



Lytle Creek Planned Mixed-Use Development

RIALTO, CALIFORNIA - USA

Land use plans for this major mixed-use development were complicated by the need to mine aggregate over the next 40 to 60 years.

Lytle Creek is a 3,300-acre planned development designed to accommodate on-going large scale mineral extraction activities in conjunction with the phased development of over 30 million square feet of light industrial space (warehousing and distribution), a regional shopping mall, highway oriented retail, and over 2,000 residential dwelling units.

The project site lies within the floodplain of Lytle Creek, a major repository of sand and gravel estimated to have sufficient resources for mining well into the next century. The development concept called for mining activities to take most of the property out of the floodplain for the subsequent

development of industrial, commercial and residential land uses. Industrial land uses will be used to buffer mining and processing activities from planned land uses.

Residential portions of the property occur on a bluff overlooking the creek and are outside of the floodplain. Highway commercial activities are concentrated along Interstate 15, which runs through the northern portion of the property. Project processing requirements included annexation into the City of Rialto, the preparation of a Specific Plan / EIR, Caltrans encroachment permits, Corps of Engineers 404 Permits and surface mining permits.

