIAL)
PROPOSED ZONING:	LYTLE CREEK NORTH PLANNED DEVELOPMENT PDE171-33 (MULTI-FAMILY)
EXISTING LAND USE:	RESIDENTIAL LOTS 1-10, LETTERED LOTS "A" - "J"
PROPOSED LAND USE:	STREETS "A" & "B"
LETTERED LOT PROPOSED USE:	LOTS "A" & "B" : NORTH = VACANT LOTS "C" & "D" : SOUTH = INDUSTRIAL LOTS "E" & "F" : EAST = PUBLIC FACILITY LOTS "G" & "H" : WEST = VACANT LOTS "I" & "J" : RECREATIONAL OPEN SPACE

GENERAL NOTES

- TOTAL GROSS AREA = 10.75 AC
- TOTAL NUMBERED LOTS = 10 ; TOTAL LETTERED LOTS = 9
- MINIMUM LOT SIZE = 16,295 SF (RESIDENTIAL LOTS)
- LOT DENSITY = 1.08 Lots / AC
- LINEAL FEET OF NEW STREETS = 1,846 LF
- LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE
- THIS MAP IS COMPILED FROM RECORD INFORMATION AND SHOULD NOT BE CONSIDERED A BOUNDARY SURVEY
- TOPOGRAPHY PROVIDED BY DAWSON SURVEYING, INC.
- CONTOUR INTERVAL = 2 FEET
- ALL PROPOSED SLOPES ARE 2:1 OR FLATTER
- THE LOCATION OF ALL EXISTING TREES OR PLANTS WITHIN THE PROJECT
- THIS PROJECT IS DESIGNED FOR DEVELOPER BUILD-OUT
- TRAFFIC SIGNAL MODIFICATIONS ARE REQUIRED AT GLEN HELEN & "A" STREET

LEGAL DESCRIPTION

LOTS 1 & 2 OF TRACT No. 15900 IN THE COUNTY OF
SAN BERNARDINO, STATE OF CALIFORNIA PER MAP
RECORDED IN BOOK 308 OF MAPS, PAGES 60 THROUGH
81, INCLUSIVE, RECORDS OF SAID COUNTY.

CIVIL ENGINEER

OTTE-BERKELEY GROUPE, Inc.
575 E. CARREON DRIVE
COLTON, CALIFORNIA 92324
CONTACT: MR. JOHN FORD BERKELEY, PE, LEED AP
(909) 370-0911

LOT SUMMARY TABLE

LOT NUMBER	LOT SIZE (SF)	LOT NUMBER	LOT SIZE (SF)
1	26,914	A	35,733
2	28,283	B	5,802
3	25,069	C	5,436
4	22,716	D	4,200
5	19,613	E	4,050
6	16,295	F	3,000
7	32,446	G	2,700
8	52,757	H	2,607
9	28,533	I	19,170
10	32,562	J	

LOT 6

TR 15900
MB 308/60-81

LOT 7

TR 15900
MB 308/60-81

ASSESSORS PARCEL No.:

1116-0113 & 14

TRACT No.:

20250

APPLICANT INFORMATION: MR. KEVIN LYNCH
LYTLE DEVELOPMENT COMPANY
157 WEST 9th STREET, 2nd FLOOR
SAN BERNARDINO, CALIFORNIA 92415-0450
W: (909) 837-4058 F: (909) 974-0176

REPRESENTATIVE INFORMATION:
OTTE-BERKELEY GROUPE, Inc.
575 E. CARREON DRIVE
COLTON, CALIFORNIA 92324-3000
W: (909) 370-0911 F: (909) 370-1211

PROPERTY OWNER INFORMATION:
LYTLE DEVELOPMENT COMPANY
2030 MAIN STREET, SUITE 250
IRVINE, CALIFORNIA 92614-1414
W: (949) 935-0389 F: (949) 933-5818

MAP PREPARED BY:
OTTE-BERKELEY GROUPE, Inc.
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COLTON, CALIFORNIA 92324-3000
TEL: (909) 370-0911 FAX: (909) 370-1211

MAP PREPARED ON:
MAY 2019

EXHIBIT F

Addendum to EIR

Review of Prior Environmental Documentation/EIR Addendum

Lytle Creek North Precise Development Plan Amendment

Lytle Creek North Planned Development Project Environmental Impact Report
SCH #99051013

February 2019

LEAD AGENCY:

County of San Bernardino

PREPARED BY:

E | P | D SOLUTIONS, INC.

2030 Main Street, Suite 1200
Irvine, Calif. 92614

1.0 INTRODUCTION

A. Document Purpose

The purpose of this Review of Prior Environmental Documentation is to evaluate the consistency of a proposed amendment to the Lytle Creek North Planned Development Project (PDP) with prior environmental analyses for development of the area that is subject to the PDP amendment, hereafter referred to as the “project site.” The prior environmental impact report (EIR), the *Lytle Creek North Planned Development Project EIR* (State Clearinghouse No. 99051013, certified by the County of San Bernardino on December 21, 2001) (PDP EIR) has been prepared for development of the project site.

This analysis is in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), to ensure the proposed project changes do not create new significant impacts or substantially increase the severity of previously analyzed impacts.

B. Project Location

The Lytle Creek North project site (project site) is located within an unincorporated portion of San Bernardino County, north of the City of Rialto (Rialto) and northeast of the City of Fontana (Fontana), within Rialto’s Sphere of Influence. The site is located approximately 5 miles west of the City of San Bernardino (San Bernardino). The Interstate (I) 15 freeway crosses the northwesterly portion of the Lytle Creek North site and provides regional access to the project site. Local access to the project site is provided by Glen Helen Parkway via the I-15 freeway. The project’s regional location is illustrated in Figure 1 (Regional Location Map) and the site’s local context is depicted in Figure 2 (Vicinity Map).

C. Project Background

a. Approved PDP and CEQA Analyses

Prior environmental analyses have examined development of the project site as proposed in the PDP. The plan was processed and approved by San Bernardino County and is summarized below:

In 2001 the PDP proposed and the EIR analyzed a 647.4-acre master planned community. The master planned community consists of residential and nonresidential land uses, infrastructure systems, open space areas, and other recreational amenities. The primary land use is residential with supporting commercial. The plan provides for either a maximum of 2,466 dwelling units on approximately 442.3 acres, should no elementary school be developed on the project site, or a maximum of 2,406 homes on approximately 432.3 acres should that educational facility be constructed within the project site.

The PDP included two options for wastewater treatment, both of which develop new infrastructure as part of the project. The Lytle Creek Wastewater Treatment Plant (WTP) option consisted of a 1.8 million gallons daily (mgd) package treatment facility located within PA 22. The second option was to expand or replace the Glen Helen WTP to have a design capacity of 5.0 mgd. The PDP EIR describes that should the Glen Helen WTP open be implemented, the acreage allocated for the Lytle Creek WTP would be incorporated into PA 21 and developed for residential use in accordance with the density standards established for that area (i.e., minimum 7,200 square foot lots). The PDP was adopted by the Board of Supervisors on December 21, 2001. The second wastewater option was implemented; the Glen Helen WTP was expanded and is operational.

In February 2010 the County adopted an addendum to the EIR that addressed the development and placement of an 18-acre school/park facility that would provide for both educational and recreational

needs. The addendum addressed a shift of the school/park site from PA 34 and 29, to PA 29 and portions of PA 30 and 34.

b. Approved Development on the Project Site

The approved PDP designated PAs 1 through 34 to include:

- 188.1 acres of Single-Family Residential 5,000 square foot lots (SF-5), for up to 1,128 units;
- 163.3 acres of Single-Family Residential 6,000 square foot lots (SF-6), for up to 816 units;
- 71.1 acres of Single-Family Residential 7,200 square foot lots (SF-7), for up to 290 units;
- 13.2 acres of Multi-Family Attached Residential (MF), for up to 172 units;
- 43.4 acres of Commercial (C) for up to 648,750 square feet;
- 10.0 acres of Elementary School (ES);
- 29.0 acres of Community Parks (P);
- 48.4 acres of Open Space (OS);
- 49.6 acres of Roadways and Parkways (R);
- 2.4 acres of Landscape (L) at the west entry drive;
- 26.9 acres of Mitigation area (M).

D. Project Description

The proposed project is an amendment to the PDP. Table 1 compares the proposed changes to the approved PDP. The primary adjustments by the proposed project to the PDP are listed below:

- Amend the Land Use of PA 1 from Commercial (C) to Multi-Family Attached Residential (MF) with a Commercial Overlay and of PA 2 from Commercial (C) to Multi-Family Attached Residential with a Commercial Overlay
 - The acreage of Commercial (C) would be reduced by 10.7 acres.
 - The acreage of Multi-Family Attached Residential (MF) would be increased by 10.7 acres and provide for up to 78 multi-family dwelling units.
 - The Commercial Overlay allows for commercial development on the additional 1.6 acres of PA 2 if Multi-Family Attached Residential units are not developed within that PA.
- Amend the build out of PA 27 (designated as MF) to reduce the maximum number of dwelling units in the PA by 82, from a maximum of 172 dwelling units to a maximum of 90 dwelling units.
- Amend the build out of PA 28 (designated SF-5) to increase the maximum number of dwelling units in the PA by 4, from a maximum of 139 dwelling units to a maximum of 143 dwelling units.
- Include the following access improvements at Sycamore Creek Drive at Glen Helen Parkway to provide a driveway entrance to PA1 and PA2:
 - Restripe northbound right turn lane to shared through/right turn lane.
 - Construct the southbound approach (project driveway) to consist of one left turn lane and one shared through/right turn lane.
 - Construct an eastbound left turn lane.
- Remove the Public Facility Site (Lytle Creek WTP option).

The proposed amendment would result in a maximum increase of 4 detached single-family dwelling units in PA 4 and a decrease of 4 multi-family attached dwelling units in PA 28; to result in the same number of total dwelling units as the adopted PDP. Similar types of units were anticipated by the adopted PDP within the MF and SF-5 land use designations. Section 10.4.2 of the PDP states that the MF residential designation allows for 13 units per acre and that detached single-family homes on minimum 5,000 square foot lots may be constructed in lieu of multi-family dwellings in any area designated as MF. Figure 3 depicts the approved PDP land use plan and Figure 4 depicts the proposed PDP land use plan. The area affected by the proposed PDP amendment land use adjustment is highlighted in the figures.

As described previously, the adopted PDP includes two options for wastewater treatment. The proposed amendment to the PDP would remove the Lytle Creek WTP option because the Glen Helen WTP was expanded and is operational. In accordance with the approved PDP (as evaluated in the EIR), the acreage allocated for the Lytle Creek WTP (in PA 21) would be developed for residential use in accordance with the density standards established for that area (i.e., minimum 7,200 square foot lots).

2.0 USE OF PREVIOUS ENVIRONMENTAL IMPACT REPORTS

CEQA allows a previously adopted EIR to be used as the environmental assessment for a project if it is determined that the project currently under review is within the scope of the earlier EIR, pursuant to CEQA Guidelines Section 15162(a), which states:



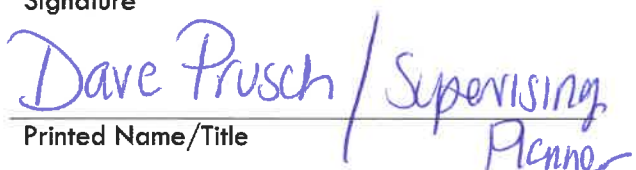
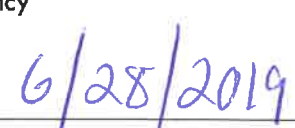
When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The project site is within the area analyzed by the EIR for the PDP, which is on file with the County of San Bernardino and is hereby incorporated by reference pursuant to CEQA Guidelines Section 15150. The evaluation below uses the analysis and mitigation measures in the PDP EIR where applicable.

3.0 DETERMINATION

No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously-approved certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an Addendum.

	
Signature	Agency
	
Printed Name/Title	Date

4.0 ANALYSIS

The analysis in Sections 4.1 through 4.12 of this document has been prepared to determine if the changes proposed by the project are within the scope of the analysis contained in the PDP EIR and to ensure the proposed changes do not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. The project is an amendment to the PDP, the development of the project site was analyzed in the PDP EIR. Therefore, this assessment takes into account mitigation measures imposed on development of the project site in the PDP EIR. Applicable mitigation measures are incorporated into this document as Appendix A (Mitigation Table).

4.1 Land Use

Prior Analysis: Section 4.1, PDP EIR

PDP EIR Mitigation Measures 4.1.1 through 4.1.5

The PDP EIR identified potentially significant impacts related to land use incompatibilities and sequencing the development of land uses to be integrally linked to the infrastructure improvements required to adequately support the proposed land uses. The PDP EIR identified that site preparation activities would necessitate the elimination/relocation of the existing equipment and material storage area that exists upon and near the site of the proposed Glen Helen WTP expansion area. The potential presence of any soil contaminants associated with those activities cannot be completely ascertained prior to the elimination/relocation of that use. As a result, Mitigation Measure 4.1.1 was provided to ensure that if the existing equipment and material storage area is relocated that a Phase I environmental site assessment would be prepared for the area. The Glen Helen WTP is completed. Therefore, Mitigation Measure 4.1.1 is not applicable to the proposed PDP amendment.

The PDP EIR also determined that project implementation may result in the introduction of incompatible land uses and adversely impact resource management plans formulated by the United States Forest Service for the San Bernardino National Forest. Therefore, Mitigation Measure 4.1.2 was provided to require a land line survey to delineate the boundaries of the project site and create a landscape buffer separating the PDP development area. However, PA 1 and PA 2 are not adjacent to the forest. Thus, Mitigation Measure 4.1.2 is not applicable to development of these areas, and not included in the Mitigation Table attached as Appendix A.

The PDP EIR also identified that off-site construction activities, including those associated with the construction of the Glen Helen WTP and North Entry Drive, have the potential to impact existing and reasonably foreseeable future off-site land uses, disrupt the operation of those uses and facilities, and impede access and/or circulation. As a result, the PDP EIR included Mitigation Measure 4.1.3 to prepare construction access plans that identify safe construction procedures. These facilities have been constructed; therefore, Mitigation Measure 4.1.3 is not applicable to the proposed PDP amendment.

In addition, the PDP determined that unless requisite infrastructure systems are sized to accommodate overall demand and operational prior to the commencement of each phase, infrastructure constraints and/or other unplanned environmental consequences may arise. Mitigation Measure 4.1.4 provided assurance that North and West Entry Drive would be operational prior to development of other land uses. North and West Entry Drive have been developed. Thus, Mitigation Measure 4.1.4 is not applicable to the proposed PDP amendment. Mitigation Measure 4.1.5 was included to ensure that sufficiency of water and wastewater services and systems to accommodate the totality of demands generated within that planning area. Furthermore, the PDP EIR determined that from a cumulative impact perspective, the localized and areawide diminishment of areas designated for "resource conservation" constitutes a significant environmental effect.

The remaining PDP EIR mitigation measures that are applicable are provided in the Mitigation Table attached as Appendix A.

Amended Project Analysis

The amended project includes development within the same project boundaries that were analyzed in the PDP EIR. The proposed amendment would change the type of development within PA 1 and PA 2 from 135,962 square feet of commercial use to 78 multi-family attached residential units. The amended PDP would reduce the number of dwelling units within PA 27 by 82 and increase the number of dwelling units within PA 28 by 4. With implementation of the proposed amendment the square footage of commercial would be reduced and the total number of residential units at build out would remain the same. As the overall development under the proposed amendment would be reduced in comparison to the approved PDP and would provide for additional areas of residential that are consistent with the proposed residential development throughout the PDP area, impacts related to land use would be less than significant.

In addition, the proposed amendment would change the setbacks for multi-family attached residential development. As shown on Table 1, most of the required setbacks would be reduced; however, the overall density requirements would remain the same. Therefore, the development under the proposed changes to the setbacks could be sited slightly differently (as the setbacks provide minimums), but would provide for the same type, scale, height, and density of development as the approved PDP. Thus, the changes to the setbacks would result in a less than significant impact.

Also, as described in the Project Description, the Glen Helen WTP was expanded and is operational. In accordance with the approved PDP, the acreage allocated for the Lytle Creek WTP (in PA 21) would be developed for residential use in accordance with the density standards established for that area (i.e., minimum 7,200 square foot lots). This residential development in PA 21 was evaluated in the EIR for the approved PDP.

As the overall development that would occur under the proposed amendment would be in the same locations as previously analyzed, the development would result in similar impacts. No new or substantially greater impacts would occur with implementation of the amended project when compared to those identified in the PDP EIR. The amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures regarding land use. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.2 Earth Resources

Prior Analysis: Section 4.2, PDP EIR

PDP EIR Mitigation Measures 4.2.1A and 4.2.2

The PDP EIR identified potentially significant impacts related to ground shaking from earthquakes. Seismic events along active faults would expose people and property to ground shaking and potential surface rupture. In recognition of these conditions Mitigation Measure 4.2.1A requires that prior to the issuance of any grading or building permit, a site-specific and design-specific geotechnical and geologic report, including rock fill guidelines, shall be submitted to and, when acceptable, approved by the County.

The PDP EIR also identified that the project site contains aggregate resources of statewide and/or areawide significance. Project construction would not include the excavation of these aggregate materials with the intent of salvage. Although the majority of the site's underlying mineral resources would be retained in-situ, the site's development would reasonably preclude the subsequent extraction of these materials, resulting in their regional forfeiture for use as construction materials. Based on the statewide and/or regional significance of these non-fuel resources, the removal of these materials from the remaining inventory of sand and gravel resources constitutes an impact. In response Mitigation Measure 4.2.2 was included to petition the State Mining and Geology Board (SMGB) for the removal of the project site from the inventory of properties designated as possessing Statewide and/or regionally significant resources. This has been completed and Mitigation Measure 4.2.2 is not applicable to the proposed PDP amendment. The remaining PDP EIR mitigation measure that is applicable to the project is provided in the Mitigation Table attached as Appendix A.

Amended Project Analysis

The proposed amendment includes development in the same locations that were previously analyzed in the PDP EIR. The proposed amendment would change the type of development within PA 1 and PA 2 from 135,962 square feet of commercial use to 78 multi-family attached residential units. The amended PDP would also result in a shift in residential units amongst the other PAs, such that with implementation of the amended PDP the square footage of commercial would be reduced and the total number of residential units at build out would remain the same. In addition, the setbacks for multi-family attached residential development would be amended. Although, the development under the proposed amendment would be sited differently, it would require the same geotechnical evaluation as described in the PDP EIR and would similarly impact the availability of the same aggregate mineral resources. Therefore, impacts related to earth resources would be the same as those identified in the PDP EIR.

Therefore, the mitigation measures included in the PDP EIR will be required to be implemented for the amended project. No new or substantially greater impacts would occur with implementation of the amended project when compared to those identified in the PDP EIR. The amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures regarding earth resources. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not

known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.3 Hydrology and Water Quality

Prior Analysis: Section 4.3, PDP EIR

PDP EIR Mitigation Measures 4.3.1 through 4.3.7

The PDP EIR identified that the proposed improvements to the Lytle Creek channel could increase the elevation of flood waters within that channel, affect localized hydrologic conditions, and potentially alter the existing rates of sediment transport. Therefore, in order to ensure that hydrologic conditions are addressed, Mitigation Measures 4.3.1 through 4.3.4 were identified which provide for reduction of scour, development of drainage facilities, and protection from Lytle Creek flooding. These measures have been previously implemented and are no longer applicable to the project.

The PDP EIR also identified that the planned discharge of treated effluent into the Lytle Creek channel and the continuing urbanization of the project area may result in conflict with existing RWQCB provisions established to maintain the range of beneficial uses for the area's water resources. As a result, the PDP EIR included Mitigation Measures 4.3.5 through 4.3.7, which ensure compliance with RWQCB standards and long-term monitoring that would reduce impacts to a less than significant level. These measures have been completed with implementation of the Glen Helen WTP expansion and are not applicable to the proposed PDP amendment. The remaining PDP EIR mitigation measures are provided in the Mitigation Table attached as Appendix A.

Amended Project Analysis

The proposed amendment includes development in the same locations that were previously analyzed in the PDP EIR. The proposed amendment would change the type of development within PA 1 and PA 2 from 135,962 square feet of commercial uses to 78 multi-family attached residential units. The amended PDP would also result in a shift in residential units. Although, the development under the proposed amendment would be sited differently, it would be required to provide necessary improvements to the Lytle Creek channel and meet current RWQCB permit requirements.

Because the overall square footage of development would be reduced, due to the reduction in commercial square footage, no new or substantially greater impacts would occur with implementation of the amended project. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures regarding hydrology and water quality. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.4 Biological Resources

Prior Analysis: Section 4.4, PDP EIR

PDP EIR Mitigation Measures 4.4.1 through 4.4.8

The PDP EIR identified potentially significant impacts related to direct take of threatened or endangered species that includes the San Bernardino kangaroo rat. Therefore, PDP EIR Mitigation Measure 4.4.1 and 4.4.2 were required to reduce impacts to below a level of significance. The PDP EIR also identified an off-site area of one acre of alluvial fan scrub at the I-15 freeway underpass that would be impacted by the proposed access to the development. Due to the sensitive nature of this vegetation, such an impact requires mitigation. Thus, the PDP EIR included Mitigation Measure 4.4.3 to provide for mitigation of alluvial fan scrub at a 1:1 ratio. In addition, the PDP EIR detailed that filling of streambeds or non-wetland waters of the U.S. would occur in conjunction with the construction of the I-15 freeway underpass (West Entry Drive), the North Entry Road, and grading in the vicinity of the two tributaries located east of the I-15 Freeway. As a result, Mitigation Measure 4.4.4 was included to mitigate the loss of streambeds or non-wetland waters at a 1:1 ratio. These mitigation measures have been satisfied through a permitting agreement with the CDFW.

The PDP EIR also determined that the increased number of people from the occupation of residential units could result in a degradation of the remaining open space, both on and off the project site. Thus, Mitigation Measure 4.4.5 was provided to fence off and provide signage for natural open space areas and location of hiking trails away from sensitive resources, which has been completed to reduce impacts to a less than significant level. In addition Mitigation Measures 4.4.6 and 4.4.7 provides for provision of natural open space and mitigation to riparian habitat, and have been completed. Mitigation Measure 4.4.8 provides for protection of riparian breeding bird nests during construction of North Entry Drive, which also has been completed. All of the PDP EIR biological resource mitigation measures have been satisfied.

Amended Project Analysis

As described previously, the proposed amendment includes development in the same locations that were previously analyzed in the PDP EIR. The proposed amendment would change the type of development within PA 1 and PA 2, shift the residential units and result in a reduction of commercial square footage at build out. The same areas would be impacted by the amended project. Therefore, impacts related to biological resources would be the same as those identified in the PDP EIR. However, as described above, Mitigation Measures 4.4.1 through 4.4.8 included in the PDP EIR have already been satisfied. Because the overall square footage of development would be reduced, due to the reduction in commercial square footage, no new or substantially greater impacts related to biological resources would occur with implementation of the amended project. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures regarding biological resources. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.5 Transportation and Circulation

Prior Analysis: Section 4.5, PDP EIR

PDP EIR Mitigation Measure 4.5.1 through 4.5.3

The PDP EIR identified traffic impacts that required mitigation in the form of fair share contributions to roadway improvements (Mitigation Measure 4.5.1) and requirements related to internal street access (Mitigation Measure 4.5.2), which were implemented and no longer applicable to the project. In addition, Mitigation Measure 4.5.3 provided improvements to the intersection of Glen Helen Parkway and West Entry Drive (now identified as Sycamore Creek Drive) that have been completed and included construction of dual left-turn lanes and one right-turn lane in the westbound direction, two through lanes and one right-turn lane in the northbound direction, and one left-turn lane and two through lanes in the southbound direction. Thus, Mitigation Measure 4.5.3 has also been implemented and is not applicable to the proposed PDP amendment. All of the PDP EIR traffic mitigation measures have been implemented.

Amended Project Analysis

The proposed amendment would change the type of development within PA 1 and PA 2 from 135,962 square feet of commercial use to 78 multi-family attached residential units. The amended PDP would reduce the number of dwelling units within PA 27 by 82 and increase the number of dwelling units within PA 28 by 4. Thus, with implementation of the proposed amendment the square footage of commercial would be reduced and the total number of residential units at build out would remain the same.

As shown in Table 1, the reduction in commercial square footage would reduce vehicular trips generated at build out of the PDP by 7,177 trips per day. Thus, the proposed PDP would not increase impacts related to traffic.

Table 1: PA 1 and PA 2 Commercial Vehicle Trips

Land Use	Source	Units	AM Peak Hour			PM Peak Hour			Daily
			% In	% Out	Total	% In	% Out	Total	Total
Trip Generation	ITE 820	TSF	62%	38%	$T = 0.50(x) + 151.78$	48%	52%	$\ln(T) = 0.74\ln(X) + 2.89$	$\ln(T) = 0.68\ln(X) + 5.57$
Commercial Trips Planned for PA 1 and 2	135,962	TSF	136	84	220	327	355	682	7,409
Pass-By Trips	--	--	--	--	--	111	-121	-232	-232
Net Commercial Trips Planned for PA 1 and 2	--	--	136	84	220	216	234	450	7,177

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition
TSU = thousand square feet; DU = dwelling units

The proposed amendment was analyzed in a Focused Traffic Analysis (see Appendix B). This analysis used a current traffic Level of Service (LOS) condition to evaluate the impact of development of 78 multi-family attached dwelling units on PA 1 and PA 2. As shown in Table 2, development of 78 multi-family units would result in 36 a.m. peak hour trips, 44 p.m. peak hour trips, and 571 daily trips.

Also, Table 3 shows that the proposed PDP would result in 184 fewer a.m. peak hour trips, 406 fewer p.m. peak hour trips, and 6,606 fewer daily trips from operation of the 78 residential units on PA 1 and PA 2, instead of the 135,962 square feet of commercial uses. Thus, the proposed amendment would reduce traffic impacts in comparison to the approved project.

Table 2: Residential Vehicle Trips

Land Use	Source	Units	AM Peak Hour			PM Peak Hour			Daily
			% In	% Out	Total	% In	% Out	Total	
Trip Generation Rates									
Trip Generation	ITE 220	DU	23%	78%	0.46	63%	37%	0.56	7.32
Multi-Family Housing	78	DU	8	28	36	28	16	44	571

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition
 TSU = thousand square feet; DU = dwelling units

Table 3: Residential Vehicle Trips

Land Use	AM Peak Hour			PM Peak Hour			Daily
	% In	% Out	Total	% In	% Out	Total	
135,962 SF of Commercial	136	84	220	216	234	450	7,177
78 Multi-Family Units	8	28	36	28	16	44	571
Change in Trips	-128	-56	-184	-188	-218	-406	-6,606

Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition

The proposed amendment includes changes at the intersection of Sycamore Creek Drive at Glen Helen Parkway to provide driveway access to PA 1 and PA 2. The driveway access would not result in impacts to the intersection. The proposed amendment does not include any component or redesign related to public transit or bicycle facilities. As such, the changes in the amended project would not create new impacts to any modes of transportation including public transit and any components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and public transit. No new or substantially greater impacts related to transportation and circulation would occur with implementation of the amended project. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures regarding transportation and circulation. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.6 Air Quality

Prior Analysis: Section 4.6, PDP EIR

PDP EIR Mitigation Measures 4.6.1 through 4.6.10

The PDP EIR identified potentially significant impacts related to air pollutant emissions during construction (NO_x, PM₁₀, VOCs, and ROG) and operations (CO, ROG, PM₁₀, and NO_x). Therefore, Mitigation Measures 4.6.1 through 4.6.9 were required to reduce the severity of these impacts. However, both construction- and operational-period air pollutant emissions were deemed significant and unavoidable despite the

implementation of mitigation. In addition, the PDP EIR identified that construction of a new or expansion of an existing wastewater treatment plant has the potential to generate offensive odors affecting near-site receptors. In response Mitigation Measure 4.6.10, was included to require the application of best available control technology (BACT) odor control systems that would reduce potential odor impacts related to the wastewater treatment plant capacity to below a level of significance. As the Glen Helen WTP expansion has been completed this Mitigation Measure 4.6.10 is not applicable to the proposed PDP amendment. The remaining PDP EIR Mitigation Measures 4.6.1 through 4.6.9 are included in the Mitigation Table attached as Appendix A.

Amended Project Analysis

As described previously, the proposed amendment would shift the location of residential units and reduce the commercial square footage at build out by 135,962 square feet. The reduction in the commercial square footage would reduce emissions from not constructing or operating those planned uses. As described in Section 4.5, *Transportation and Circulation*, the reduction in commercial uses would result in a reduction of 7,177 vehicular trips per day. In addition, the stationary source emissions from operation of the commercial uses would not occur.

However, the same types of air quality emissions would be generated by construction and operation of the amended project. Therefore, Mitigation Measures 4.6.1 through 4.6.9 included in the PDP EIR would be required to be implemented for the amended project. Because the overall square footage of construction area would be reduced, and operational vehicular trips would be reduced, no new or substantially greater impacts related to air quality would occur with implementation of the amended project. The amended project is consistent with the impacts identified in the PDP EIR and although emissions would be less, the level of impact (significant and unavoidable) remains unchanged from that cited in the PDP EIR.

In addition, as described previously, the amendment to the PDP would remove the Lytle Creek WTP option and the Glen Helen WTP was expanded and is operational. Thus, Mitigation Measure 4.6.10, that requires application of best available control technology (BACT) odor control systems to reduce potential odor impacts to below a level of significance is not applicable to the proposed PDP amendment. Furthermore, because the Glen Helen WTP is operational and no additional wastewater treatment plant facilities would be developed, no additional impacts related to odors would occur from the proposed amendment. The level of impact related to odors (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures regarding air quality. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.7 Noise

Prior Analysis: Section 4.7, PDP EIR

PDP EIR Mitigation Measure 4.7.1

The PDP EIR identified that impacts related to construction noise would be less than significant. However, the PDP EIR determined that due to the existing and projected vehicular noise from roadways that are adjacent to planned residential uses, and that because the precise placement of residential units is unknown, a potentially significant impact related to traffic noise on the proposed residential uses may occur. Thus, the PDP EIR included Mitigation Measure 4.7.1 to require an acoustical analysis be prepared prior to approval of a tentative tract map adjacent to Interstate 15 demonstrating that the County's exterior and interior residential standards would not be exceeded. The PDP EIR determined that Mitigation Measure 4.7.1 along with the proposed 6-foot tall "community theme wall" for each residential neighborhood would reduce potential impacts from roadway noise on the new residences to below a level of significance. PDP EIR Mitigation Measure 4.7.1 is related to construction of residential units in PAs 9, 10, 11, and 12; and is not applicable to the proposed amendment.

Amended Project Analysis

As described previously, the proposed amendment would shift the location of residential units and reduce the commercial square footage at build out by 135,962 square feet. The reduction in the commercial square footage would reduce the amount of noise from not construction; because 135,962 square feet less of construction would occur. Therefore, an increase in construction noise impacts to sensitive receptors would not occur from the amended project, and construction impacts would remain less than significant.

Regarding operational noise, residential uses do not generate substantial volumes of noise and operation of residences on PA1 and PA 2 would not result in noise impacts to sensitive uses or result in an increase in noise that would exceed the County's noise regulations. In addition, as described previously, the reduction in commercial uses would result in a reduction of 7,177 vehicular trips per day. As a result, the vehicular noise generated from the project would be reduced; and would not result in increased noise impacts. Overall, no new significant sources of noise are proposed beyond those previously analyzed.

Additionally, the PDP EIR describes that traffic generated noise at 100 feet from the centerline of Glen Helen Parkway is anticipated to be 67.4 CNEL dBA in the year 2020 with vehicular trips from the proposed project. The proposed amendment would site residential uses within PA 1 and PA 2 that are adjacent to Glen Helen Parkway. However, the reduction of commercial space would result in 7,177 fewer vehicular trips per day, which would reduce noise below 67.4 dBA at 100 feet from the roadway centerline.

The PDP EIR describes that the San Bernardino County Development Code, Section 87.0905(b)(3) states that an exterior noise level of up to 65 dBA CNEL is allowed provided that exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dBA CNEL with windows and doors closed and the use of air conditioning or mechanical ventilation.

As described previously, each residential neighborhood would have a 6-foot tall masonry block "community theme wall" which would provide noise attenuation. Placement of this wall between the proposed residences and Glen Hellen Parkway would reduce vehicular noise from the roadway, and noise levels would not exceed the 65 dBA CNEL exterior noise level standard.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures related to noise. Specifically, there have not been: (1) changes to the

project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.8 Public Services and Facilities

Prior Analysis: Section 4.8, PDP EIR

PDP EIR Mitigation Measures 4.8.1 through 4.8.8

Law Enforcement. The PDP EIR identified potentially significant impacts related to law enforcement services would occur from construction and operation of the project. The PDP EIR describes that the project would result in the need for additional sworn officers, other support staff (e.g., non-sworn personnel), equipment, and facilities (or facility space). Therefore, the PDP EIR included Mitigation Measures 4.8.1B and 4.8.5 to provide for an area and funding to accommodate a Sheriff's Department substation and was implemented prior to approval of the first tract map for the PDP and is not applicable to the proposed amendment. In addition Mitigation Measures 4.8.1A and 4.8.2 provide for onsite security measures, which would reduce potential impacts to a less-than-significant level. These mitigation measures are (listed in Appendix A).

Fire Protection. The PDP EIR identified potentially significant impacts related to fire protection services would occur from construction and operation of the project. The PDP EIR describes that the impacts are due to the increased number of emergency and public service calls generated by additional buildings and human population resulting from the project. The PDP EIR determined that the project would result in a need for one additional fire engine company with a total of eleven firefighters. The PDP EIR included Mitigation Measure 4.8.2 that requires review of plans to ensure fire protection and emergency access and a fire safety plan. In addition, Mitigation Measure 4.8.3 requires a construction fire safety plan and Mitigation Measure 4.8.6 requires a "fair-share contribution" toward needed fire facilities and equipment. The PDP EIR determined that these mitigation measures would reduce impacts to fire protection services to below a level of significance. Mitigation Measures 4.8.3 and 4.8.6 were implemented prior to approval of the first tract map for the PDP and are not applicable to the proposed amendment. The remaining PDP EIR Mitigation Measure 4.8.2 is included in the Mitigation Table attached as Appendix A.

Educational Facilities. The PDP EIR describes that the project would provide a 10-acre school site to serve the PDP and would provide impact fees for funding of the new school facilities that are required to serve the PDP area at build out. In addition, the PDP EIR included Mitigation Measure 4.8.4 that requires construction activities within 1,600 feet of a school to provide an acoustical study to ensure that the school is not impacted. The PDP EIR determined that provision of the school site, payment of school impact fees and the mitigation measure (listed in Appendix A) would reduce impacts to educational facilities to a less than significant level.

Library Services. The PDP EIR identified potentially significant impacts related to library services would occur from operation of the project by adding additional patrons. The PDP EIR describes that based on an average library space per capita usage rate (i.e., 0.35 square feet/individual), the project would result in the need for 2,374 square feet of new or expanded library space. Therefore, the PDP EIR included Mitigation Measure 4.8.7 (listed in Appendix A) that requires a development impact fee be paid to reduce impacts to library services to a less than significant level.

Public Parks. The PDP EIR describes that based on the County's park-to-population ratio of 3 acres/1,000 residents, the project's total park demand is estimated to be 20.34 acres. The PDP EIR included Mitigation Measure 4.8.8, which required methods for financing the development of the park facilities. The PDP EIR determined that this mitigation measure would reduce impacts to public parks to a less than significant level. Mitigation Measure 4.8.8 was implemented prior to the subdivision map for the PDP and is not further required for the proposed amendment.

Amended Project Analysis

Law Enforcement. As described previously, the proposed amendment would shift the location of residential units and reduce the commercial square footage at build out by 135,962 square feet. The reduction in the commercial square footage could reduce calls for law enforcement services, as issues such as retail theft would not occur. In addition, the reduction in commercial uses would result in a reduction of 7,177 vehicular trips per day that could reduce vehicular accidents and driving infractions and the related law enforcement needs.

However, the same needs for law enforcement personnel, equipment, and facilities would be required for the proposed PDP amendment. The need for law enforcement was determined in the PDP EIR by the aggregate population increase (a sworn officer to population ratio). As described previously, Mitigation Measures 4.8.1B and 4.8.5 to provide for an area and funding to accommodate a Sheriff's Department substation have already been implemented. In addition, Mitigation Measures 4.8.1A and 4.8.2 included in the PDP EIR (and listed in Appendix A) would be required to be implemented for the amended project to provide onsite security measures. Because the overall square footage of development would be reduced, and operational vehicular trips would be reduced, no new or substantially greater impacts related to law enforcement service demands would occur with implementation of the amended project. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Fire Protection. As described previously, the proposed amendment would shift the location of residential units and reduce the commercial square footage at build out by 135,962 square feet. The reduction in the commercial square footage could reduce calls for fire services, as less square footage of development would occur. In addition, the reduction in commercial uses would result in a reduction of 7,177 vehicular trips per day that could reduce vehicular accidents and the related emergency responses provided by the Fire Department.

The same needs for one additional fire engine company, review of plans to ensure fire protection and emergency access, and a construction fire safety plan would result from the amended PDP. However, as described previously, Mitigation Measures 4.8.3 and 4.8.6 were implemented prior to approval of the first tract map for the PDP and are not applicable to the proposed amendment. Mitigation Measure 4.8.2 (listed in Appendix A) would be required for the proposed PDP amendment to ensure design strategies that promote public safety. Because the overall square footage of development would be reduced, and operational vehicular trips would be reduced, no new or substantially greater impacts related to fire protection services would occur with implementation of the amended project. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Educational Facilities. As described previously, the proposed amendment would shift the location of residential units and reduce the commercial square footage of development. However, the residential units within PA 1 and PA 2 would not be within 1,600 feet of any existing public or private school. Thus, the acoustics analysis required by the PDP EIR Mitigation Measure 4.8.4 would not be required for the proposed PDP amendment.

Library Services. As described previously, the proposed amendment would shift the location of residential units and reduce the commercial square footage at build out by 135,962 square feet. However, the same needs for library services and facilities would be required for the PDP amendment. As described above, the need for library services was determined in the PDP EIR based on an average library space per capita usage rate (the population increase), which is not related to the commercial square footage. Therefore, Mitigation Measure 4.8.7 included in the PDP EIR (and listed in Appendix A) would be required to be implemented for the amended project. Because the same number of residential units would be developed by the amended PDP, no new or substantially greater impacts related to library services would occur with implementation of the amended project. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Public Parks. As described previously, the proposed amendment would result in development of the same number of residential units. Thus, the same needs for public parks would be required for the PDP amendment. However, Mitigation Measure 4.8.8 was implemented prior to the subdivision map for the PDP and is not further required for the proposed amendment. Because the same number of residential units would be developed by the amended PDP, no new or substantially greater impacts related to library services would occur with implementation of the amended project. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures related to public services and facilities. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.9 Public Utilities

Prior Analysis: Section 4.9, PDP EIR

PDP EIR Mitigation Measures 4.9.1 through 4.9.7

Water Service. The PDP EIR determined that the project would substantially increase the need for water resources to accommodate the demands of the project. In response the PDP EIR included Mitigation Measures 4.9.2, 4.9.3, and 4.9.5 (listed in Appendix A), which provide measures to ensure that water supply and storage requirements related to the project would be met. The PDP EIR determined that these mitigation measures would reduce impacts to water services to a less than significant level.

Wastewater Service. The PDP EIR describes that the project includes two options for wastewater treatment, both of which include development of new infrastructure as part of the project. The Lytle Creek WTP option consists of a 1.8 mgd package treatment facility located within PA 22. The second option is to expand or replace the Glen Helen WTP to have a design capacity of 5.0 mgd. The PDP EIR describes that should the Glen Helen WTP open be implemented, the acreage allocated for the Lytle Creek WTP would be

incorporated into PA 21 and developed for residential use in accordance with the density standards established for that area (i.e., minimum 7,200 square foot lots).

The PDP EIR determined that under either wastewater treatment option, adequately sized infrastructure would be developed as part of the project to accommodate the wastewater treatment requirements of the project, and that impacts related to wastewater service would be less than significant.

Solid Waste. The PDP EIR determined that build out of the project would generate an estimated 23.8 tons of solid waste per day, including an estimated 3.6 tons of green waste. To reduce the potential impact on landfills the PDP EIR included Mitigation Measures 4.9.1 and 4.9.7 that would require implementation of a Construction and Demolition Debris Recycling Plan and a Sludge Management Plan for the disposal of all sewage sludge generated by the wastewater treatment plant. Improvements related to the Glen Helen WTP are completed and Mitigation Measure 4.9.7, related to sludge management is not applicable to the amended PDP. The PDP EIR determined that these mitigation measures would reduce impacts to water services to a less than significant level.

Amended Project Analysis

Water Service. As described previously, the proposed amendment would shift the location of residential units and reduce the commercial square footage at build out by 135,962 square feet. The reduction in the commercial square footage would reduce the amount of water required by the project by 10,920 gallons per day (per the water consumption rates in Draft EIR Table 4.9-3 on page 4.9-25).

However, the same areas would be developed under the amended PDP and an increase in water supplies would continue to be required for the build out pursuant to the proposed PDP amendment. Therefore, Mitigation Measures 4.9.2, 4.9.3, and 4.9.5 included in the PDP EIR (and listed in Appendix A) would be required to be implemented for the amended project. Because the demand for water supplies would be reduced by the amended PDP no new or substantially greater impacts related to water service would occur. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Wastewater Service. As described previously, the proposed amendment would shift the location of residential units and reduce the commercial square footage at build out by 135,962 square feet. The reduction in the commercial square footage would reduce the amount of wastewater generated by the project. However, the same areas would be developed under the amended PDP, which would generate wastewater and the project would continue to develop adequately sized infrastructure to accommodate the wastewater treatment generated by the project. Because the demand for wastewater service and capacity would be reduced by the amended PDP, no new or substantially greater impacts related to wastewater service would occur. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant) remains unchanged from that cited in the PDP EIR.

In addition, the amendment to the PDP would remove the Lytle Creek WTP option because the Glen Helen WTP was expanded and is operational. Thus, no additional wastewater treatment plant facilities would be developed, and no impacts related construction or operation of a WTP would occur from the proposed amendment.

Solid Waste. As described previously, the proposed amendment would result in the same number of residential units but reduce the commercial square footage by 135,962 square feet. The reduction in the commercial square footage would reduce the amount of solid waste generated by the project. As described in the Draft EIR Table 4.9-4 on page 4.9-34 each employee is estimated to generate approximately 2.5 tons of solid waste per year. Under the amended PDP fewer employment opportunities would exist.

However, the amended PDP would continue to generate a substantial increase solid waste that would require disposal. Therefore, PDP EIR Mitigation Measure 4.9.1 (listed in Appendix A) would be required to be implemented for the amended project. Because the amount of solid waste generated by the amended project would be reduced than the approved PDP no new or substantially greater impacts related to solid waste would occur. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures regarding public utilities. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.10 Cultural Resources

Prior Analysis: Section 4.10, PDP EIR

PDP EIR Mitigation Measures 4.10.1 and 4.10.2

The PDP EIR identified that the PDP area is sensitive for historic resources and that a portion of the 1932 Fontana Union Water Company Spreading Grounds (SBR-6706H) is within the PDP development area. Additionally, the PDP EIR identified that the site of the 1920-1935 Klein/Ellena Brothers Ranch complex (demolished circa 1983) was located proximal to the proposed right-of-way for North Entry Drive. Therefore, the PDP EIR included Mitigation Measures 4.10.1 and 4.10.2 that require a survey and monitoring of ground disturbance near potential resources. The PDP EIR determined that these mitigation measures would reduce potential impacts to cultural resources to a less than significant level. However, these mitigation measures have been implemented and the resources related to this mitigation are not located within PA 1 or PA 2. Thus, PDP EIR Mitigation Measures 4.10.1 and 4.10.2 are not applicable to the proposed amendment.

Amended Project Analysis

The amended PDP includes development and disturbance of soils in the same locations as that were previously analyzed in the Draft EIR. However, the areas that have the potential to contain cultural resources are not located within PA 1 or PA 2. In addition, the amended PDP would reduce the overall development by 135,962 square feet of commercial uses, which results in a reduced disturbance to soils and a smaller risk of impacting cultural and archaeological resources. Thus, the amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to cultural resources. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that

require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.11 Visual Resources/Aesthetics

Prior Analysis: Section 4.11, PDP EIR

PDP EIR Mitigation Measures 4.11.1 through 4.11.7

The PDP EIR identified that construction activities, including site grading and construction of the improvements would alter the site's visual character by affecting landform, vegetation, water, color, adjacent scenery, and by introducing modifications. Of these, impacts to the site's existing landform, removal of much of the site's existing native vegetation, and the modifications constitute substantial effects on the site's existing scenic resources. Therefore, the PDP EIR included Mitigation Measures 4.11.1 and 4.11.2, which require graded areas to be landscaped, minimal grading within and adjacent to natural open space in PA 14 and PA 15 to reduce impacts to a less than significant level. Areas within PA 14 and PA 15 (as provided for in Mitigation Measure 4.11.2) are not applicable to the proposed PDP amendment.

In addition, the PDP EIR determined that the project would alter the visual character of the site from a portion of I-15 that is identified as a scenic highway and traverses the site. As a result, the PDP EIR included Mitigation Measures 4.11.3 through 4.11.6 to limit the size of signage within 200 feet of the freeway, provide additional open space setbacks and enhanced landscaping along I-15, and provide varying housing setbacks to enhance views from the freeway. The Planning Areas changed by the proposed PDP amendment are not adjacent to or within view from the I-15. Thus, Mitigation Measures 4.11.3 through 4.11.6 are not applicable to the proposed PDP amendment.

The PDP EIR also determined that the project would result in a change to the scenic quality of the site and surrounding areas, which includes the adjacent forest areas. The PDP EIR stated that PA 1 and PA 2 are adjacent to forest lands, and included Mitigation Measure 4.11.7 to require a landscape buffer, decorative wall and fence treatments, and architectural details along the boundary of the developed areas and the forest lands to reduce potential visual impacts to a less than significant level. However, PA 1 and PA 2 are adjacent to private land holdings that are not within forest lands. Thus, Mitigation Measure 4.11.7 is not applicable to the proposed PDP amendment and not provided in the Mitigation Table attached as Appendix A.

Amended Project Analysis

The proposed amendment would change the type of development within PA 1 and PA 2 from 135,962 square feet of commercial to 78 multi-family attached residential. The amended PDP would reduce the square footage of commercial and maintain total number of residential units at build out. However, the overall developed character and changes to views that would occur from implementation of the amended project would be consistent with the approved PDP. The proposed change of this area from commercial uses to residential uses would not increase impacts to aesthetics and could result in a reduction in effects; as residential uses would be similar to the other residential uses throughout the PDP area.

Also, as described in the Project Description, the Glen Helen WTP was expanded and is currently operational. In accordance with the approved PDP, the acreage allocated for the Lytle Creek WTP (in PA 21) would be developed for residential use in accordance with the density standards established for that area (i.e.,

minimum 7,200 square foot lots). This residential development in PA 21 was evaluated in the EIR for the approved PDP and would be visually consistent with the residential development throughout the PDP area.

Furthermore, Mitigation Measure 4.11.1 would be implemented to require that graded areas are immediately hydroseeded or landscaped with a plant palette incorporating native vegetation to reduce potential visual impacts to a less than significant level. No new or substantially greater impacts would occur with implementation of the amended project when compared to those identified in the PDP EIR. The amended project is consistent with the impacts identified in the PDP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the PDP EIR.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures regarding aesthetics. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

4.12 Growth Inducement

Prior Analysis: Section 5.0, PDP EIR PDP EIR Mitigation Measure 5.1

The PDP EIR identified that total of 1,513 new employment opportunities would be generated from the commercial, industrial, office/business park, and public uses. However, many of these opportunities would be filled by the residents in the proposed residential units and the proposed non-residential uses would serve the anticipated residents within the PDP area.

In addition, the PDP EIR determined that the development of the infrastructure, such as the roadway and wastewater treatment plant would result in the removal of existing physical constraints to development (e.g., absence of available wastewater treatment capacity) and would extend public services to an area presently void of those services. As such, certain aspects of the project (i.e., Glen Helen WTP) may facilitate development above and beyond that within the PDP. As a result, the PDP EIR included Mitigation Measure 5.1, which requires additional environmental review for any future expansion of the Glen Helen WTP beyond its initial 2.5 mgd capacity.

Amended Project Analysis

As described previously, the proposed amendment would result in a reduction of 135,962 square feet of commercial development at build out. Therefore, the volume of wastewater generated by the amended PDP would be reduced at build out. However, the proposed amendment would include development of the same general infrastructure (such as water and sewer systems) in the same locations.

Also, as described in the Project Description, the Glen Helen WTP was expanded and is currently operational. The Lytle Creek WTP (planned for PA 21) would not be developed. The proposed amendment does not include any changes (including expansion) of the Glen Helen WTP. Therefore, Mitigation Measure 5.1 is not applicable to the proposed amendment.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures regarding growth inducement. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated, and no new mitigation measures are required as a result of the proposed amendment.

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Mitigation Measures Applicable to Lyle Creek North Precise Development Plan Amendment	
Measure No.	LAND USE PDP EIR Section 4.1
4.1.5	Prior to the approval of any final subdivision map for projects or building permit proposed within the project site, excluding the initial subdivision of the project site into distinct planning areas, the Applicant shall submit documentation demonstrating the availability and sufficiency of water and wastewater services and systems to accommodate the totality of demands generated within that planning area.
Measure No.	EARTH RESOURCES PDP EIR Section 4.2
4.2.1A	Prior to or concurrent with the submission of any tentative subdivision map, excluding the initial subdivision of the project site into distinct planning areas, and prior to the issuance of any grading or building permit for any on-site land uses, a subsequent site-specific and design-specific geotechnical and geologic report, including rock fill guidelines, shall be submitted to and, when acceptable, approved by the County documenting the feasibility of each proposed use and the appropriate geotechnical, geologic, and seismic conditions associated with that use. Unless otherwise modified by the County, any conditions, recommendations, or mitigation measures contained therein including, but not limited to, the avoidance of all proposed development activities within the Alquist-Priolo Earthquake Fault Zone, shall become conditions of approval for the requested use.
Measure No.	AIR QUALITY PDP EIR Section 4.6
4.6.1	The following actions shall be undertaken by the Applicant and shall be included as notes on the all grading plan: (1) apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more); (2) replace ground cover in disturbed areas as quickly as possible; (3) enclose, cover, water twice daily or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles with 5% or greater silt content; (4) water active sites at least twice daily; (5) suspend all excavation and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph; (6) monitor for particulate emissions according to SCAQMD-specified procedures; (7) all trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of CVC Section 23114; (8) sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads; (9) install wheel washers where vehicles enter and exit unpaved roads onto paved roads or wash off trucks and any equipment leaving the site each trip; (10) apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces; (11) traffic speeds on all unpaved roads to be reduced to 15 mph or less; (12) pave construction roads that have a traffic volume of more than 50 daily trips by construction equipment, 150 total daily trips for all vehicles; and (13) pave all construction access roads at least 100 feet on to the site from the main road.
4.6.2	All grading plans shall incorporate dust control measures sufficient to demonstrate compliance with the South Coast Air Quality Management District's (SCAQMD) Rule 402 and Rule 403 requirements in order to maximize the avoidance of any on-site or off-site nuisance attributable to dust during grading operations.
4.6.3	To the extent feasible, minimize construction interference with regional non-project traffic movement by: (1) scheduling receipt of construction materials to non-peak travel periods; (2) routing construction traffic through areas of least impact sensitivity; (3) limiting lane closures and detours to off-peak travel periods; and (4) providing ride-share incentives for contractor and subcontractor personnel.

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4.6.4	Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways of dirt from off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
4.6.5	During construction, the Applicant shall: (1) undertake 90-day low-NOX tune-ups for all off-road equipment; and (2) limit allowable idling to ten minutes for trucks and heavy equipment.
4.6.6	Where feasible and/or applicable, the Applicant shall: (1) specify construction materials with natural finishes that do not require coating; (2) where coatings are applied, specify the use of high-volume low-pressure or manual application of paints and coatings on structures; (3) use pre-finished or pre-primed and sanded wood moldings and trim products and pre-primed wallboard; and (4) specify the use of nonpolluting power-coating operations and power-coating metal projects.
4.6.7	Specify the use of concrete, asphaltic cement, or emulsified asphalt. Avoid cut-back asphalt wherever use of an alternative material is feasible.
4.6.8	To minimize the total quantity of operational emissions, to the extent feasible, the following actions shall be undertaken by the Applicant: (1) synchronize traffic lights on streets impacted by project development; (2) require that all employers of 100 or more individuals to develop a trip reduction plan to achieve a 1.5 average vehicle ridership (AVR); (3) provide opportunities for on-site child care and afterschool facilities; (4) construct bus turnouts, passenger benches, or shelters; (5) provide an on-site or near-site park-and-ride facility, such as through the provision of parking in excess of minimum code requirements in non-residential areas.
4.6.9	To the extent feasible, all development activities shall incorporate those transportation control measures (TCM) that are considered reasonable and feasible at the time when development plans are filed for review with appropriate land use approval agencies.
Measure No.	PUBLIC SERVICES AND FACILITIES PDP EIR Section 4.8
4.8.1A	Law Enforcement. During construction, private on-site security measures shall be provided to augment public law enforcement efforts directed toward limiting criminal occurrences, assisting in traffic control, and minimizing unauthorized access to construction areas. On-site security measures may include but are not limited to: (1) the provision of on-site security personnel during hours when construction activities are not being performed; (2) the temporary fencing of construction sites and the securing of all construction equipment and machinery; and (3) the provision of low-level security lighting.
4.8.2	Law Enforcement/Fire Protection. Prior to the issuance of building permits for all commercial structures, excluding renovation activities, preliminary plans shall be submitted to local law enforcement and fire protection agencies for their review and comment so as to ensure: (1) adequate construction access and avoidance or minimization of potential conflicts with other traffic; (2) adequate emergency access and turning radii are provided; (3) the consideration and incorporation of design strategies that promote public safety and surveillance; and (4) the incorporation of alarms and other security measures, as appropriate.
4.8.7	Library Services. At the time of building permit issuance for each new residential dwelling unit constructed on the project site, the Applicant or subsequent holder of real property interests for the specific residential project being permitted shall pay to the San Bernardino County Library a library impact fee of \$69.96 for each single-family unit and \$51.51 for each multi-family dwelling. Payment of those fees shall constitute full and complete mitigation for all project-related impacts on the San Bernardino County Library system.

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Measure No.	PUBLIC UTILITIES PDP EIR Section 4.9
4.9.1	Solid Waste. Prior to the issuance of a grading permit, a "Construction and Demolition Debris Recycling Plan" shall be submitted to and, when deemed acceptable, approved by the County. The plan shall seek to minimize the volume of construction debris requiring landfill disposal and shall provide measures for the separation and short-term storage of construction waste materials in a manner conducive to collection and recycling/diversion efforts. The plan shall include a component addressing both fire and other public safety consideration so that reclamation activities are conducted in a safe manner. The plan shall apply to all construction phases and be binding upon all new construction projects undertaken on the site, unless superseded by other County or State requirements or until such time as the County attains its 50% landfill diversion obligation as imposed under the California Integrated Solid Waste Management Act of 1989.
4.9.2	Water Service. Prior to the approval of the first final subdivision map, including the subdivision of the project site into specific planning areas, the Applicant shall submit and, when acceptable, the County shall accept a detailed water study for the purpose of accurately quantifying the precise water supply and storage requirements associated with the proposed project. The project's water supply and storage requirements shall be based on information provided by the San Bernardino County Fire Department and the water agency(ies) from whom water service will be provided.
4.9.3	Water Service. Prior to the approval of the first final subdivision map, including the subdivision of the project site into specific planning areas, the Applicant shall submit and, when acceptable, the County shall accept a "will serve" letter from the water purveyor(s) from whom potable water will be supplied demonstrating, to the satisfaction of the County, that sufficient water resources will be available to all phases of the proposed project in a manner and within a time period consistent with the demand for those resources. The "will serve" letter shall indicate that sufficient transmission facilities are available to accommodate those flow requirements, or their construction is planned and will be phased in a manner consistent with the build-out of the project site. If presently unavailable, the water purveyor(s) shall identify the projected date when such facilities will be available and the manner in which those facilities will be financed and constructed. No final inspection or use and occupy permit shall be issued by the County for any use thereupon pending the receipt of information, acceptable to the County, that such system is in place and fully operational. If water service is to be phased, prior to the approval of each successive tentative map, additional "will serve" letters shall be submitted indicating that sufficient water service is available to accommodate both the water needs generated by the proposed use(s) and the water requirements of such other uses as may have been previously approved on the site.
4.9.4	Water Service. If additional water reservoirs, ground water extraction wells, or transmission facilities, beyond those indicated in the Applicant's PDP are required at an off-site location, prior to the approval of those actions, the County, the water purveyor(s), or such other public agency(ies) as may be responsible for the entitlement of those facilities shall, to the extent required, initiate further environmental review to ascertain compliance under CEQA. Examples of instances where no further review may be required include those circumstances in which such additional facilities are confined to an existing public right-of-way or other previously disturbed area containing other public facilities.
4.9.5	Wastewater Service. Prior to the recordation of any final subdivision map, excluding the initial subdivision of the project site into distinct planning areas, the Applicant shall prepare and submit for approval by the project's water purveyor(s) a "Reclaimed Water System Improvement Plan" demonstrating the method proposed for the on-site and off-site utilization of treated effluent from the project's wastewater treatment plant and the precise uses for those waters. Evidence of such approval shall be provided to the County prior to

Appendix A

Mitigation Measures Applicable to Lytle Creek North Precise Development Plan Amendment

	<p>final subdivision map recordation. The improvement plan shall include an engineering analysis indicating the anticipated quantity of reclaimed waters to be generated and consumed during both dry and wet weather average day conditions, indicating the projected quantity and method of disposal for those surplus water available during each monthly period, and including projections concerning any changes that may occur over the life of the project (e.g., as the plant expands and the general project area intensifies).</p> <p>During those periods when discharge to Lytle Creek channel or to a bypass pipeline extending beyond the groundwater basin is predicted, the engineering report shall identify the precise uses of those waters and present a quantification concerning what, if any, percentage of that planned discharge would be consumed for groundwater recharge and for all other beneficial purposes. To the extent that the engineering analysis indicates that all reclaimed water will not be consumed through either direct application or for groundwater recharge, the report shall document why the further productive use of those waters is infeasible both at the time of the report's publication and into the future.</p>
4.9.6	<p>Solid Waste. Prior to the approval of any final maps for projects proposed upon the project site, excluding the initial subdivision of the project site into distinct planning areas, each project proponent shall prepare and, when acceptable, the County Solid Waste Management Division shall approve a "Solid Waste and Greenwaste Management Plan" for the area encompassed by that tentative map. The solid waste management plan shall identify the project proponent's plans to reduce the amount of refuse generated by the proposed land use and shall promote the attainment of the waste reduction requirements established under the California Integrated Waste Management Act of 1989. The plan shall include, but is not necessarily limited to, a description of proposed actions to: (1) divert and/or recycle wastes associated with the project's operations; (2) design standards for access to and location of trash container enclosures for multi-family and non-residential uses; (3) associated design elements to be included in each single-family residential project; and (4) greenwaste recycling or other landscape management plans for the reduction in the quantity of greenwastes requiring off-site disposal.</p>
Measure No.	VISUAL RESOURCES/AESTHETICS
4.11.1	<p>PDP EIR Section 4.11</p> <p>Areas that have been mass graded to accommodate later development upon which no project is immediately imminent shall be hydro-seeded or otherwise landscaped with a plant palette incorporating native vegetation and shall be routinely watered to retain a landscape cover thereupon pending the area's subsequent development.</p>

EXHIBIT G

Site Plan and Plans

ROSENA PLACE EXTENSION

TRACT 20250



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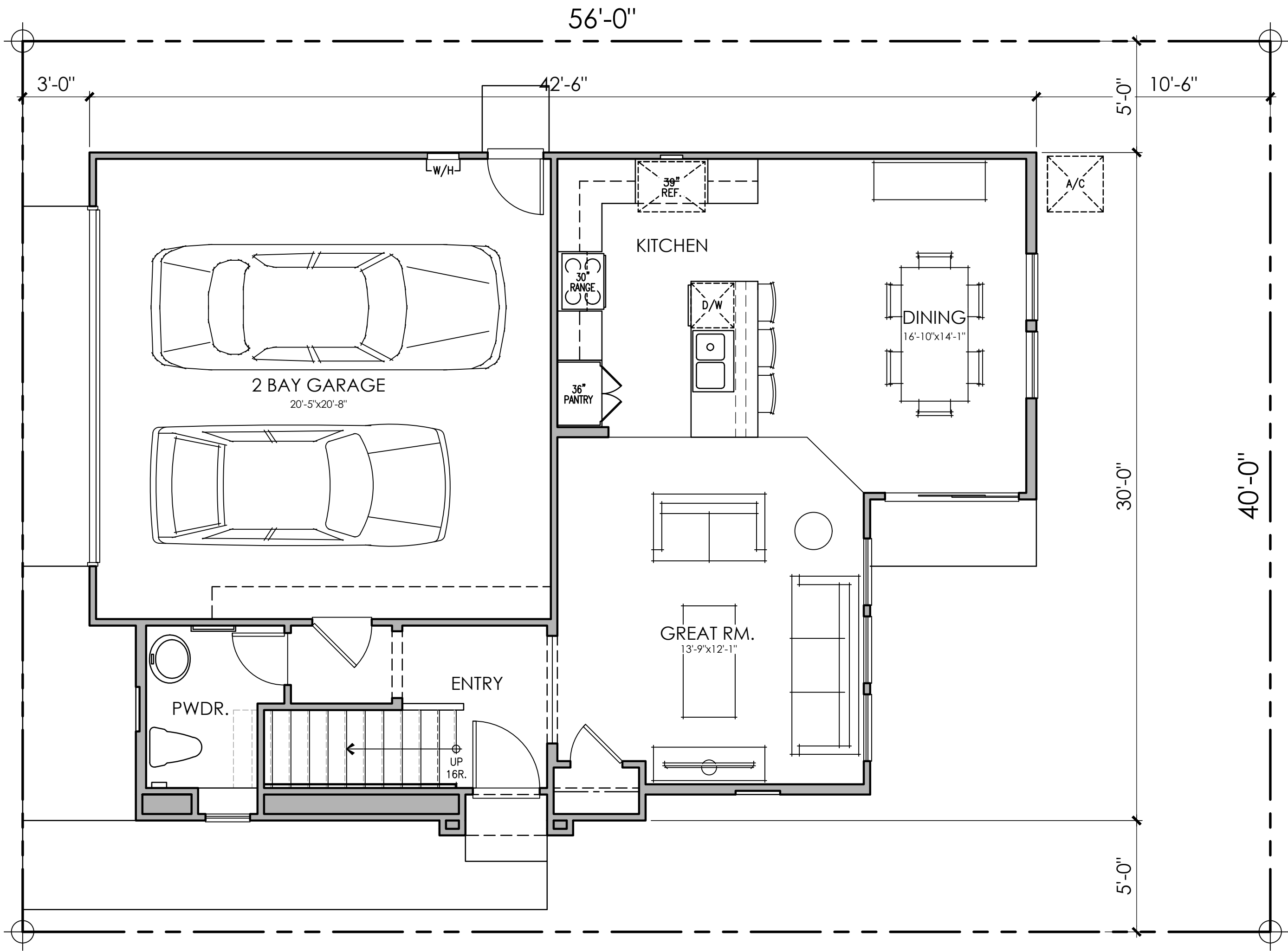
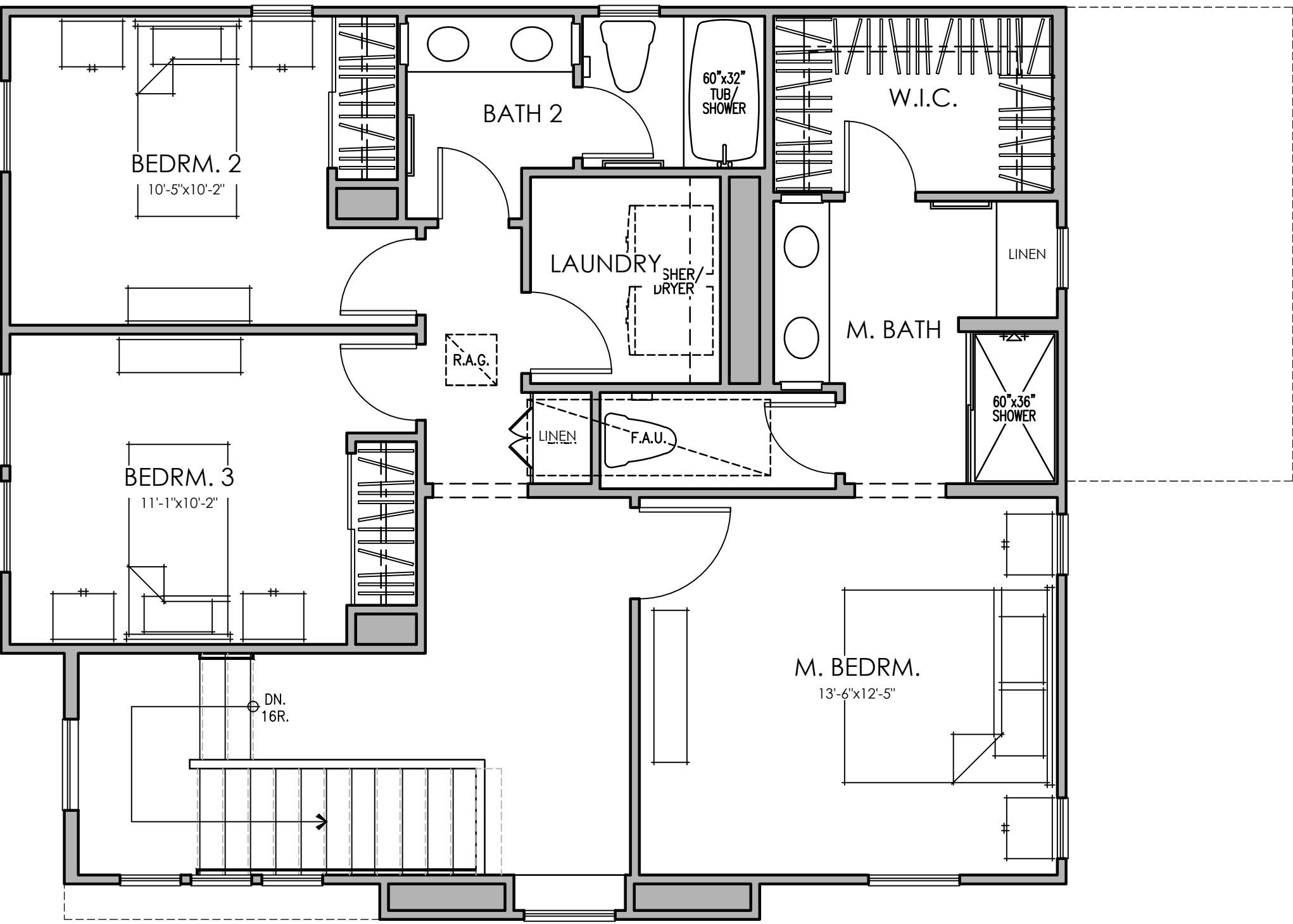
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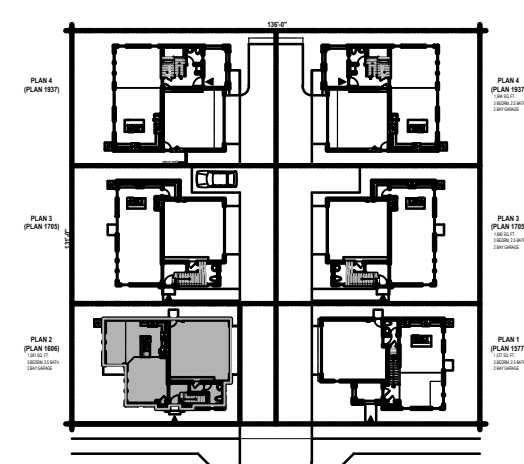
- A-1 PLAN 2 (PLAN I606) FLOOR PLAN
- A-2 PLAN 2 (PLAN I606) ELEVATIONS - ITALIANATE "A"
- A-3 PLAN 2 (PLAN I606) ELEVATIONS - CRAFTSMAN "B"
- A-4 PLAN 2 (PLAN I606) ELEVATIONS - COTTAGE "C"
- A-5 PLAN 3 (PLAN I705) FLOOR PLAN
- A-6 PLAN 3 (PLAN I705) ELEVATIONS - ITALIANATE "A"
- A-7 PLAN 3 (PLAN I705) ELEVATIONS - CRAFTSMAN "B"
- A-8 PLAN 3 (PLAN I705) ELEVATIONS - COTTAGE "C"
- A-9 PLAN 4 (PLAN I937) FLOOR PLAN
- A-10 PLAN 4 (PLAN I937) ELEVATIONS - ITALIANATE "A"
- A-11 PLAN 4 (PLAN I937) ELEVATIONS - CRAFTSMAN "B"
- A-12 PLAN 4 (PLAN I937) ELEVATIONS - COTTAGE "C"

03/11/19

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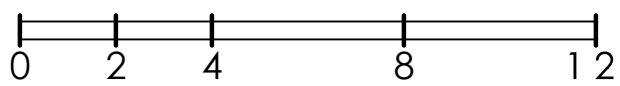


TYPICAL ADDRESS



AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	681 SQ. FT.
SECOND FLOOR AREA	925 SQ. FT.
TOTAL DWELLING	1,606 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	435 SQ. FT.



PLAN 2 (PLAN 1606)

3 BEDROOM, 2.5 BATH



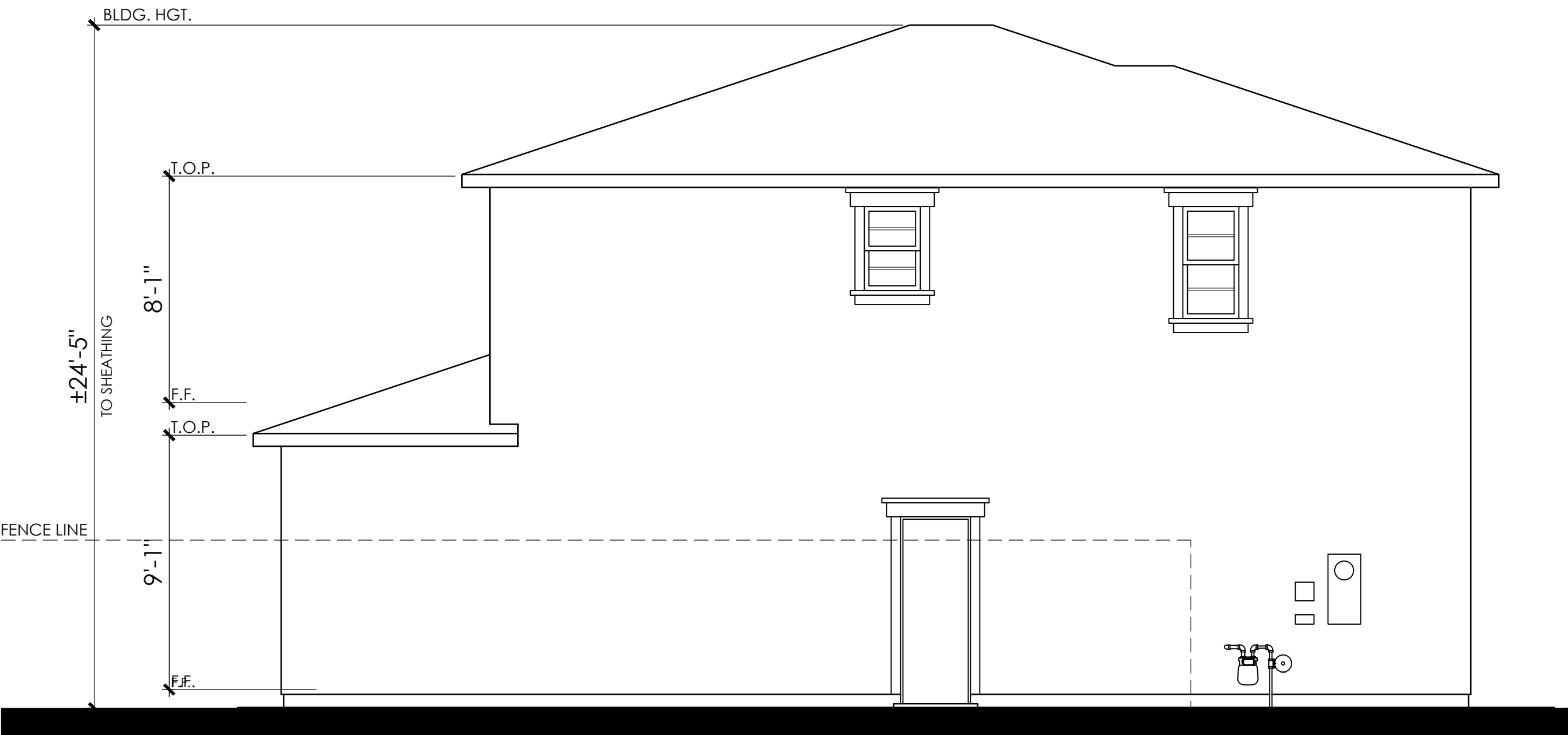
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT (STREET VIEW)



LEFT (MOTORCOURT VIEW)

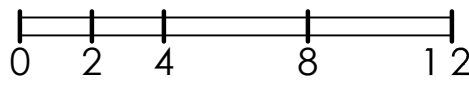


REAR (SIDE YARD)



RIGHT (REAR YARD)

PLAN 2 (PLAN 1606)
ITALIANATE "A" ELEVATIONS

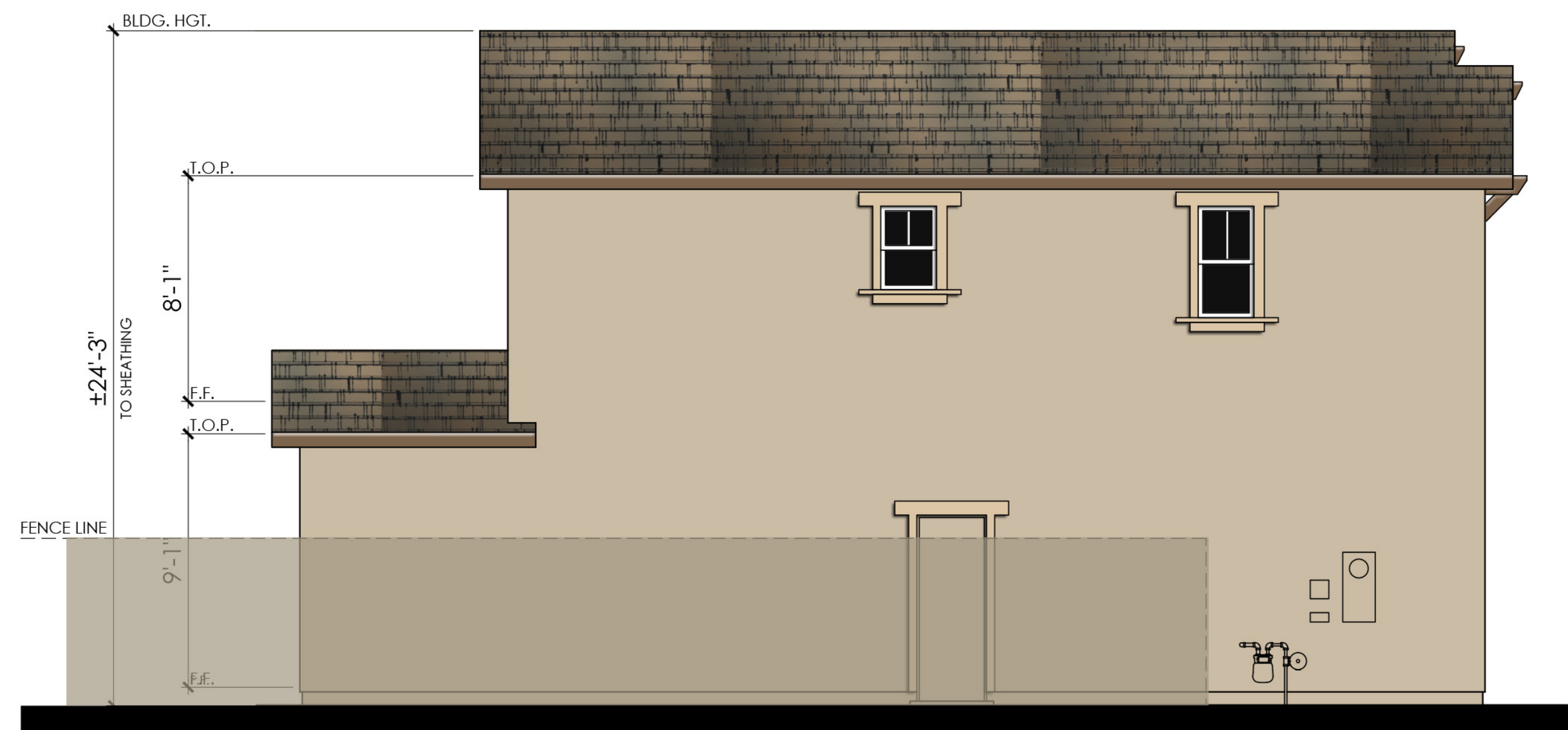




FRONT (STREET VIEW)



LEFT (MOTORCOURT VIEW)

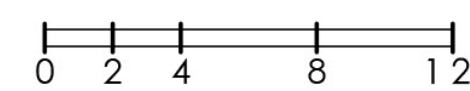


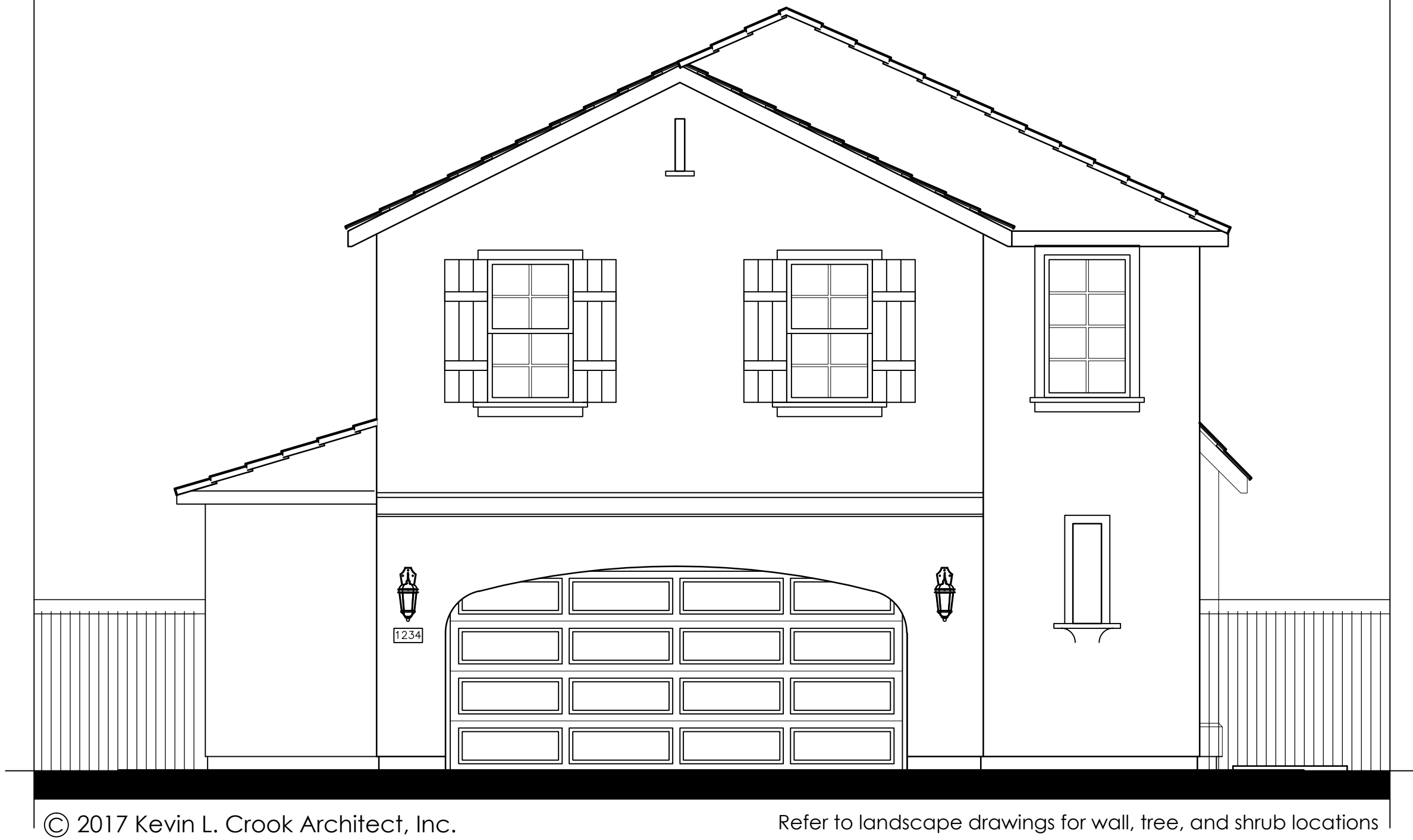
REAR (SIDE YARD)



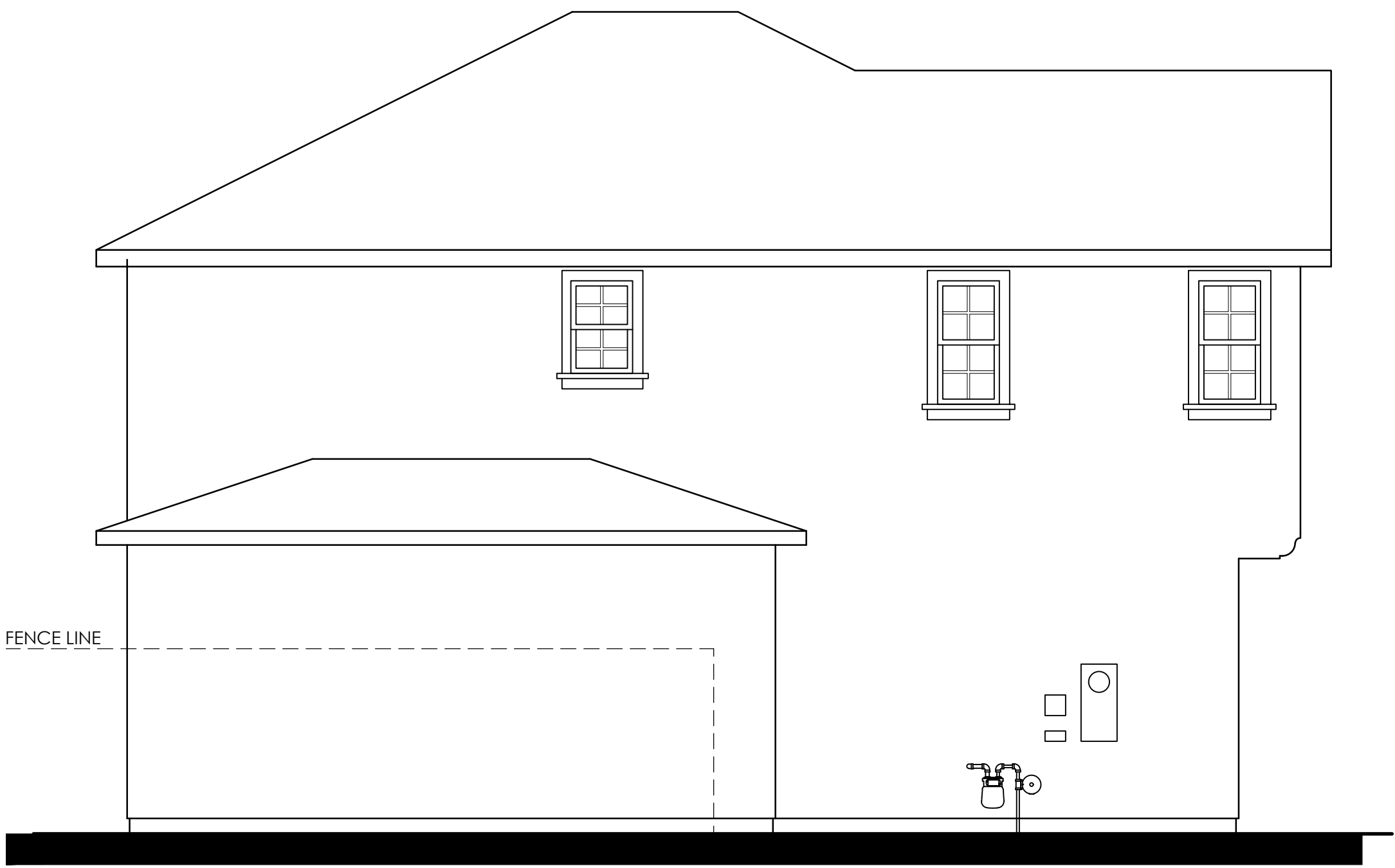
RIGHT (REAR YARD)

(COLOR SCHEME #4)
 PLAN 2 (PLAN 1606)
 CRAFTSMAN "B" ELEVATIONS





FRONT (MOTORCOURT VIEW)



LEFT (SIDE YARD)

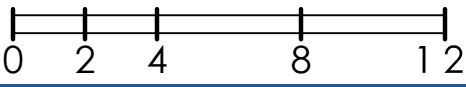


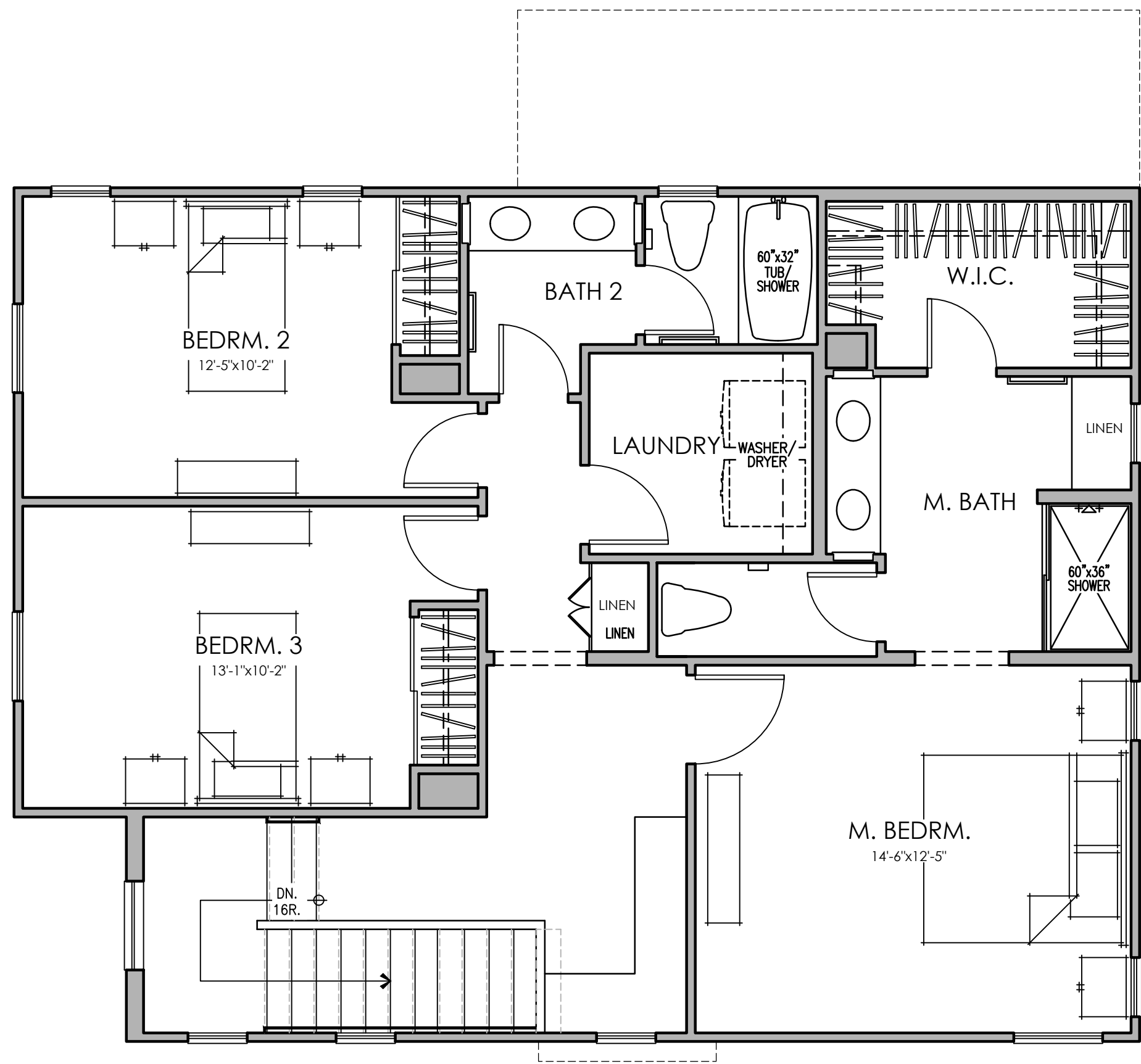
REAR



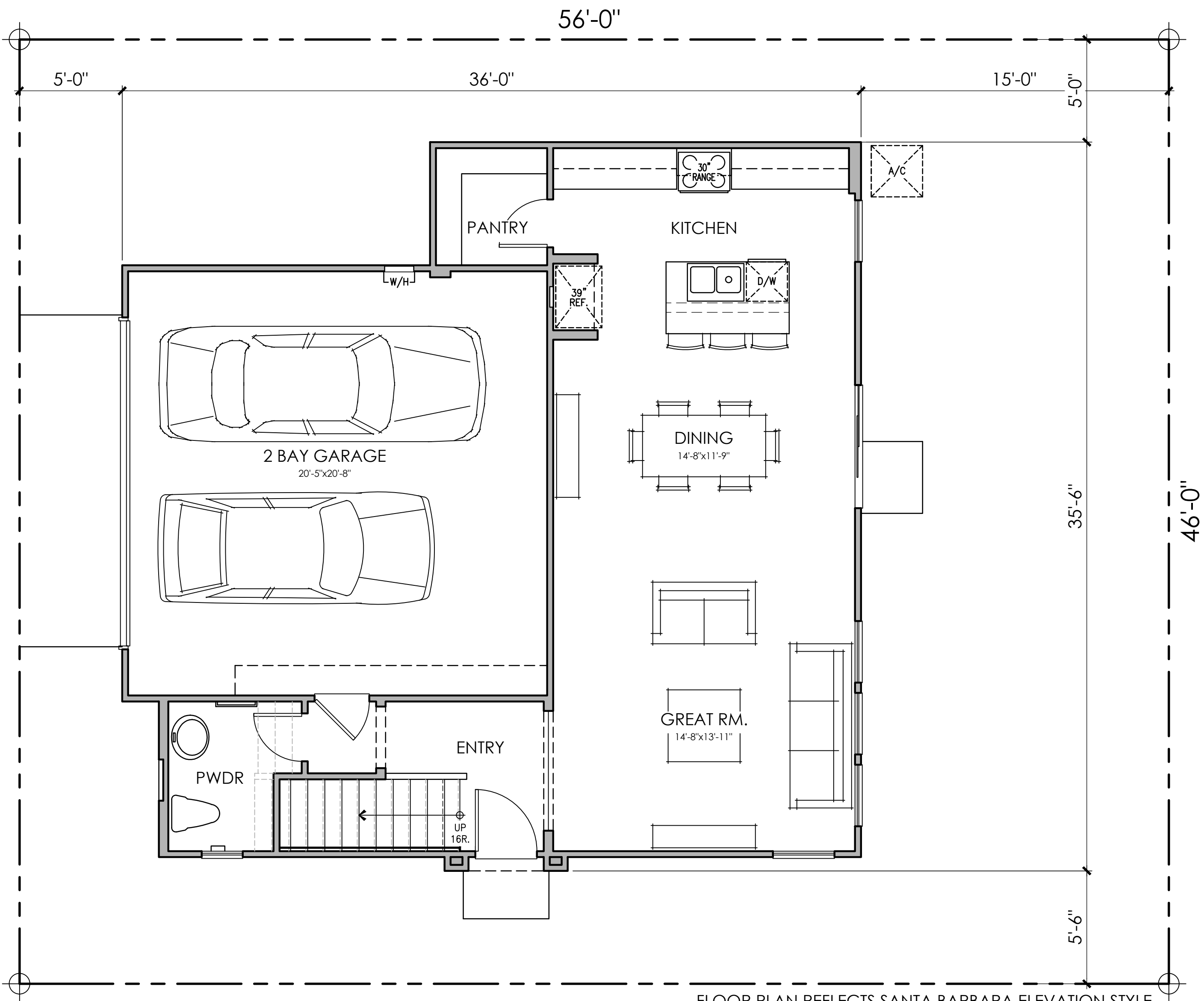
RIGHT (SIDE YARD)

PLAN 3 (PLAN 1705)
COTTAGE "C" ELEVATIONS

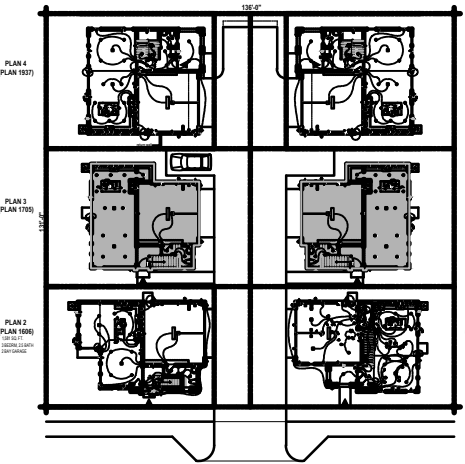




SECOND FLOOR PLAN



FIRST FLOOR PLAN

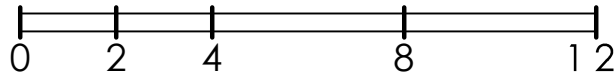


KEY MAP

FLOOR PLAN REFLECTS SANTA BARBARA ELEVATION STYLE

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	715 SQ. FT.
SECOND FLOOR AREA	990 SQ. FT.
TOTAL DWELLING	1,705 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	433 SQ. FT.

PLAN 3 (PLAN 1705)
3 BEDROOM, 2.5 BATH

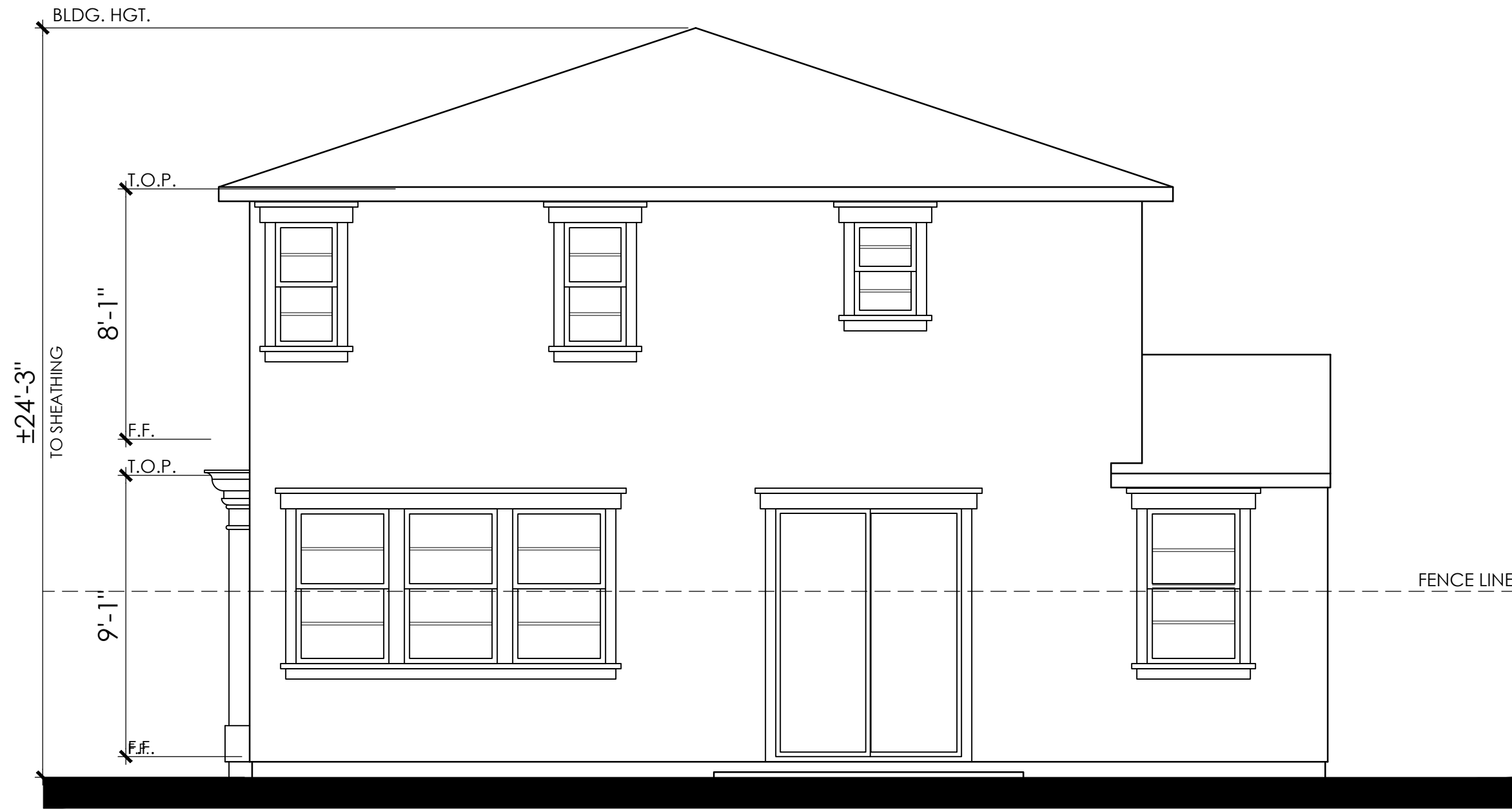




FRONT (MOTORCOURT VIEW)



LEFT (SIDE YARD)

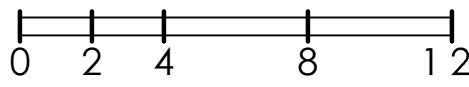


REAR



RIGHT (SIDE YARD)

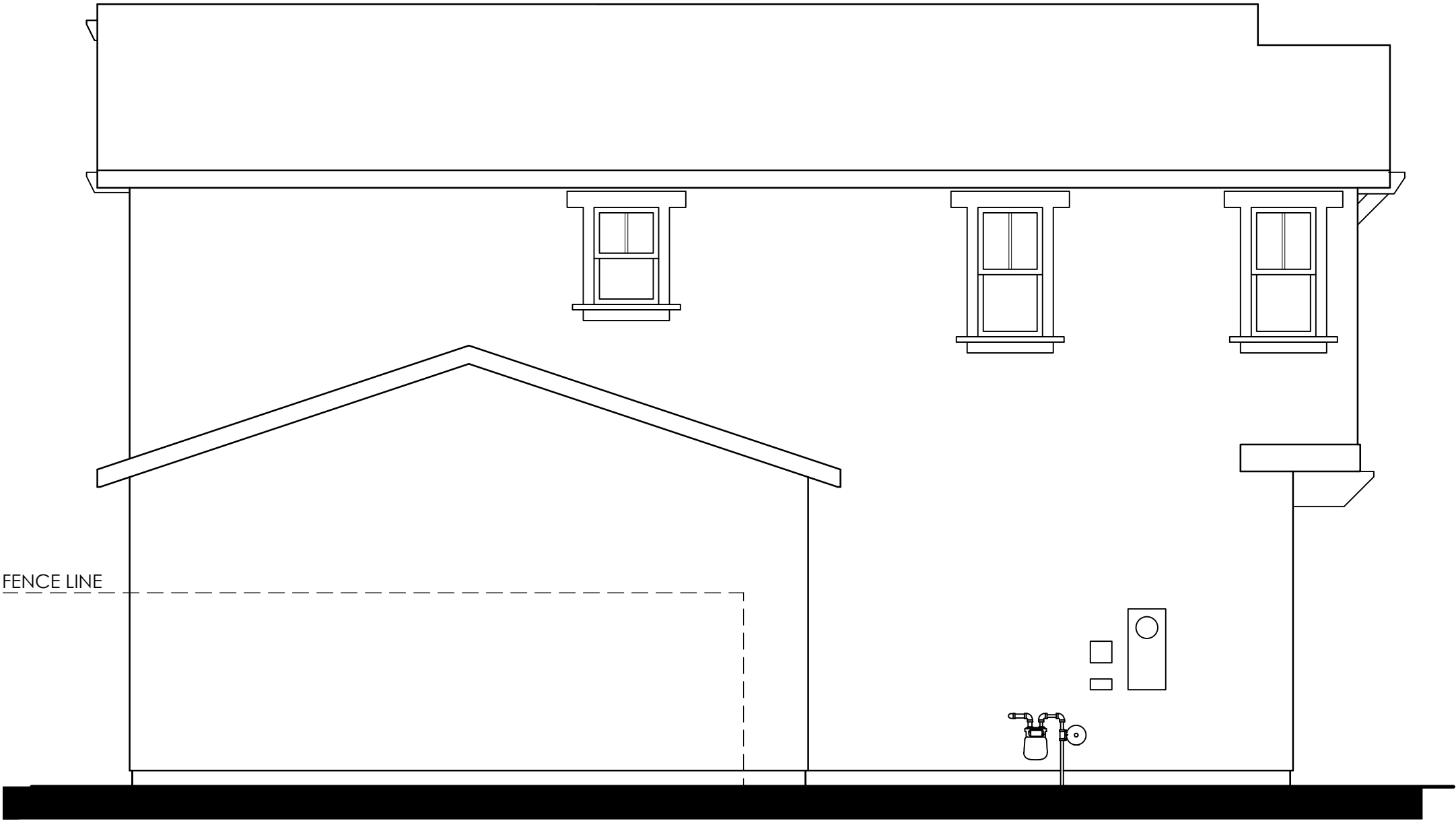
PLAN 3 (PLAN 1705)
ITALIANATE "A" ELEVATIONS





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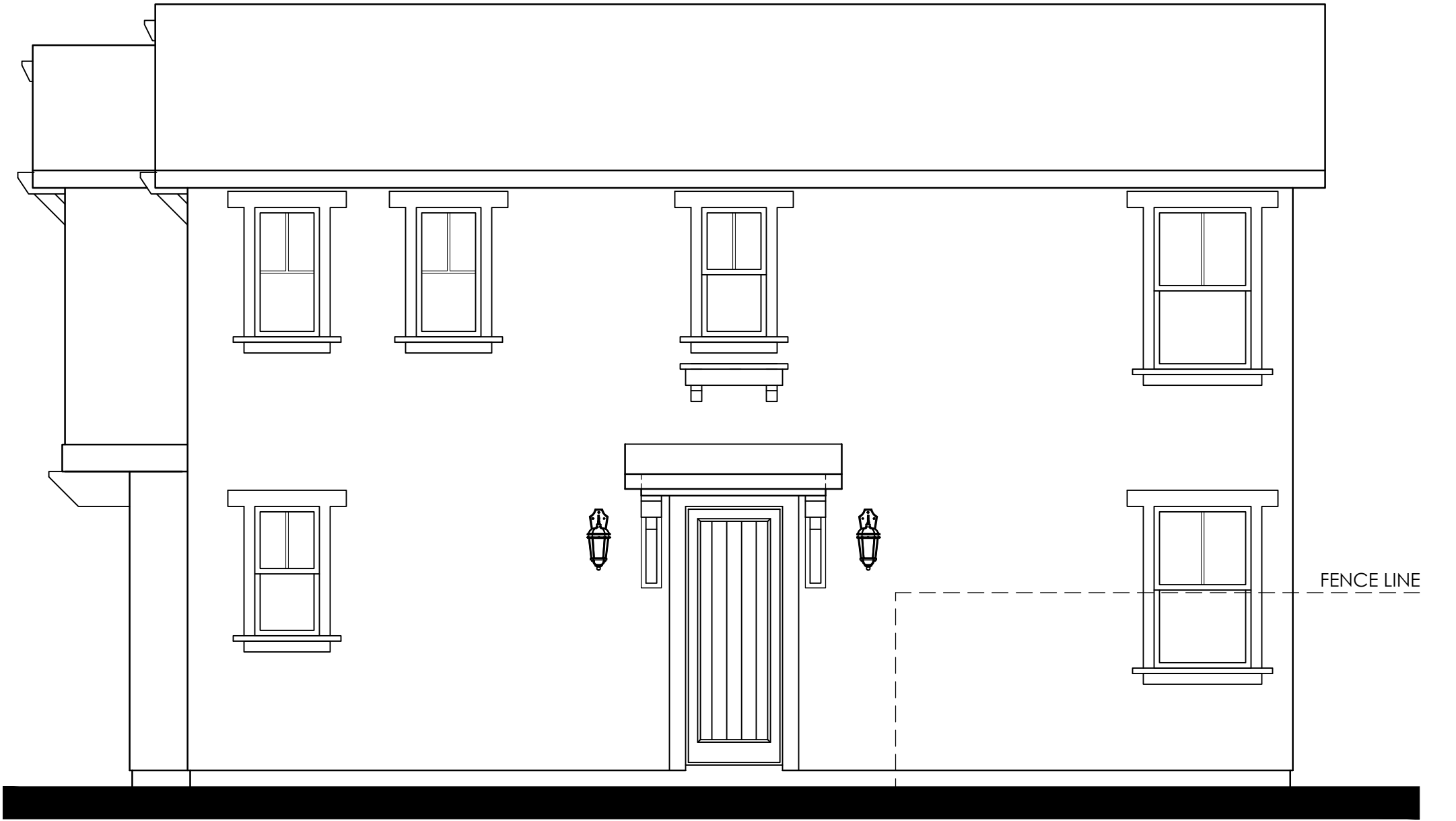
FRONT (MOTORCOURT VIEW)



LEFT (SIDE YARD)

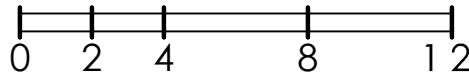


REAR



RIGHT (SIDE YARD)

PLAN 3 (PLAN 1705)
CRAFTSMAN "B" ELEVATIONS

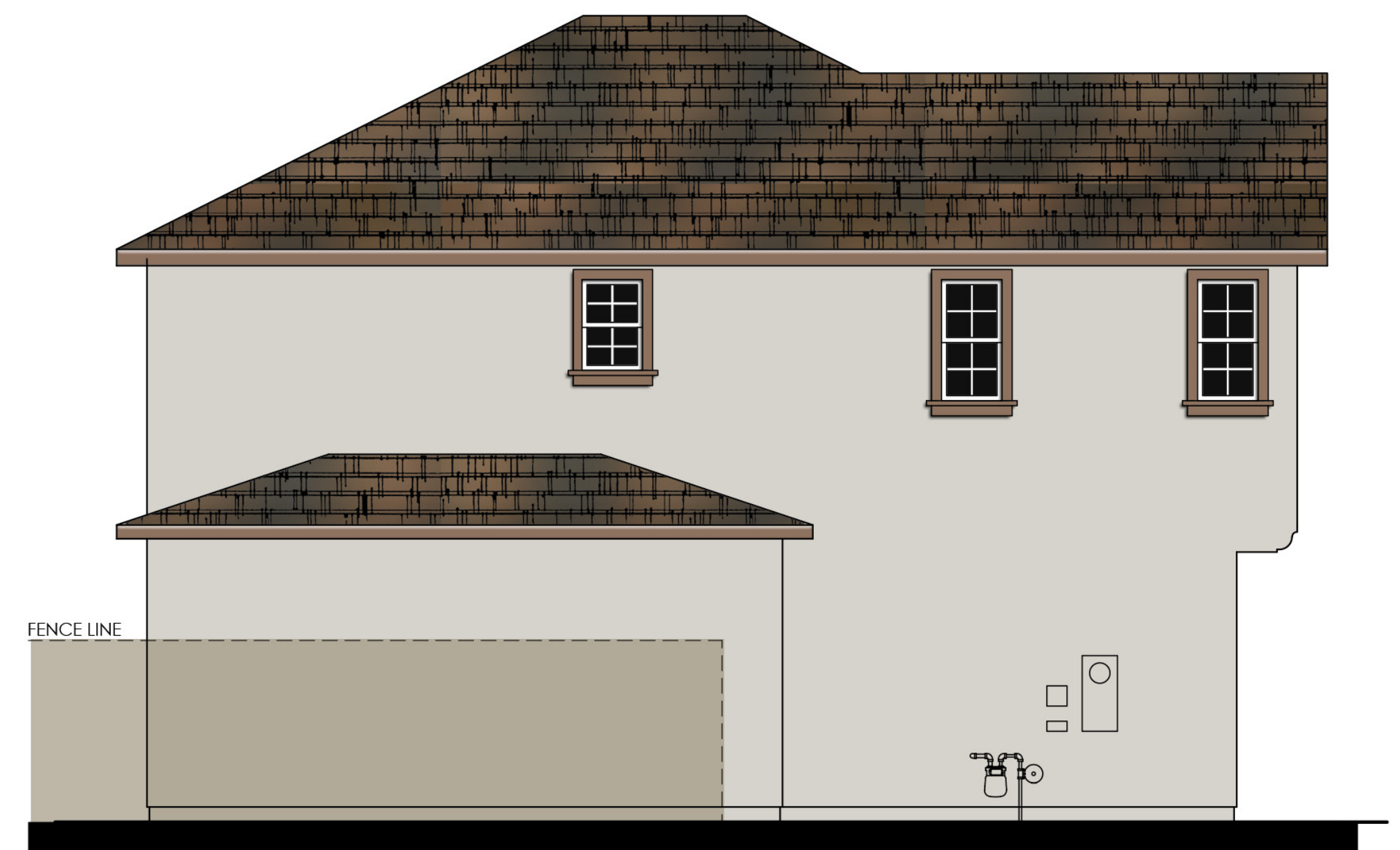




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT (MOTORCOURT VIEW)



LEFT (SIDE YARD)



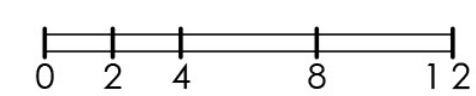
REAR

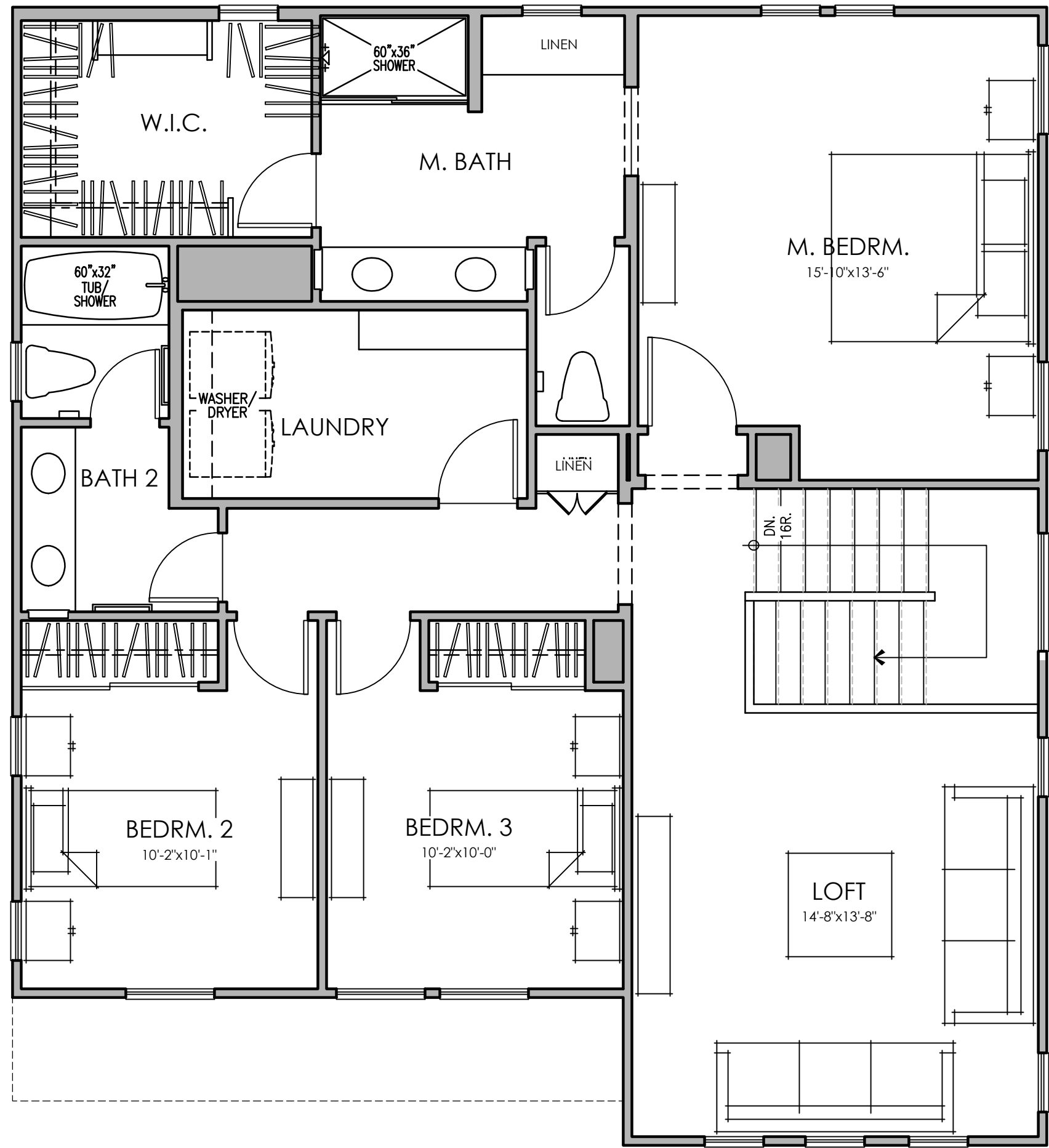


RIGHT (SIDE YARD)

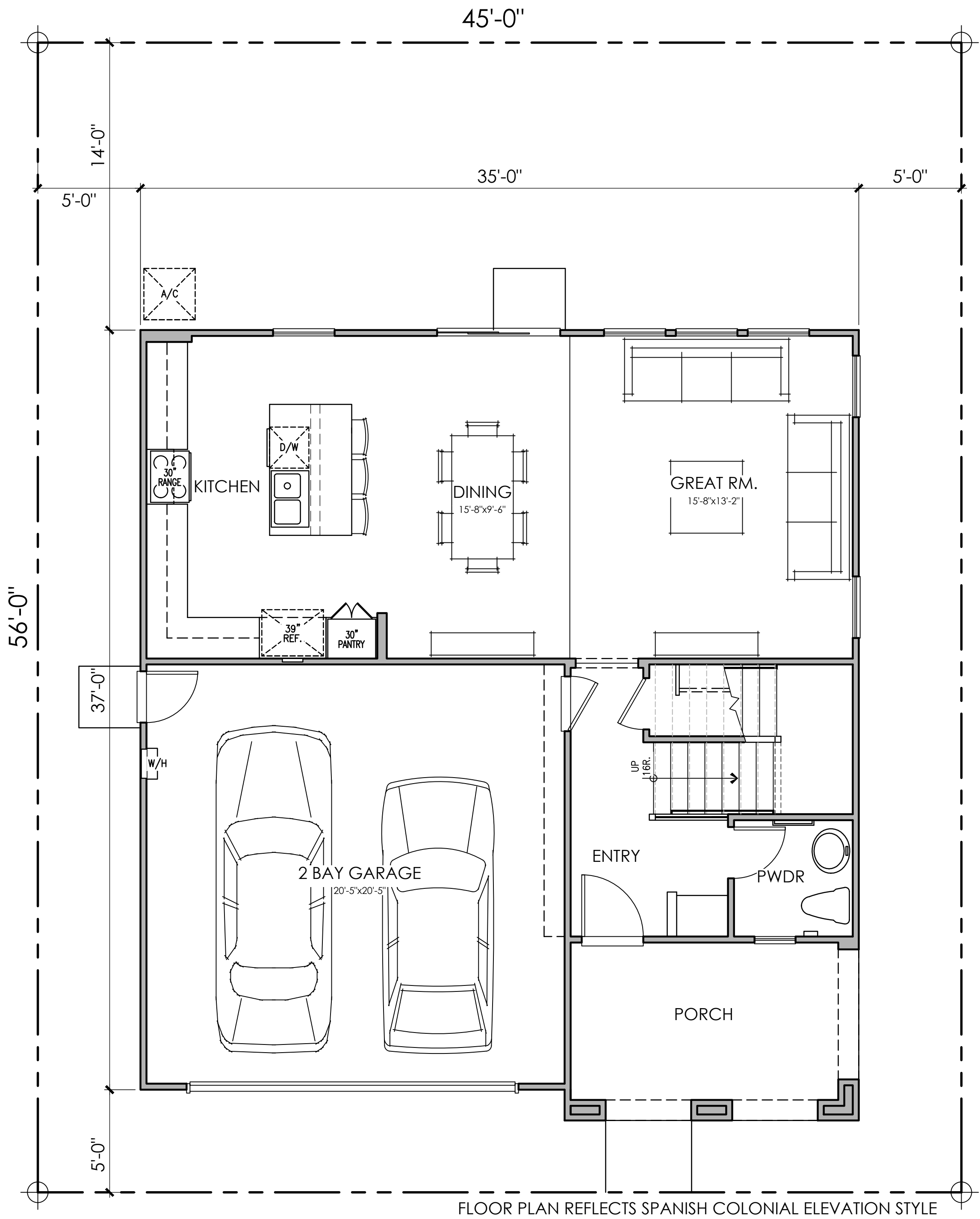
(COLOR SCHEME #9)

PLAN 3 (PLAN 1705)
COTTAGE "C" ELEVATIONS

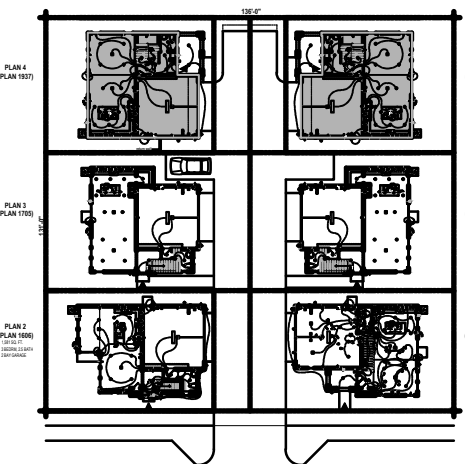




SECOND FLOOR PLAN



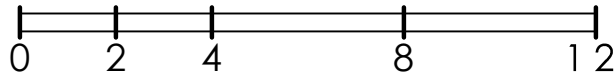
FIRST FLOOR PLAN



KEY MAP

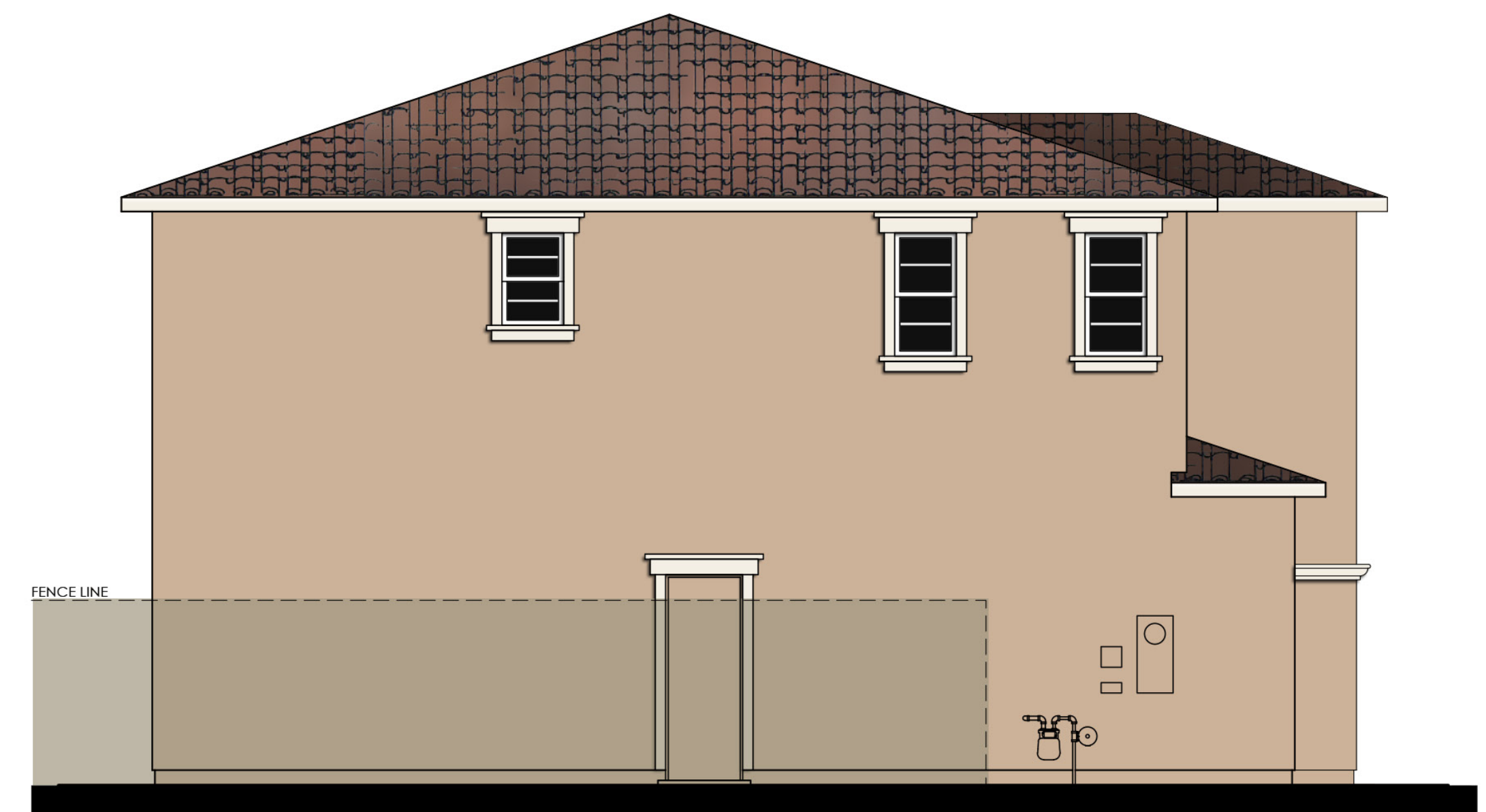
AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	764 SQ. FT.
SECOND FLOOR AREA	1,173 SQ. FT.
TOTAL DWELLING	1,937 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH "A", "B" & "C"	123 SQ. FT.

PLAN 4 (PLAN 1937) 3 BEDROOM, 2.5 BATH





FRONT



LEFT



REAR



RIGHT

(COLOR SCHEME #3)
 PLAN 4 (PLAN 1937)
 ITALIANATE "A" ELEVATIONS

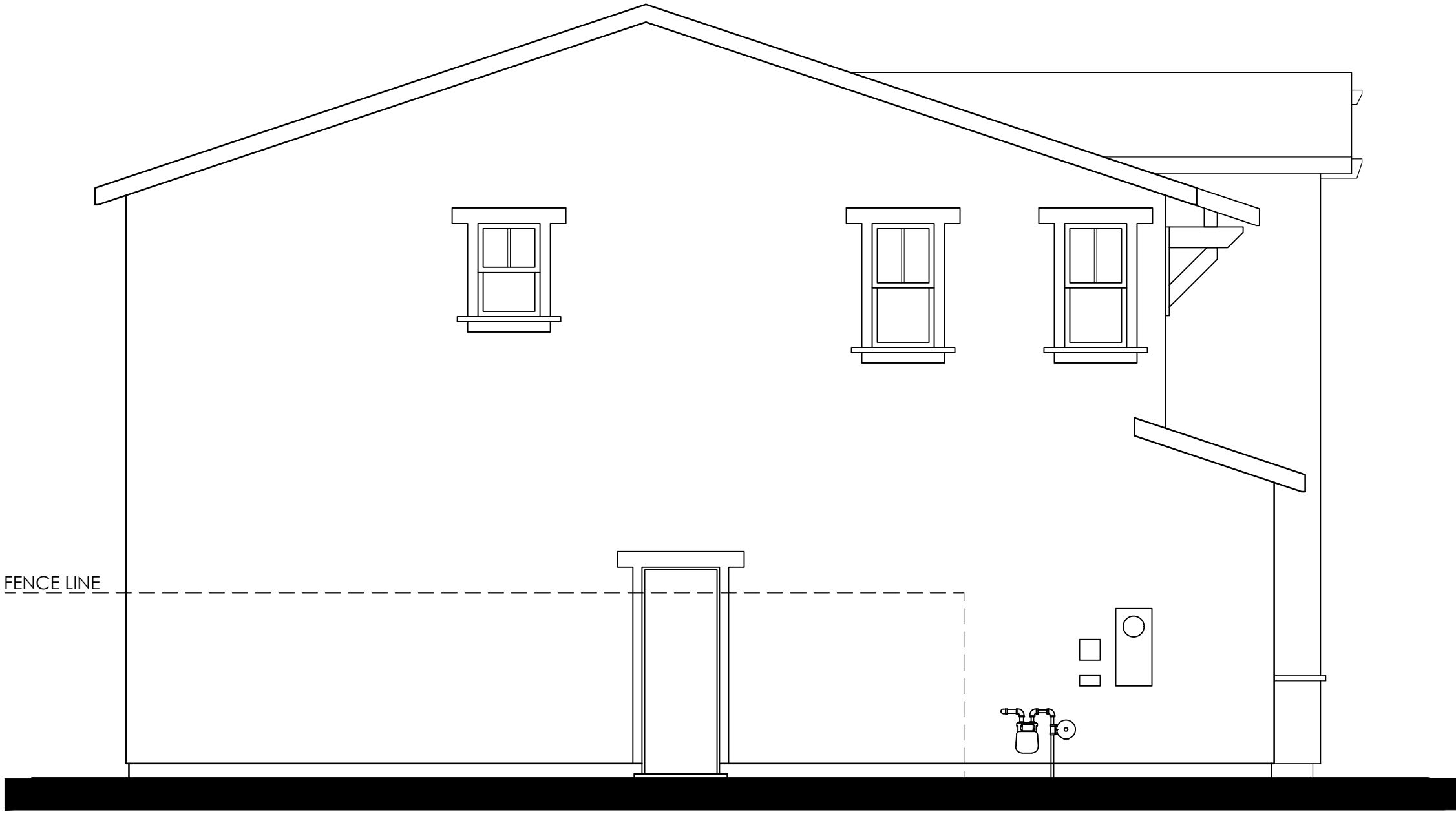




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



LEFT

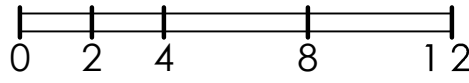


REAR



RIGHT

PLAN 4 (PLAN 1937)
CRAFTSMAN "B" ELEVATIONS

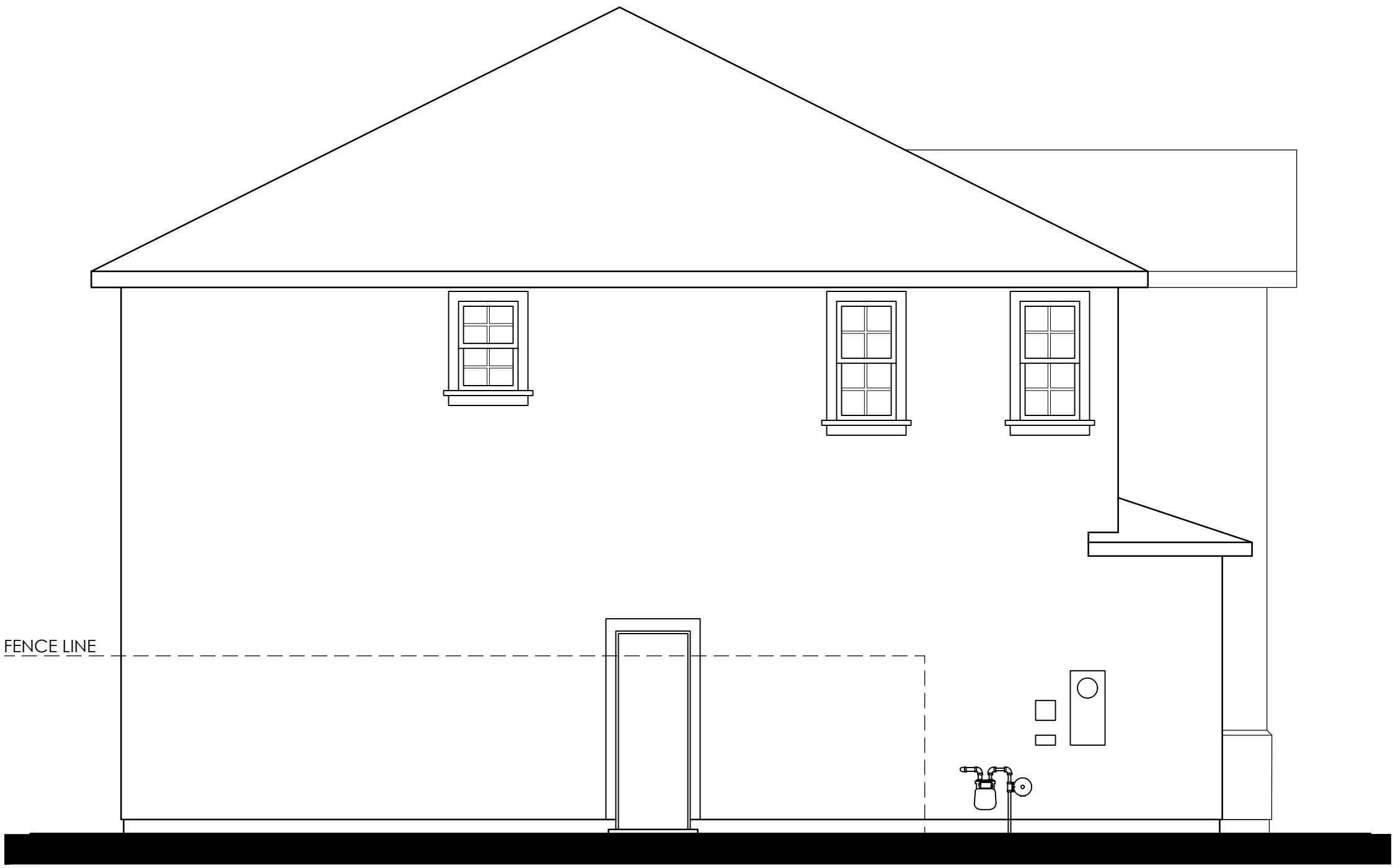




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



LEFT

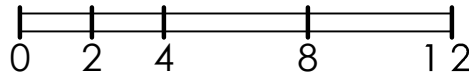


REAR



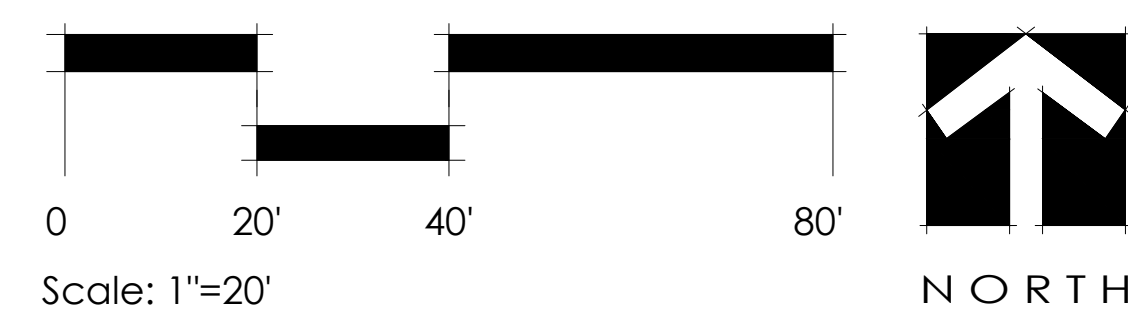
RIGHT

PLAN 4 (PLAN 1937)
COTTAGE "C" ELEVATIONS





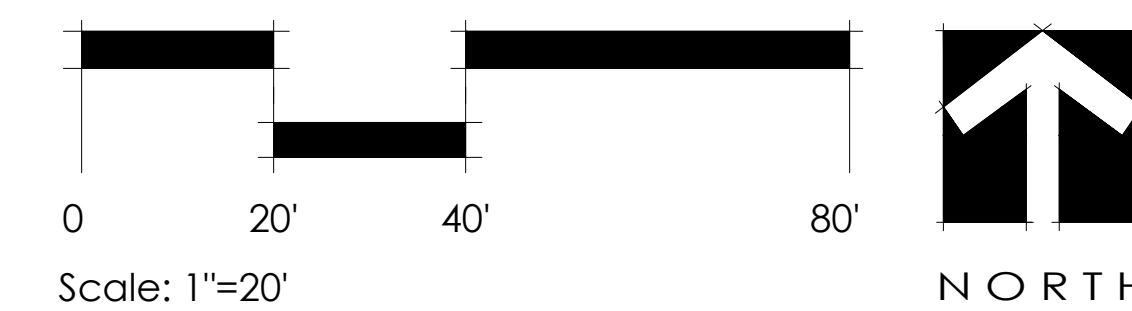
LOT "A" COMMUNITY PARK



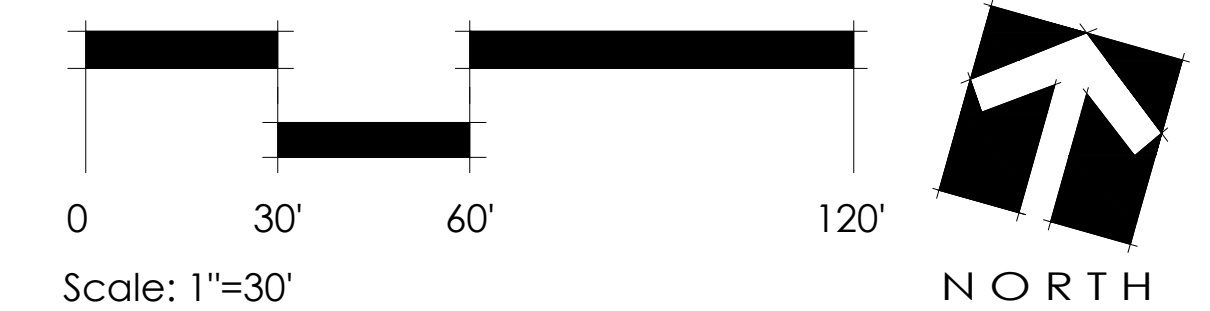
ENTRY MONUMENT



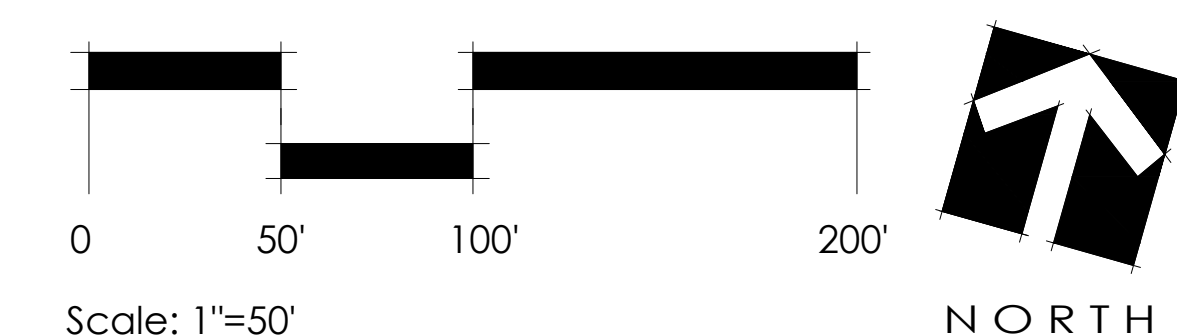
LOT "J" DOG PARK



TYPICAL ENLARGEMENT



OVERALL PLAN



PARK CONCEPTS PLAN FOR:
ROSENA PLACE II
TRACT 20250

LENNAR

COUNTY OF SAN BERNARDINO