

Exhibit A.1.

Amendments to Colton's Hub City Centre Specific Plan

Table 3.1 — Land Use Summary				
Description	Land Use Designation	Acres	Target Dwelling Units*	Target Density*
Residential				
Res Medium	RES-M	26.9	108	4.0
Res Medium-1	RES-M 1	15.2 32.7	360	11.0 DU/AC
Residential Subtotal		42.7 32.7	275 360***	
Commercial/Business				
Retail	R	79.2		
Retail Mixed Use	RMU	68.8		
Office Mixed Use	OMU	23.6		
Business Park	BP	51.7		
Commercial Subtotal		223.3		
Open Space				
Open Space / Park	OS/P	4.51 13.91		
Open Space / Habitat	OS/H	48.4		
Open Space Subtotal		52.91		
		62.31		

Other Public Uses				
Major Street Rights-of-		54.89		
Other Uses Subtotal		54.89		
Project Total		373.2	275 360***	
* Refer to Section 7.3.5 for definition of Target Dwelling Units and Target Density.				

**COLTON'S HUB
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Table 3.2 — Planning Area Summary						
PA#	Land Use	Designation	Acres *	Target density**	Target Dwelling Units**	Density Range (DU/AC)***
1	Business Park	BP	9.00			
2	Res-Medium 1	RES-M1	10.70	4 <u>11</u> DU/AC	43 <u>118</u>	0-5-0 <u>5.1-14</u>
3	Open Space/Habitat	OS/H	2.60			
4	Res-Medium 1	RES-M1	5.60	11 DU/AC	62	5.1-14
5	Business Park	BP	14.90			
6	Open Space/Habitat	OS/H	6.40			
7	Res-Medium 1	RES-M1	4.20	11 DU/AC	46	5.1-14
8	Res-Medium 1	RES-M1	5.40	11 DU/AC	59	5.1-14
9	Retail Mixed Use	RMU	25.00			
10	Business Park	BP	15.70			
11	Open Space/Habitat	OS/H	12.20			
12	OS/Park	OS/P	3.91			
13	Residential-OS/Park	RES-M OS/P	9.40	4 DU/AC	38	0-5
14	OS/Park	OS/P	0.60			
15	Res Medium 1	RES-M1	6.80	4 <u>11</u> DU/AC	27 <u>75</u>	0-5- <u>5.1-14</u>
16	Retail	R	68.10			
17	Business Park	BP	12.10			
18	Open Space/Habitat	OS/H	27.20			
19	Office Mixed Use	OMU	10.60			
20	Retail	R	7.40			
21	Office Mixed Use	OMU	10.00			
22	Retail	R	3.70			
23	Office Mixed Use	OMU	3.00			
24	Retail Mixed Use	RMU	43.80			
	Maior Street R.O.W's	N/A	54.89			
Totals			373.2		275 <u>360</u>****	

*The acres of the individual planning areas are approximate. Precise boundaries and acreage will be established in conjunction with the tentative tract maps, parcel maps or other instruments with each development application. Minor boundary and acreage variations shall be permitted, subject to Section 7.3.9, Minor Modifications, without an amendment to the CHCCSP.

**Refer to Section 7.3 and 7.3.6 for definitions of Target Density and Target Dwelling Units.

***DU/AC - Dwelling units per acre

****This total does not include live work dwelling units permitted in R and RMU land uses.

Residential Medium and Residential M1 (Res-M & Res-M1)

There are two residential land uses types, Residential Medium and Residential Medium M1. The Residential Medium (RES-M) uses total 26.9 acres and are planned for approximately 108 single family homes on minimum 7,200 square feet lots. The intent is to meet the needs of those seeking high quality traditional homes with pool sized yards that would not otherwise be available in the nearby area. Their location will complement the character of the existing single family homes north of San Bernardino Avenue. In addition to providing housing opportunities for the general area and future commercial and business uses, the future homes are also expected to appeal to staff associated with the Arrowhead Regional Medical Center due to their close proximity.

Residential Medium 1 (RES-M1) uses total ~~45.2~~ 32.7 acres and provides for single-family and attached dwelling units. This land use provides opportunities for small lot single family detached homes, duplex / paired homes and attached townhomes. As is the case in the RES-M designation, this land use will also provide housing opportunities for the general area, future commercial and business uses and many professionals associated with the Arrowhead Regional Medical Center. Refer to Section 6.7 for the variety of home types planned in these two categories.

Within RES-M1 Planning Areas ~~7 and 8~~, higher densities are permitted for senior housing subject to a Conditional Use Permit as identified in Section 4.2.6.



Open Space / Parks (OS/P)

A 4.5 acre neighborhood park (Planning Areas 12 and 14) is centrally located within walking distance of the residential uses. A park master plan concept is shown in Section 6.0, Community Design Guidelines, and includes areas for free play, picnic stations, a basketball court, parking and a restroom.



Planning Area 13 is the site of an existing stormwater basin to accommodate flows from the north side of San Bernardino Avenue. This 9.4 acre site also doubles as a park. The site is improved with a wrought-iron fence and gate along San Bernardino Avenue, and chain link along the remaining three sides. The park includes playing fields in the basin, and a paved parking lot and concrete pads with picnic tables, outside the basin. Future improvements to this park would be governed by guidelines set forth in Section 6.0, Community Design Guidelines.

Improvements to the OS/P Planning Areas would be made to combine the three Planning Areas into a large park site, but still keeping the basin separate.

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3.2 Other Major Components

Circulation

The Circulation Plan in Section 5, Figure 5-1, identifies the primary roads in the Specific Plan boundary. The ~~three~~ two major roads, Pepper Avenue, ~~and~~ Valley Boulevard ~~and San Bernardino Avenue~~ are each planned as 6-lane major arterials with a raised median. Except ~~for San Bernardino Avenue and~~ Meridian Avenue, a planned 4-lane ~~collector-road~~ secondary arterials, all other roads are 2-lanes.

Special emphasis is placed on providing attractive and inviting streetscapes that encourage walking to and from all uses. Major arterial and interior roads will all include sidewalks, parkways and landscape medians. Refer to Section 5.0, Figure 5-3, Bike Plan and Sidewalk Master Plan and Section 6.0, Figures 6-378 and 6-389 for the Streetscape Master Plan.



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Residential Development Regulations

4.2.4 Residential Medium (Res-M)

The housing type for this land use category, located in Planning Areas 2, 13 and 15, provides for minimum 7,200 square foot lots. RES-M areas total 26.9 acres with a target density of four dwelling units per acre with 108 target dwelling units.

For RES-M permitted uses, conditionally permitted uses and development regulations, refer to the City of Colton Zoning Ordinance, Title 18 of the Municipal Code, Section 18.12, R 1. All requirements shall apply therein with the exception of 1) Section 18.12.080 Density of Development above and 2) Population density.

4.2.5 Residential Medium1 (Res-M1)

The housing types for this land use category, located in Planning Areas 2, 4, 7, 8 and 15, permits single-family detached homes, patio homes, courtyard homes and single family attached homes. RES-M1 areas total 26.9 32.7 acres with a target density of 11 dwelling units per acre with 167 360 target dwelling units.

Permitted Uses

2. Single-family detached homes and attached homes*
3. Private parks and clubhouse buildings
4. Residential Care Facilities (Six or fewer residents)
5. Dwelling Unit, Second
6. Transitional and Supportive Housing
7. Assisted Living Facilities (Six or fewer residents)

*Condominium and/or fee simple ownership is permitted for detached or attached homes. All common area landscape, paving in alleys, private streets or motor courtyards, including other private common areas in any parcel, shall be included and maintained within a homeowners association.

The following pertains to both RES-M and RES-M1 uses. Refer to Section 7.0, Administration, for a description of target density and target dwelling units.

Accessory and Temporary Permitted Uses

1. Parking areas.
2. Home occupations in accordance with City of Colton development code.
3. Private park and recreation facilities, community center buildings.
4. Patios and patio covers.
5. Swimming pools, spas, sports courts, and other similar outdoor recreational facilities.
6. Monument signage and walls consistent with the Specific Plan design guidelines herein.
7. Temporary uses such as model homes, sales offices, and subdivision sales trailers, temporary construction offices and facilities, real estate signs.

**TABLE 4-A DEVELOPMENT REGULATIONS AND STANDARDS
RES-M1 DETACHED HOMES**

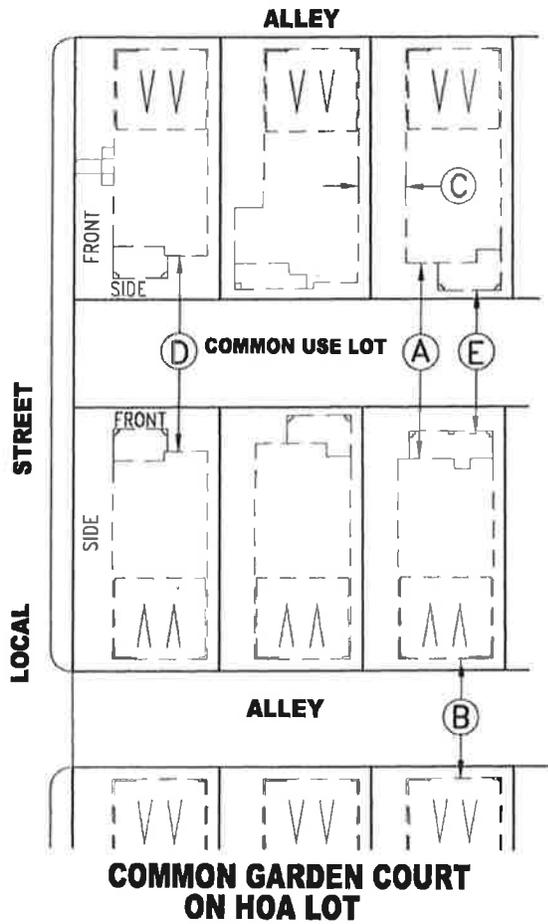
	Detached- (Patio-Home)	Detached (Garden Court)	Detached (Courtyard) (Cluster)	Detached (Motor Court)
Lot Requirements:				
• Minimum Lot Size (Square Feet) per Dwelling Unit	2,000	2,000	2,000	2,000
• Minimum Lot Width	30'	30'	N/A	N/A
• Minimum Lot Width at Corner	35'	35'	N/A	N/A
• Minimum Lot Depth	55'	55'	N/A	N/A
• Minimum Dwelling Unit Size	1,100 s.f.	1,100 s.f.	1,100 s.f.	1,100 s.f.
Minimum Setbacks: (From R/W or Prop. Line)				
Front Building Setbacks:				
• <u>Local Streets</u>				
1 Story	9'	9'	9'	9'
2 Story	10'	10'	10'	10'
3 Story	12'	12'	12'	13'
• Street A and N. Eucalyptus Ave (Add 3' to each setback above)				
• <u>Greenbelts, Courtyards and Parks</u>	4'	1'	1'	1'
• Single Story Porch or Balcony				
Street A and N. Eucalyptus Ave.	7'	7'	7'	7'
All Other Streets	5'	5'	5'	5'
<u>Greenbelts, Courtyards and Parks</u>	1'	1'	1'	1'
Side Building Setbacks:				
• Interior Property Line	4'	4' 3"	3'	3'
Residential Street (corner lot)				
• 1 Story	8'	8'	8'	8'
• 2 or 3 Story	10'	10'	10'	10'
• Open Single Story Porch or Balcony (corner lot)	8'	8'	8'	8'
Rear Building Setbacks:				
• Primary Building - Alleyway (See Note 11)	3'	3'	3'	3'
• Garage Face to Alley (Drive Apron)	3'	3'	3'	3'
• Open Patio Cover	3'	3'	3'	3'
Lot Coverage:				
• Maximum Coverage	65%	70-65%	70%	70%
Maximum Building Height:				
• Primary Structures	35'	35'	35'	35'
Minimum Building Separation: (see Note 16)				
		See Figure 4-1)		
• Front to Front				
1 Story to 1 Story	20'	20' 48"	12'	
2 Story to 2 or 3 Story	20'	20' 48"	15'	
(*Interior Units - See Figure 4-1b, 1c)	N/A	28'	14'	N/A
3+ Story to 3+ Story	28'	28' 30'	16'	
• Rear to Rear	(w/ Alley)	(w/ Alley)	(w/ Alley)	Non-Alley
1 Story to 1 Story (Sec Note 11)	28' 30'	28' 30'	28' 30'	8'
2 Story to 2 Story (Sec Note 11)	28' 30'	28' 30'	28' 30'	8'
3 Story to 2 or 3 Story	See Note 11	See Note 11	30'	10'
• Side to Side				
1 Story to 1 Story	8'	6' 8"	6'	6' 8"
2 Story to 2 Story	10'	6' 8"	6'	6' 8"
3+ Story to 2 or 3+ Story (*12' if no entries to units between buildings)	15'*	15'*	15'*	15'*
• Front to Side				
1 Story to 1 Story	12'	12'	6'	6'
2 Story to 2 Story	15'	15'	7'	7'
3+ Story to 2 or 3+ Story	15'	15'	10'	10'
Minimum Porch and Balcony Separations				
• Front to Front (All stories)	15'	15'	15'	15'
Walls and Fences:				
• Max. Height within Building Setback	3-0'	4' 3-0'	4' 3-0'	4' 3-0'
• Maximum Height other Locations:	6'	6'	6'	6'
Parking:				
• Minimum Resident Parking in Garage	2 spaces	2 spaces	2 spaces	2 spaces
• Minimum Guest Parking	3/DU	3/DU	3/DU	3/DU

**TABLE 4-B
DEVELOPMENT REGULATIONS AND STANDARDS
RES-M1 ATTACHED HOMES**

Lot Requirements:	Single Family Attached
<ul style="list-style-type: none"> Minimum Parcel Size: 	4,000 6,000 square feet
<ul style="list-style-type: none"> Minimum Parcel Width 	50' 60'
<ul style="list-style-type: none"> Minimum Parcel Depth 	60' 400'
Minimum Setbacks (From ultimate R.O.W or PL.)	
Front Building Setbacks²:	
Primary Structure	
Public Streets or Property Line	
1 Story	9'
2 Story	10'
3 Story	12'
<ul style="list-style-type: none"> Street A (Add 3' to each setback above) 	
<ul style="list-style-type: none"> <u>Greenbelts, Courtyards, and Parks</u> 	1'
Open Porch (Single story)	
<ul style="list-style-type: none"> Street A 	7' 40'
<ul style="list-style-type: none"> Other Public Streets or Property Line 	5 8'
<ul style="list-style-type: none"> <u>Greenbelts, Courtyards, and Parks</u> 	1'
Side Building Setbacks	
<ul style="list-style-type: none"> Exterior property line 	10'
<ul style="list-style-type: none"> 1 Story (Corner Lot) 	8' 40'
<ul style="list-style-type: none"> 2 to 3 Story (Corner Lot) 	10' 42'
<ul style="list-style-type: none"> Open porch or balcony (Corner Lot) 	8'
Rear Building Setbacks	
<ul style="list-style-type: none"> Primary building, from Alley Lane 	3'
<ul style="list-style-type: none"> Garage Face to Alley 	3'
<ul style="list-style-type: none"> Open Patio Cover or Trellis 	3'
Lot Coverage:	
<ul style="list-style-type: none"> Maximum Coverage 	70%
Maximum Building Height:	
<ul style="list-style-type: none"> Primary Structures 	35'
<ul style="list-style-type: none"> Accessory Structures 	1 story or 10' below building height of primary structure.
Minimum Building Separation: (See Note 16)	
<ul style="list-style-type: none"> Front to Front 	
1 Story to 1 Story	20'
2 Story to 1 or 2 Story	25' (25% of a building may be 20')
3+ Story to 2 to 3+ Story	30' (20% of a building may be 25')
<ul style="list-style-type: none"> Rear to Rear (Alley way – See Note 11) 	
1 Story to 1 Story	28'/30'
2 Story to 1 or 2 Story	28'/30'
3+ Story to 2 to 3+ Story	See Note 11
<ul style="list-style-type: none"> Side to Side 	
1 Story to 1 Story	8' 40'
2 Story to 1 or 2 Story	10' 42'
3+ Story to 2 to 3+ Story	15' (12' if no side entry)
<ul style="list-style-type: none"> Front to Side 	
1 Story to 1 Story	10'
2 Story to 1 or 2 Story	15'
3+ Story to 2 to 3+ Story	15'
Walls and Fences:	
<ul style="list-style-type: none"> Max. Height in building setback area. 	3'
<ul style="list-style-type: none"> Maximum height other locations: 	6'
Parking:	
<ul style="list-style-type: none"> Minimum Resident Parking 	1 enclosed space on a garage for 1 bedroom or smaller; 2 enclosed spaces in a garage for a 2 bedroom or larger.
<ul style="list-style-type: none"> Minimum Guest Parking 	1 space for each 3 units. Public or private on street parking may be counted toward guest requirements

Notes to Tables 4-A and 4-B:

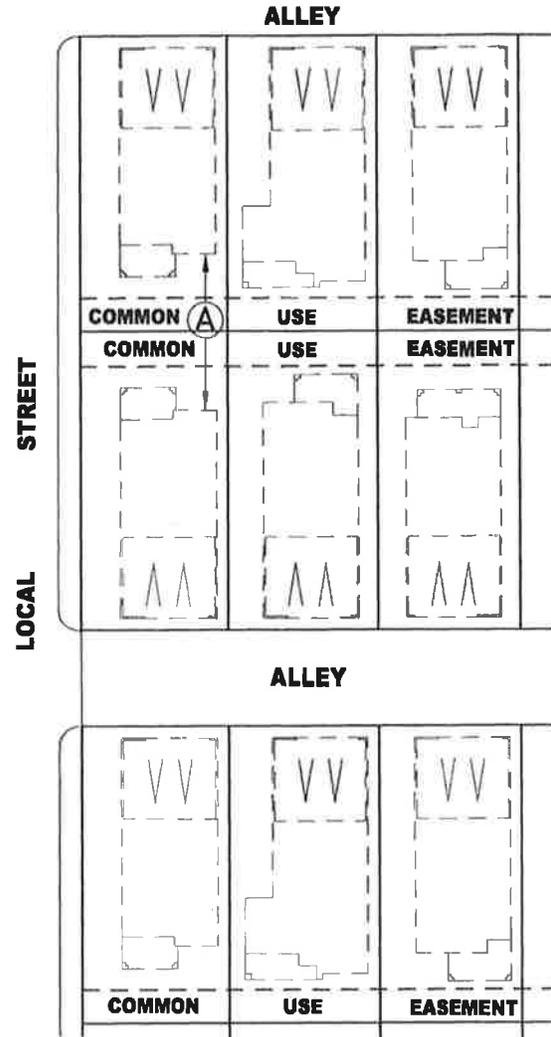
1. All building setbacks are measured from the street rights-of-ways shown in street sections or from the ultimate property line.
2. Setbacks along private streets shall be measured from back of sidewalk. If no sidewalk, then from face of curb.
3. Minimum parcel width shall be measured at the front setback line.
4. For building setbacks and building separations, the minimum dimensions shown in the regulations pertain to the main building structure and not to architectural projections, balconies, porches or patio walls and gates.
5. Architectural projections may project a maximum of three feet (3') into required front, rear or side setback areas, however in all cases there shall be a minimum clearance of four feet (4') to an opposing projection, including a building, wall or fence. An architectural projection is defined as an element that articulates the building elevation such as caves, window and door pop out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, and other similar elements.
6. Balconies, open covered porches, patio walls and gates are permitted to project into the setbacks and building separations as indicated in the development regulations or as otherwise specified in this document.
7. The minimum depth of an open covered porch shall be five feet (5'). Clearance between opposing porches or balconies shall be fifteen feet (15') in front to front building orientations, ten feet (10') other conditions.
8. Side yard slopes of 2:1 or greater shall not encroach more than fifty percent (50%) into yard setback areas.
9. Shared use easements are permitted.
10. Recreational vehicle (RV) parking is prohibited for more than seventy-two (72) hours on residential streets.
11. Alley widths for 2-story or less buildings: Where greater than ~~eight (8) m (11)~~ dwelling units, shall include a thirty feet (30') minimum dimension between buildings, with minimum twenty feet wide (20') travel lanes and three feet (3') minimum driveway apron or landscape. Alleys with ~~eight (8) m (11)~~ dwelling units or fewer, and that do not to exceed one hundred fifty feet (150') of alley length may be a minimum of twenty-eight feet (28') minimum between buildings, with a minimum twenty feet (20') lane and three feet (3') minimum driveway aprons or landscape. Buildings 3-story or greater shall be subject to City of Colton Fire Department approval.
12. Building articulation is required on rear building elevations along alleyways.
13. Along a side yard adjacent to an alley, there shall be a minimum of two feet (2') of planting area where a wall or fence is adjacent to an alley curb or sidewalk, whichever is closer to the wall or fence.
14. Wall and Fence measurements: The height of a wall or fence shall be measured from the highest ground level on either side of the wall or fence. In order to allow for variation in topography, the height of a wall or fence may vary in an amount not to exceed eight inches (8") provided that in no event shall the average height of the wall or fence exceed the maximum height permitted.
15. For each of the ~~four~~ three housing types plan configurations listed in Table 4-A, refer to Figures 6-26 through 6-30. For detached or attached homes that do not clearly fit into either any of the categories in Table 4-A or Table 4-B, the Development Services Director or his / her designee shall determine which development regulations from above shall apply.
16. Building separations can be satisfied through any combination of lot setbacks (on private lots), Common lot areas (on HOA lots) on common use easements (on private lots). See Figure 4-I.



COMMON GARDEN COURT ON HOA LOT

PRIMARY BUILDING SEPARATIONS

- (A) Front to Front
 20' - 1 Story to 1 Story
 20' - 2 Story to 2 or 3 Story
 28' - 3 story to 3+ Story
- (B) Rear to Rear (see note 11)
 28'/30' - 1 Story to 1 Story
 28'/30' - 2 Story to 2 or 3 Story
 Note 11 - 3 Story to 3+ Story
- (C) Side to Side
 6' - 1 Story to 1 Story
 6' - 2 Story to 2 Story
 15' - 3+ Story to 2 or 3+ Story
- (D) Front to Side
 12' - 1 Story to 1 Story
 15' - 2 Story to 2 Story
 15' - 3+ Story to 2 or 3+ Story



COMMON USE EASEMENT ON PRIVATE LOTS

PORCH & BALCONY SEPARATIONS

- (E) Front to Front
 15' - All Stories to All Stories

See Note 16 to Tables 4A & 4B
 Building Separations can be satisfied through a combination of lot setbacks (on private lots), Common Lot Areas (on HOA Lots) or Common Use Easements (on Private Lots)

FIGURE 4-1
 SEPARATIONS for GARDEN COURT RES-M1 DETACHED HOMES

4.3 Open Space/Parks (OS/P) and Open Space Habitat (OS/H)

These land use categories include uses in Planning Areas 3, 6, 11, 12, 13, 14 and 18. Park uses and design, including all recreational amenities to be included in PA's 12, 13 and 14, are subject to review and approval of the City Development Services Director and/or his/her designees.

Any use of the Open Space/Habitat areas in PA 3, 6, 11 and 18, other than as a preserved habitat, shall be subject to review and approval by the Development Services Director in consultation with the appropriate public agencies having jurisdiction.

4.4 Sign Regulations

Comprehensive Sign Program

A comprehensive sign program will assure that signs for all land uses within the Colton's Hub City Centre Specific Plan Amendment (CHCCSP) area are integrated into the overall community vision and theme.

Purpose and Intent

Signage is an important design element of the physical environment and an important aspect of business communication. As a planned architectural feature, a sign can be attractive and harmonize with the physical character of its environment.

The purpose and intent of the sign regulations for the CHCCSP are the same as those identified in the current City Sign Ordinance (Title 18, Chapter 1850).

1. Promote an economically stable and visually attractive community and ensure that the special character and image the City is striving for can be attained.
2. Promote signs and graphics that are attractive, pleasing and harmonized with the physical character of the environment and surrounding properties, while serving the advertising needs of the business community;
3. Promote traffic safety and the smooth and efficient flow of pedestrians and vehicles to their destinations;
4. Direct persons to various activities and enterprises, in order to provide for maximum public convenience.

Authority and Requirements

The sign standards that follow shall apply to all properties located within the CHCCSP project area. The City of Colton Zoning Ordinance, Title 18, Chapter 1850, of the Municipal Code, shall prevail for this section, except as otherwise indicated in the standards that follow. The changes that have been incorporated and modify the current City Ordinance are based on tailoring the signage needs to the CHCCSP area, which as a large master planned mixed use community has certain unique signage requirements. If there is a discrepancy between the City Zoning Ordinance and the CHCCSP, then the CHCCSP shall take

SECTION 5

CIRCULATION, PUBLIC FACILITIES AND SERVICES

5.0 Circulation, Public Facilities and Services

5.1 Circulation Plan

A major road network is already in place for the Colton's Hub City Centre Specific Plan Amendment (CHCCSP) project area, providing excellent north/south and east/west vehicular circulation routes. A full interchange also exists at Pepper Avenue and the I-10 Freeway. Road and bridge improvements at the interchange are scheduled to occur in 2014. Based upon a comprehensive traffic study prepared for the CHCCSP project area, the required future road sections and rights-of-way were developed. Refer to the Circulation Plan, Figure 5-1 and corresponding road sections in Figure 5-2. Existing and planned road widths are summarized below. New road improvements or existing roads that require widening or other improvements shall be a condition of development subject to approval by the City engineer and Development Director.

Pepper Avenue

Pepper Avenue is designated as a Major Arterial. It is currently a major north/south 6-lane divided thoroughfare with a full interchange at the I-10 Freeway. Most of Pepper Avenue has been fully improved and includes a 17 foot wide raised median. See Figure 5-1 and Street Section A on Figure 5-2. The interchange is planned for major improvements in 2014.

The primary change will be to provide a seven foot wide landscaped parkway on the west side of the road with an eight foot wide combination sidewalk and Class I bike lane. The additional right-of-way and improvements will occur as a condition of future development.

Valley Boulevard

Valley Boulevard is designated as a Major Arterial. It is currently a four lane road and will be increased to six lanes and include a raised median. See Figure 5-1 and street section A on Figure 5-2

San Bernardino Avenue

San Bernardino Avenue is designated as a Collector Street Major Arterial. It is currently a four lane road and will remain in that configuration. See Figure 5-1 and Street Section B on Figure 5-1B, with a small section with two lanes and will be increased to six lanes and include a raised median.

The street width and right-of-way may be expanded approximately 10 feet on the south side of the road in the future to accommodate an Omnitrans Bus Rapid transit line, should that become a reality.

Meridian Avenue

Meridian Avenue is an existing 2-lane local road and will be improved to 4 lanes. See Figure 5-1 and Street Section B on Figure 5-2.

Wildrose Avenue (North Of Street A), Woodpine Avenue, Indigo Avenue, Hermosa Avenue, Street A and C Street

Wildrose Avenue, Woodpine Avenue, Indigo Avenue, and C Street are existing 2-lane roads and will remain so. While Wildrose currently extends between Valley Boulevard and San Bernardino Avenue, it will be changed to a cul-de-sac on its north end to avoid through traffic in residential areas. Street A is a new 2-lane road located between Wildrose Avenue and N. Eucalyptus Avenue and is also designated as a 2-lane road.

Wildrose Avenue and Woodpine Avenue All roads above will have a 36' curb to curb street section within a 72' 60' right of way. Wildrose Avenue between Woodpine Avenue and Valley Blvd will have a 46' curb to curb street section within a 72' right-of-way. Woodpine Avenue and Indigo Avenue will have a 48' curb to curb street section within a 64' right-of-way.

Wildrose Avenue (South Of Street A) and N. Eucalyptus Avenue

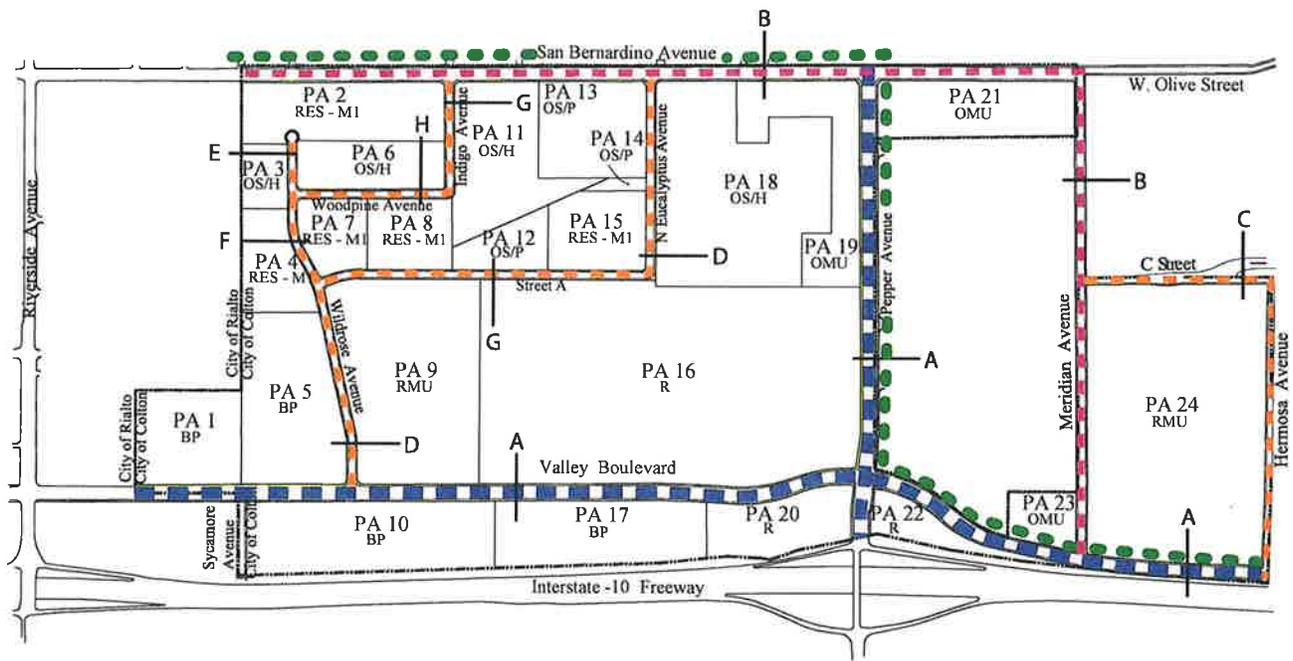
Wildrose Avenue (south of Street A) is an existing 2-lane road. N. Eucalyptus Avenue is a new road and an extension of N. Eucalyptus Avenue north of San Bernardino Avenue. Both are planned as 2-lane roads with a 40' curb to curb street section ~~with~~ within a 64' right-of-way.

Bus Rapid Transit

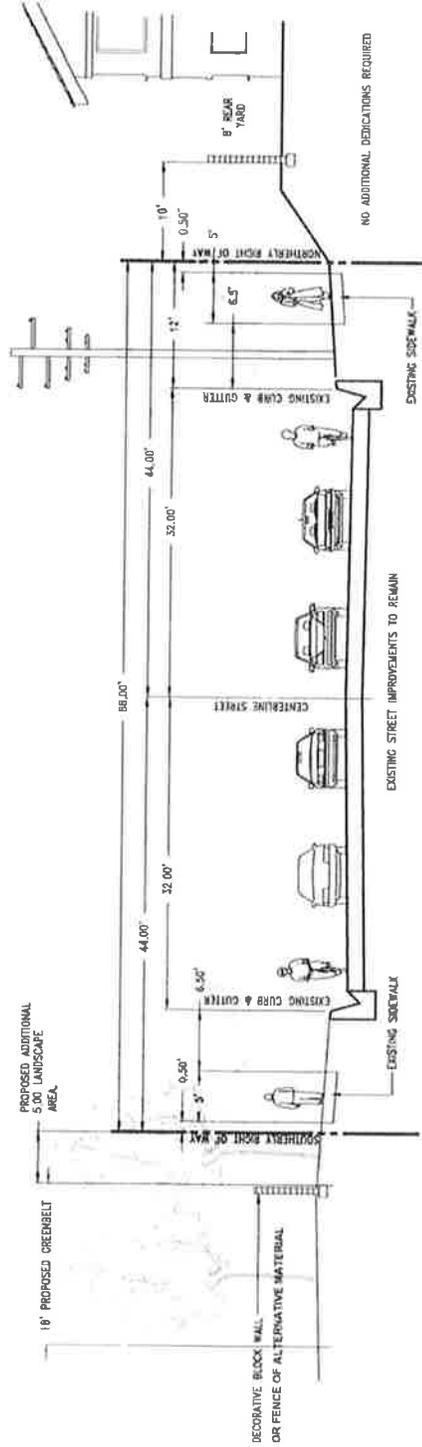
Based on discussions with representatives of Omnitrans, they are estimating that within the next 5 to 10 years a bus rapid transit (BRT) system will be in place to serve the CHCCSP project area and surrounding communities. The current Omnitrans plans establish a BRT beginning point for the CHCCSP project area along Valley Boulevard at Hermosa Avenue, north on Pepper Avenue, and an end Figure 5-1 Circulation Plan

LEGEND:

	A	Major Arterial - 6 lanes divided
	B	Secondary Arterial - 4 lanes
	C-F	Local Street - 2 lanes
		BRT 'Holt Line'



**FIGURE 5-1
CIRCULATION PLAN**



B
SECONDARY ARTERIAL
SAN BERNARDINO AVENUE
(4 LANES)

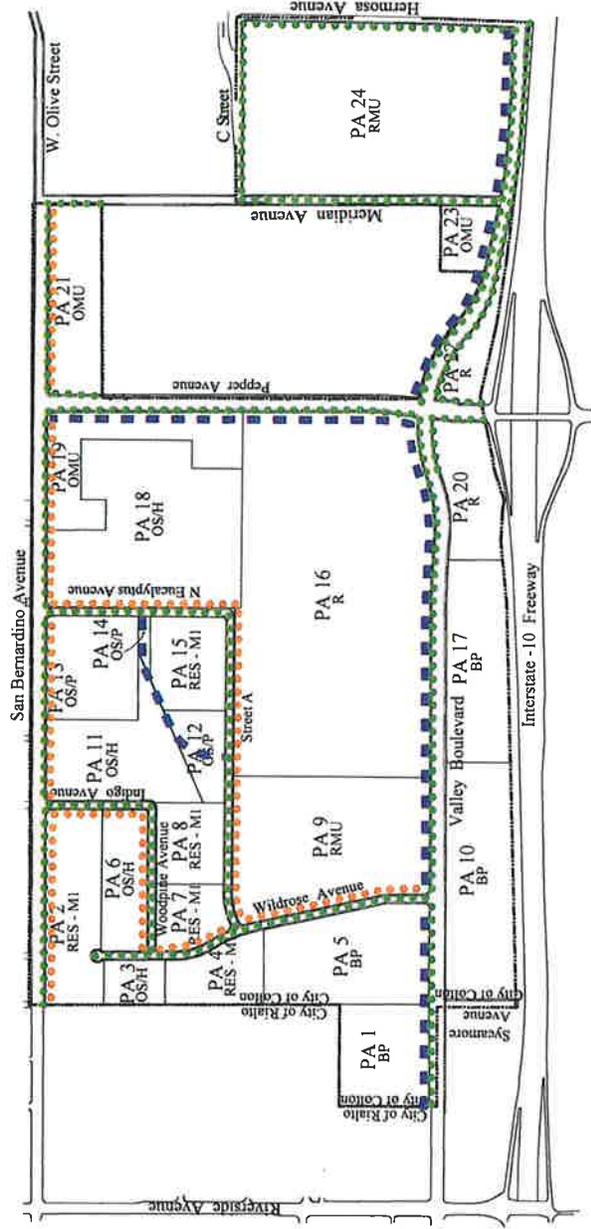
FIGURE 5-1-A
STREET SECTION FOR
SAN BERNARDINO AVENUE

Note: Pursuant to CHCCSP
 Amendment No. 1 Wildrose Village.

Revised November 2016

LEGEND:

- ■ ■ ■ Class I Bikeway
(8' wide - off street)
- ● ● ● Class II Bikelanes
(8' wide - on street)
- Pedestrian Sidewalks



**FIGURE 5-3
BIKE LANE AND SIDEWALK MASTER PLAN**

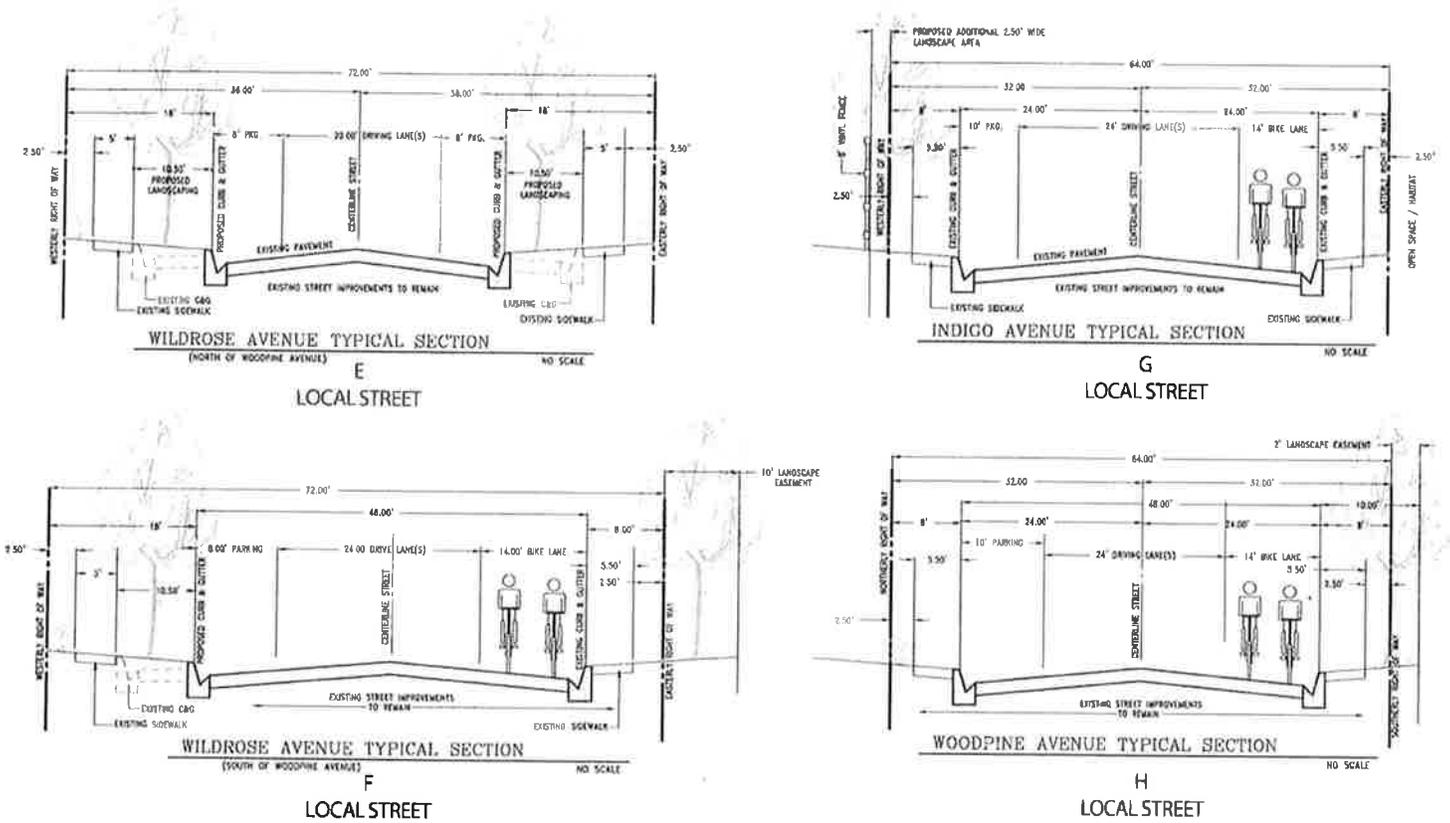
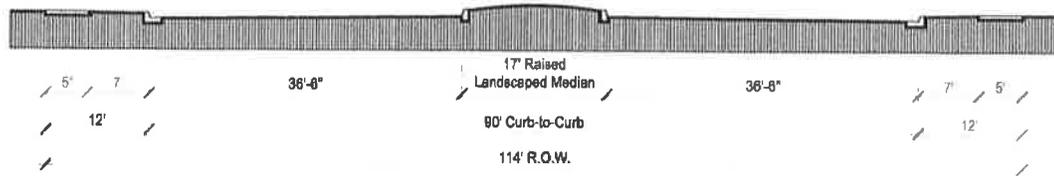


FIGURE 5-1-B
STREET SECTIONS IN NORTHWEST
QUADRANT OF CHCCSP

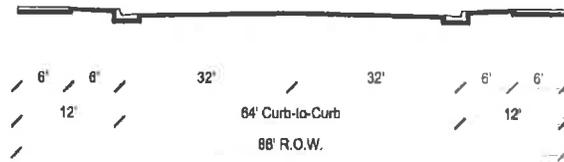
Note: Pursuant to CHCCSP
Amendment No. 1 Wildrose Village.

Refer to Figure 5-1 for street locations.

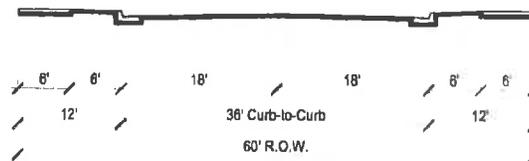
Revised November 2016



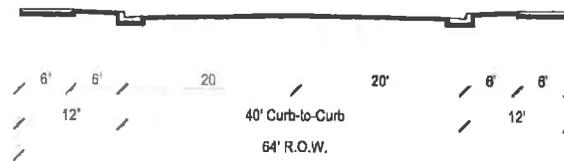
A
MAJOR HIGHWAY
 Pepper Avenue / Valley Boulevard
 (6 Lanes)



B
~~COLLECTOR STREET~~ — **SECONDARY ARTERIAL**
 Meridian Avenue



C
 Local Street
 (2 lanes)



D
 Local Street
 (2 Lanes)

FIGURE 5-2
STREET SECTIONS

Note: Pursuant to CHCCSP
 Amendment No. 1 Wildrose Village.

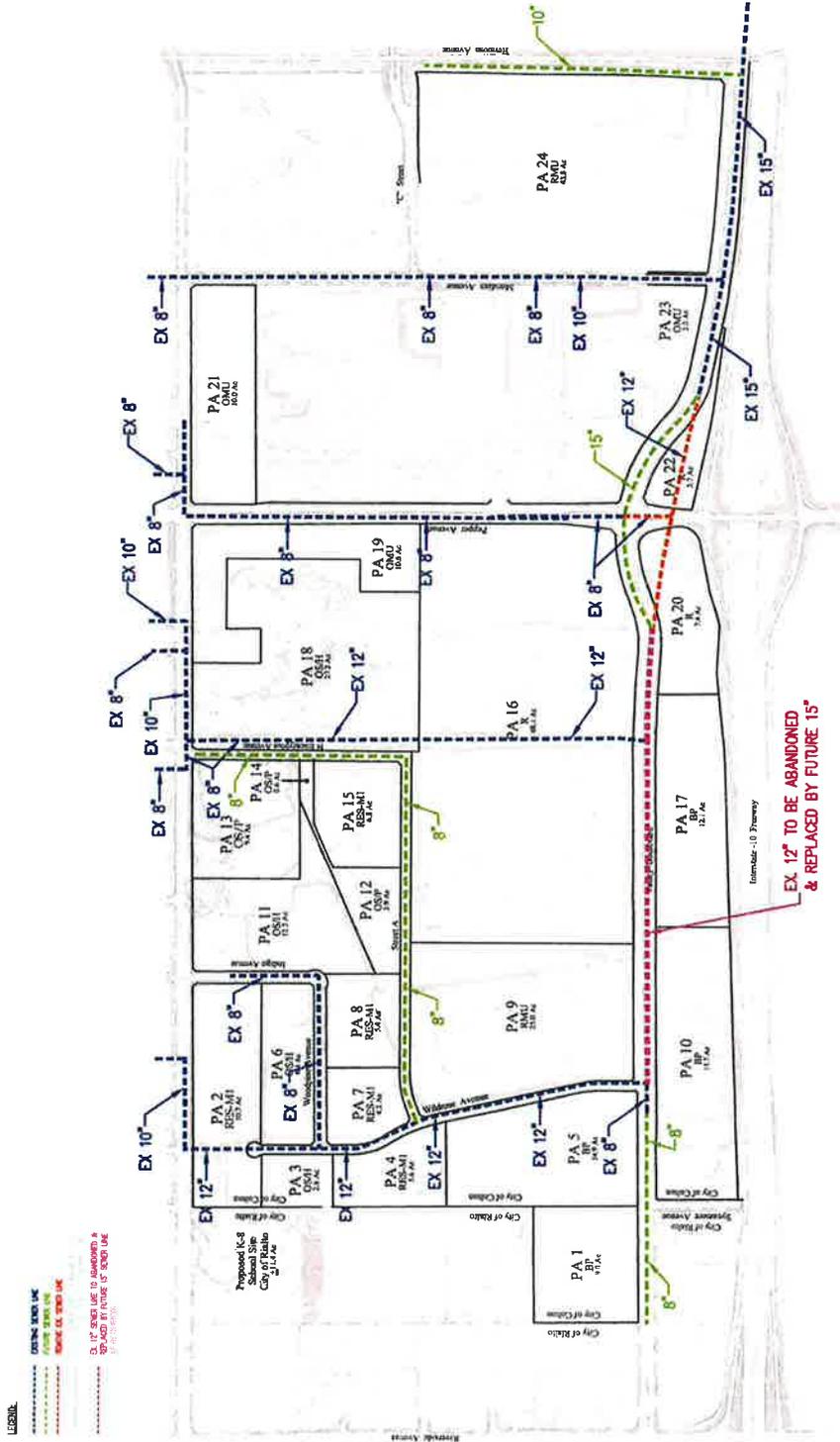


FIGURE 5-5
MASTER SEWER PLAN

The following photographs identify key architectural design elements to guide all single family homes in the Res-M category.



This photo illustrates a well designed single story home. A "side-on" garage with windows and shutters creates the impression of a much larger home. Excellence in design is achieved through the variation of the rooflines including dormers to add interest, the variation in the ground floor building planes, provision of a covered porch, and complementary building colors.



The massing and proportion between first and second story elements, variation of building planes and rooflines, and window detailing with shutters, provides an excellent example of a two-story home with a three car garage.

Figure 6-24
Architecture Guidelines Res-M

COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN



The varied rooflines and building planes, with well balanced one and two story elements creates an attractive elevation. The use of the deep earth tone color on the garage doors helps them recede rather than overwhelm the home. Stone accents placed in a prominent location on the home further add to its appeal.



The massing of this two-story home is well articulated in roof details, windows and trim. The earth tone color palette and contrasting trim colors enhances its overall appeal.

Figure 6-25
Architecture Guidelines Res-M



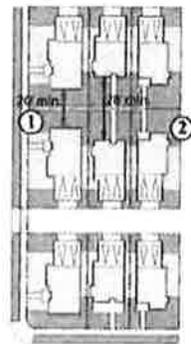
Both homes above incorporate similar design elements, each with its own distinctive style that provides an effective way to reduce the building's mass and create a desirable scale along the street. Each includes a porch and recessed entry, a roof and balcony element extending forward of the garage, and warm earth tone colors with contrasting color trim.

Figure 6-26
Architecture Guidelines Res-M

COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN



Garden Courts



The minimum setback for Garden Court Homes are shown above:

1. Setback between buildings: 20' (28' between 3-story or more buildings.)
2. ~~Setback between interior buildings: 28'~~
2. A limited turf area adds to the quality of the courtyard.

Figure 6-32
Garden Court Guidelines Res-M1

COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN

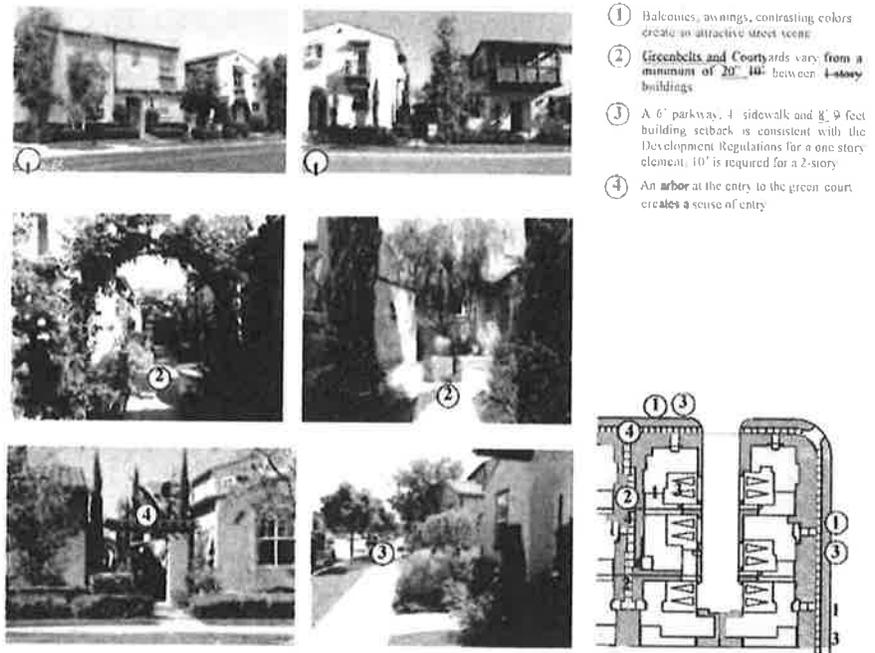


Figure 6-33
Garden Court ~~Courtyard~~ Guidelines Res-M1



Minimum Setbacks to Sidewalks

- (A) 13 feet from sidewalk or back of right of way on A-B street for 2-story, 10' other streets
- (B) 5.8 feet to a covered porch
- (C) 3 feet to a fence of max 4 3'-0" tall if in setback area.
- (D) 6' wide parkway and curb and 4 foot sidewalk.

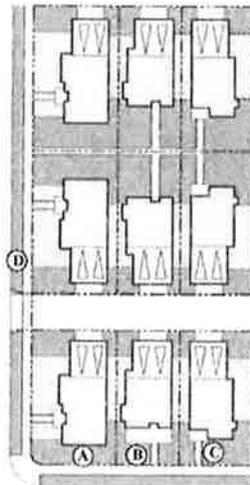


Figure 6-34
Garden Court-Patio Homes Guidelines Res-M1

COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN

6.8 Residential - Site Landscape, Wall and Fence Guidelines

Each residential site shall be required to adhere to the minimum following guidelines and standards in addition to those listed in Section 4.0, Development Regulations, and other Sections of the CHCCSP.

Attached home development with public and common area landscaping:

1. Provide landscaping in all public and private common areas within the project site or as otherwise required by the Development Services Director. For private use areas enclosed by four feet (4') ~~five feet (5')~~ to six feet (6') high privacy walls or fences, separated by other similar architectural elements, no landscaping is necessary to be provided by the builder or developer.
2. Select plant materials for common areas from the Landscape Palette located in the Community Design Guidelines. Additional plant material may be selected if approved by the Development Services Director or his /her designee.
3. Provide a minimum of fifteen percent (15%) of the total site for common area landscaping. The fifteen percent (15%) is in addition to the landscape area within parkways between sidewalks and streets and any private yard areas enclosed by a wall exceeding a height of four feet (4').
4. Select street trees for public rights-of-ways that are consistent with the landscape sections and Community Design Guidelines provided herein. Provide 33% of total boxes at a minimum twenty-four inch (24") box size and 67% of total boxes at 15 gallon size for all street trees in parkways between a sidewalk and curb shall. Street trees are not intended to be included to satisfy the minimum twenty percent (20%) for the common areas.
5. In common areas, provide the following minimums: fifteen (15) gallon minimum tree sizes, with twenty percent (20%) of all trees a minimum of twenty-four inch (24") box size and five percent (5%) of all trees a minimum of (36") box size.
6. All areas used for private patios may be screened with a four feet (4') ~~five feet (5')~~ to six feet (6') high masonry wall or vinyl fence material pursuant the Community Design Guidelines. However, if less than eight feet (8') occurs from a sidewalk to a wall where there are fronts or sides of homes adjacent to a public or private street, then the maximum wall height shall be three feet (3'). There shall be no less than two feet (2') of planting area depth from the face of any wall of any height to a sidewalk or other paved surface, in order to allow for plant materials such as vines and hedges to be planted.
7. No wood fences are permitted within the CHCCSP project area, except for use as access gates in residential areas. Other walls or fences, such as those manufactured with composite materials shall be subject to approval by the Development Services Director or his /her designee. Refer also to Section 4.0, Development Regulations, for additional wall and fence requirements within each land use category.

Indigo Avenue and N. Eucalyptus Avenue at San Bernardino Avenue

Entry monuments into the residential neighborhoods are shown in Figure 6-37. In order to reinforce an overall community identity, the same vocabulary of materials is used as in the Commercial /Business Park areas.

6.9.2 Community Wall And Fence Guidelines

Community Theme Wall

Community walls are located in residential areas along the project boundary and along streets based on traffic and / or noise considerations. Exceptions to community wall locations include open space boundaries and where easements do not allow walls. As is the case with entry monuments, the intent is to establish a consistent theme of materials within the community. Refer to Figure 6-35 respectively for wall locations and types.

The height of community walls typically will be six feet except where necessary for noise attenuation. The Development Service Director may select the appropriate height, material and style of the community wall. Acoustical studies will be provided by applicants prior to any residential development to determine required wall heights.

In order to soften the character of walls and to provide a graffiti resistant surface along the public facing side of streets, vines such as Boston Ivy are recommended.

Wood Fences

No wood fences are permitted within the CHCCSP, except for use as access gates to residential yards, up to three (3) feet high picket or similar type fences in front yards. All walls in residential development areas shall be a tan colored slump stone, split face block, or other equivalent material approved by the Development Services Director.

6.10 Community Streetscape Master Plan and Guidelines

Streetscapes play an important part in developing a distinctive community. Trees, shrubs and groundcovers within parkway, medians, and landscaped setback areas adjacent to the public rights of way all contribute to creating a unified and beautiful community. The streetscape design elements for the major and local streets within the CHCCSP are described below and illustrated in Figures 6-37 and 6-38, and Landscape Master Plan and Figures 6-39 through 6-44, Streetscape Sections. While specific tree types have been selected for each of the major streets, they may be revised by Development Services Director and his / her designee. In the event they are changed, it is recommended that the form and shape of each substituted tree be similar to those for the respective street tree in the Landscape Master Plan.

All street trees within parkways, between the sidewalks and curbs, are intended to be planted with equidistant spacing versus informal groupings within the medians on Valley Boulevard, Pepper Avenue, and San Bernardino Avenues.

Trees are shown in informal groupings, which is already the case in existing segments of the Pepper Avenue median.

Valley **B**oulevard

Parkway Trees: Chinese Pistache

Median Trees: Date Palms and Crape Myrtle

Chinese Pistache are broad dome trees, with leaves that turn burgundy in the fall and provide an excellent shade canopy. While the trees are deciduous during the winter, the Southern Magnolias in the median will provide year round foliage. Flowering Crape Myrtle trees are also included in the median and will provide summer color.

Pepper **A**venue

Parkway Tree: Australian Willow

Median Trees: Date Palm and Jacaranda

On the east side of Pepper Avenue, within the public right-of-way and adjacent to the Arrowhead Regional Medical Center property, there exists a curb adjacent sidewalk and a variety of mature trees in the landscape area with groupings of California Pepper trees, among others tree varieties.

On the west side of Pepper Avenue that is part the Specific Plan, a new parkway and sidewalk is planned as development occurs. The Australian Willow an evergreen tree that forms a shade canopy tree is shown. It will complement the California Pepper trees along the Medical Center site without the high maintenance associates with the Pepper tree.

Jacaranda trees are presently located within the median and are intended to remain. Additional groupings of Date Palms, which provide year round foliage are shown to further enhance the streetscape.

San **B**ernardino **A**venue

Parkway Tree: Tipu Tree

Median Trees: Camphor Tree and Crape Myrtle

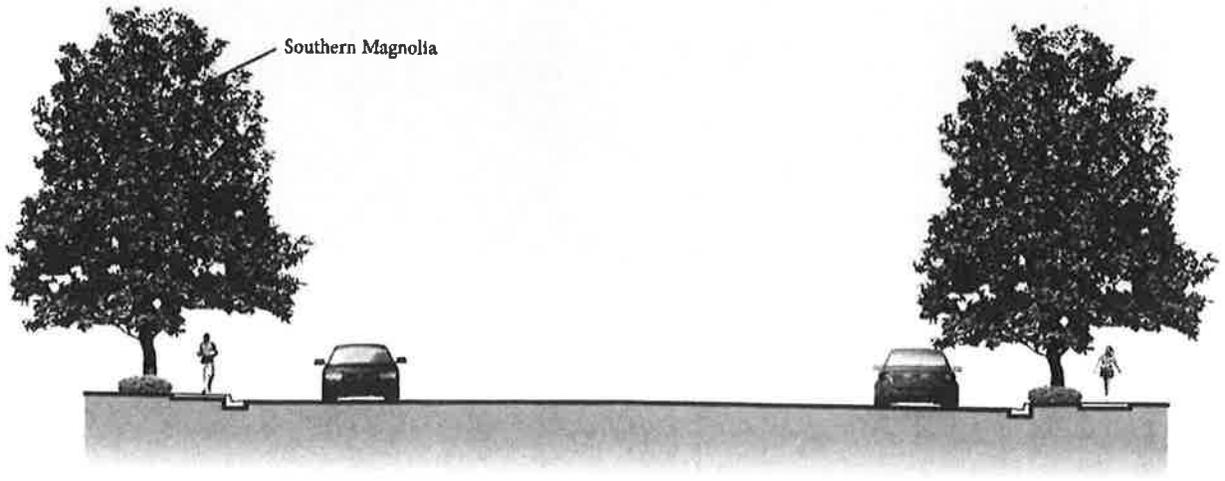
The Tipu tree provides a broad dome deciduous tree with yellow summer flowers that provides an excellent shade canopy during the warmest seasons. While these trees are deciduous during the winter, evergreen Camphors in the median will provide year round foliage. The Crape Myrtles which flower during the summer will provide a seasonal accent.

Along residential areas, a landscaped setback area of five feet (5') ~~ten feet (10')~~ minimum is required between the public sidewalk and the future community theme wall. (See Section 4.0, Development Regulations). Evergreen pines are recommended in this landscaped setback area to enhance the streetscape on San Bernardino Avenue and buffer the adjacent residential uses from the road.

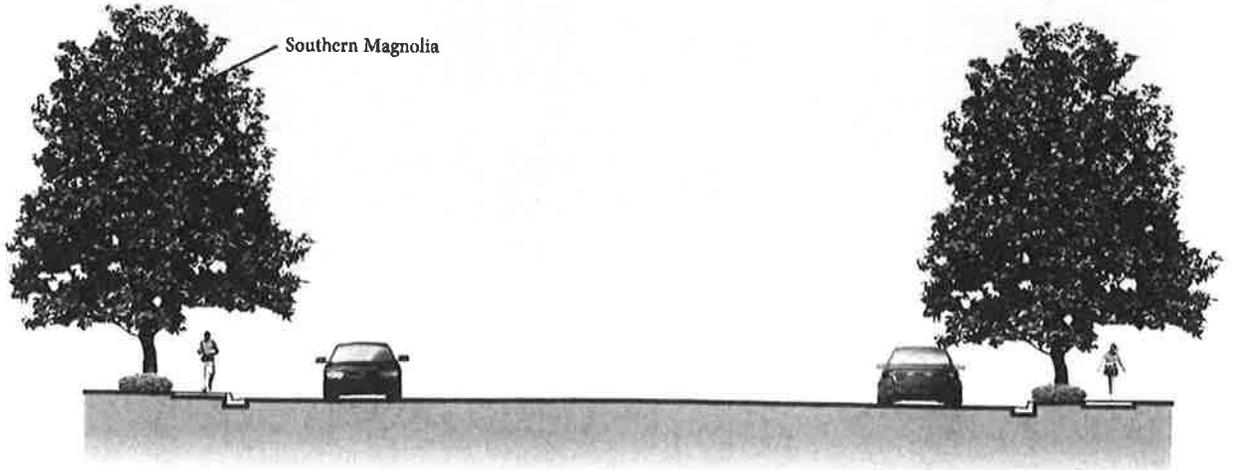
Meridian **A**venue

Parkway Tree: Southern Magnolia: An upright evergreen tree with white flowers in the summer.

**COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN**



San Bernardino Avenue



Meridian Avenue

FIGURE 6-41
STREETScape SECTION

Indigo Avenue And C Street

Parkway Tree: London Plane Tree: An upright deciduous tree that provides excellent shade during the hot summer months.

N. Eucalyptus Avenue

Parkway Tree: Evergreen Ash: An upright broad spreading shade tree.

Street A

Parkway Tree: Tipu Tree: A broad dome shade canopy with yellow seasonal flowers.

Parkway Tree: London Plane Tree. An upright stately tree that provides excellent shade during the hot summer months.

These two streets are near mirror images of each other on the land use master plan and are intended to include similar street trees. The evergreen Southern Magnolia, a stately tree that is well adapted to the area, will create a strong streetscape character. It is evergreen year round and flowers during the summer months.

Hermosa Street

Parkway Trees: Australian Willow: Similar leaf shape and character to a California Pepper, but much cleaner, less maintenance.

Wildrose Street

Parkway Trees: Australian Willow in residential areas to the north portion of the road and Southern Magnolia to the south in the Commercial / Business Park areas.

To differentiate commercial and residential areas, two trees are recommended with Southern Magnolia in the residential areas and Australian Willow in Commercial / Business Park areas.

6.11 Open Space Plan - Park and Habitat

A total of 48.4 acres of preserved habitat are provided in the plan in PA's 3, 6, 11 and 18. While they provide open space for the community, they are reserved for protection of the Delhi Sands Fly and are not intended for public use.

A 4.5 acre public neighborhood park is located in PA's 12 and 14. It is located within walking distance of the residential uses in the CHCCSP and neighborhoods to the north of San Bernardino Avenue. It provides opportunities for recreation, relaxation as well as places where neighbors can visit and socialize.

Planning Area 13 is the site of an existing stormwater basin to accommodate flows from the north side of San Bernardino Ave. This 9.4 acre site also doubles as a park. The site is enclosed with a wrought-iron fence and gate along San Bernardino Ave, and chain link along the remaining three sides. The park includes playing fields in the basin, and a parking lot and concrete pads with picnic tables, outside the basin. Future improvements to this park would be governed by guidelines set forth in Section 6.0, Community Design Guidelines.

- LEGEND:**
- OS/P Open Space / Park
 - OS/H Open Space / Habitat



FIGURE 6-45
OPEN SPACE PLAN

Note: Pursuant to CHCCSP Amendment No. 1 Wildrose Village.

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permitted. This maximum number is determined based on multiplying the total site net acres by the maximum density of 14 du / ac. (5.6 acres x 14 du / ac.)

Should the total requested dwelling units by an applicant exceed the “Target DU”, however, a request for greater than the target number of dwelling units requires additional steps as described below under Target Density Transfers (TDT) in order to assure the total CHCCSP does not exceed its permitted maximum total of ~~275~~ 360 dwelling units.

TARGET DENSITY TRANSFER:

A “Target Dwelling Unit (DU)” total is included for each residential Planning Area in Section ~~3.0 8.0~~, Table ~~3.2 8.1~~, Planning Area Summary. The maximum permitted DU in the CHCCSP is ~~360~~ 275. During the site planning and / or tentative tract map stages of design, the actual number of dwelling units requested by an applicant within a particular planning area may differ from the target number shown in the Planning Area Summary. The total number of dwelling units for any individual planning area may exceed the “Target DU” subject to the following conditions:

- The written approval of the property owner(s) or their designated representative of the planning area(s) affected by a commensurate reduction in the target number of dwelling unit totals must be provided. However, if said property owner(s) previously submitted an application which includes fewer dwelling units than is included in the “Target” number of that property owners respective residential planning area(s), and such application was approved by the Planning Commission, then such approval of the application shall be deemed as that owner’s approval.
- In such cases, the planning area for which an approval was granted by the Planning Commission, shall be deemed to be the new final total permitted dwelling units in that planning area. In this case the Development Services Director or his / her designee shall have the discretion to assign the unused dwelling units to any other residential planning area.
- The assignment of dwelling units to another residential planning area shall be based upon a first come first served basis, providing: 1) a completed application in accordance with city requirements is submitted by the owner or his authorized representative to the City that specifies the total dwelling units requested, 2) it meets all development regulations and other applicable standards and guidelines of this Specific Plan and, 3) it is approved by the Director of Development Services.
- Within ninety (90) days of said acknowledgment by the Development Services Director or his / her designee, the applicant shall submit a tentative tract map and site plan pursuant to all City requirements. If such tentative tract map is not submitted or is deemed incomplete, the Development Services Director or his / her designee shall, in his or her sole discretion, be able to assign any unused dwelling units to the next applicant requesting an increase with the same provisions.

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CITY CENTRE
SPECIFIC PLAN**

7.3.6 COMMERCIAL BUILDINGS – PERMITTED TOTAL SQUARE FEET:

Each planning area designated for all commercial Retail, Office, Business Park, Hospitality uses contains a projected amount of building square footage which is included in the CHCCSP EIR Traffic Study. During the refined site planning and tract map stages of design, the actual amount of square feet requested by an applicant in a particular commercial planning area may differ from the amount shown in the Traffic Study. If an increase to the square feet of gross building area exceeds the total listed in the Traffic Study within a planning area, the Development Services Director or his / her designee may permit such an increase up to five percent of the total allocation provided in the Traffic Study. Increases above the five percent shall require approval of the Planning Commission. In all cases where changes are requested to increase the projected amount of square feet in any planning area, the Development Services Director or his / her designee shall determine whether subsequent environmental review and/or studies are required, including but not limited to traffic studies and acoustical studies.

7.3.7 SPECIFIC PLAN AMENDMENTS:

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Development Services Director or his / her designee deems the Amendment major, it will be processed in the same manner as the original Specific Plan.

Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to the California Environmental Quality Act (CEQA), Section 15162. If required, it is the applicant's responsibility to provide an analysis of the impacts of the amendment relative to the original EIR.

7.3.8 FINDINGS FOR APPROVAL OF SPECIFIC PLAN AMENDMENTS:

In considering approval or disapproval of Specific Plan Amendments, the City Council shall find that the proposed Amendment is in compliance with the following:

1. The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of submission.
2. The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety or general welfare.
3. The proposed Amendment is consistent with the overall design character and general community structure of CHCCSP.
4. The proposed Amendment, with appropriate mitigation measures, is not likely to increase environmental impacts beyond those identified and mitigated in the EIR, or substantially and avoidably injure significant wildlife, or their habitat.