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**ORDINANCE NO. O-15-06**

**AN ORDINANCE OF THE OF THE CITY COUNCIL OF THE  
CITY OF COLTON AMENDING PORTIONS OF THE RECHE  
CANYON SPECIFIC PLAN AND THE RECHE CANYON  
SPECIFIC PLAN LAND USE MAP SHOWN AS AN ADDENDUM  
TO TITLE 18 OF THE COLTON MUNICIPAL CODE: FILE  
NUMBER DAP-000-343**

WHEREAS, Colton Land Investment, LLC filed an application on August 16, 2004, File No. DAP-000-343, for an amendment to the Reche Canyon Specific Plan to accommodate Tentative Tract Map No. 16798 to subdivide approximately 120 acres of vacant land into 186 lots for detached single family residential units, 11 open space lots and 3 public facility lots ("Application") located East of Barton Road, South of Hilltop Drive, Assessor Parcel Numbers 0164-471-01, 0164-231-36, 0276-372-03, 04, 09 and 0272-192-15, 23, 24, 45 and 46 (the "Property");

WHEREAS, the proposed amendment to the Reche Canyon Specific Plan includes the creation of a new Planning Area One (A) which would be comprised of proposed Tentative Tract Map No. 16798. Planning Area One (A), if approved, would modify the existing land use designations by deleting any existing Rural and Estate land use designations that apply to the Property, and re-designating the Property as Open Space and Low Density. Planning Area One (A) would be created by subtracting 93.9 acres from the existing Planning Area One, and adding approximately 5 acres from Planning Area Two and approximately 20.7 acres from Planning Area Six (the "Specific Plan Amendment");

WHEREAS, the Property affected by the Application is contained within the Reche Canyon Specific Plan;

WHEREAS, the Application was reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described in the Planning Commission Resolution Certifying the Environmental Impact Report Prepared for the Iron Horse Hills Residential Project, Adopting Environmental Findings Pursuant to the California Environmental Quality Act, Adopting a Statement of Overriding Considerations and Adopting a Mitigation Monitoring Program, Resolution No. R-06-06;

1 WHEREAS, on August 8, 2006 the Planning Commission of the City of Colton  
2 ("Planning Commission") conducted a duly noticed public hearing on the Application at which  
3 time all persons wishing to testify in connection with the Application were heard and the  
4 Application was comprehensively reviewed; and

5 WHEREAS, on September 5, 2006, the City Council of the City of Colton ("City  
6 Council") conducted a duly noticed public hearing on the Application at which time all persons  
7 wishing to testify in connection with the Application were heard, the Planning Commission's  
8 recommendation was considered and the Application was comprehensively reviewed; and

9 WHEREAS, all other legal prerequisites to the adoption of this Ordinance have  
10 occurred.

11 THE CITY COUNCIL OF THE CITY OF COLTON DOES ORDAIN AS  
12 FOLLOWS:

13 SECTION 1. Based on the entire record before the City Council, all written and  
14 oral evidence presented, and the findings made in this Ordinance, the City Council hereby  
15 approves the amendment to portions of the Reche Canyon Specific Plan attached hereto as  
16 Exhibit "A."

17 SECTION 2. The Land Use Plan Map for the Reche Canyon Specific Plan  
18 referred to in Section 18.34.060 of the Colton Municipal Code is hereby amended as shown on  
19 page 6 of the attached Exhibit "A."

20 SECTION 3. A new Table 2C, which sets forth the maximum densities for  
21 Planning Area One (A), is hereby added to page 38 of the Reche Canyon Specific Plan as  
22 shown on page 5 of the attached Exhibit "A."

23 SECTION 4. Based on the entire record before the City Council, including all  
24 written and oral evidence presented, the City Council finds that the proposed amendments to  
25 the Specific Plan are consistent with the General Plan of the City of Colton ("General Plan") and  
26 the Reche Canyon Specific Plan and are not contrary to the goals and objectives of the General  
27 Plan and Specific Plan for the following reasons:

28 a. The Specific Plan Amendment is consistent with the goals and  
objectives of the General Plan and Specific Plan, including the following:

1                   1.       General Plan Land Use Element - General Objective No. 1. The  
2 Specific Plan Amendment promotes the creation of land use patterns which provide a safe,  
3 harmonious and attractive residential living environment. The proposed Specific Plan  
4 Amendment amends the land use plan to accommodate 186 single family residential lots, 11  
5 open space lots, and 3 public facility lots which will accommodate a neighborhood park, a 2-4  
6 million gallon water reservoir tank and a water pump station. The Specific Plan Amendment  
7 promotes the design and development of aesthetically compatible residential development.

8                   2.       General Plan Land Use Element - Principle No. 2. The Specific  
9 Plan Amendment promotes a diversity of residential development types and allows adequate  
10 design flexibility by providing low-density upper income housing opportunities in a hillside  
11 development setting, providing a minimum lot size of 7,200 square feet;

12                   3.       General Plan Land Use Element - Standard No. E1. The Specific  
13 Plan Amendment promotes preservation of the open space system, which will protect  
14 recreational, agricultural and other permanent open space uses. The proposed Specific Plan  
15 Amendment will designate 25.84 acres of land as open space. The proposed Specific Plan  
16 Amendment Land Use Map promotes the retention of large open space areas to maintain the  
17 open space atmosphere of the Reche Canyon area.

18                   4.       Reche Canyon Specific Plan - Goal No. 4. The Specific Plan  
19 Amendment promotes the preservation of Reche Canyon's natural features, open space and  
20 recreational opportunities by preserving 25.84 acres of land as open space which will retain the  
21 natural outdoor terrain of the Property, and by designating 3 public facility lots, which will include  
22 a neighborhood park and nature trail.

23                   5.       Reche Canyon Specific Plan - Goal No. 1. The Specific Plan  
24 Amendment maintains the semi-rural character of Reche Canyon while allowing future  
25 development by maintaining overall lower densities throughout the canyon, with a development  
26 emphasis on single family detached homes. (Objective No. 1) and providing substantial open  
27 space, a park and a nature trail for use by local residents.


28                   SECTION 5. Based on the entire record before the City Council and all written  
and oral evidence presented, the City Council finds the proposed Specific Plan Amendment  
complies with CEQA as indicated in Planning Commission Resolution No. R-06-06.

SECTION 6. The location and custodian of the documents and any other  
material which constitute the record of proceedings upon which the Planning Commission and

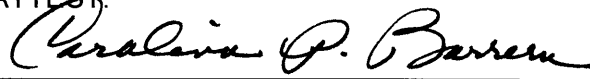
1 City Council based their decision is: David R. Zamora, Community Development Director, City  
2 of Colton Community Development Department, 659 N. La Cadena Drive, Colton, CA 92324,  
3 (909) 370-5079.

4 SECTION 7. Effective Date. This Ordinance shall become effective thirty (30)  
5 days after its adoption.

6 PASSED, APPROVED AND ADOPTED this 19<sup>th</sup> day of September, 2006.

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8   
9 DEIRDRE H. BENNETT,  
10 Mayor

11 ATTEST:

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13 CAROLINA P. BARRERA, CMC  
14 City Clerk

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**EXHIBIT A**

Reche Canyon Specific Plan Amendment for the  
Iron Horse Hills Residential Project in Planning Area One (A)

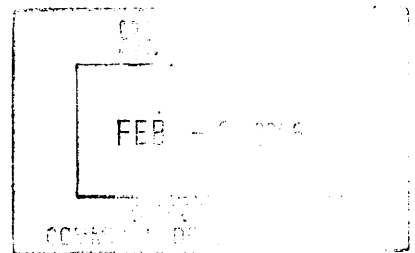
[attached behind this page]

**RECHE CANYON  
Specific Plan Amendment  
for the  
Iron Horse Hills Residential Project  
in Planning Area One (A)**

January 24, 2006

Prepared by:

**pbr**



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## **Introduction:**

The Iron Horse Hills Residential Development is proposed for 119.6 acres of undeveloped, rolling land in the northwest corner of the Reche Canyon Specific Plan area. This project comprises most of the existing Planning Area One as well as 25.7 acres of Planning Areas Two and Six. A new revised Planning Area boundary map is presented here as Figure 11A. As illustrated in this map, the proposed Iron Horse Hills project comprises all of Planning Area One (A). Three small remnant areas of existing Planning Area One which are not included in the project total approximately 29.1 acres. These parcels are located to the east, north, and west of the project site. The two remnant areas to the north and west will be added to Planning Area Two, and the third remnant parcel will remain Planning Area One. The 25.7 acres in the southwest portion of the project site will be subtracted from Planning Areas Two and Six and added to Planning Area One (Figure 11A).

1. Section 4.2 Planning Areas is hereby amended to read as follows:

*Reche Canyon has been divided into fourteen planning areas based on topography, property lines, and on city boundaries. These planning areas will be used to define precise development standards that fit unique areas, and to describe the plans sub-areas in greater detail. The following is a brief description of overall planning policy for each planning area.*

### Planning Area One (A):

*This is the canyon in the far northwest corner of the Specific Plan area. It is not a part of Reche Canyon proper from either a circulation standpoint or from a topographic standpoint. Primary project access will be from Barton Road with emergency access only from Laurelwood Avenue. Overhead powerline easements restrict residential uses over portions of the planning area. This area is primarily planned for low density residential. Open Space is located in the central portion of the project and a neighborhood park is planned.*

*The planning area is largely "self-contained" and has limited visibility from existing Colton residences. Grading activities within Planning Area One (A) will be minimally visible from major public streets in the City. The existing topography will be reconfigured through moderate grading, to provide usable flat areas for active residential and park uses. The gently rolling character of the surrounding community can be retained through a combination of stepped building pads and artfully designed slopes.*

### Planning Area One:

*This area, approximately 10.4 acres, is adjacent to Barton Road and contains 2 existing homes. It is designated low density residential and open space (refer to Table 2C for details).*

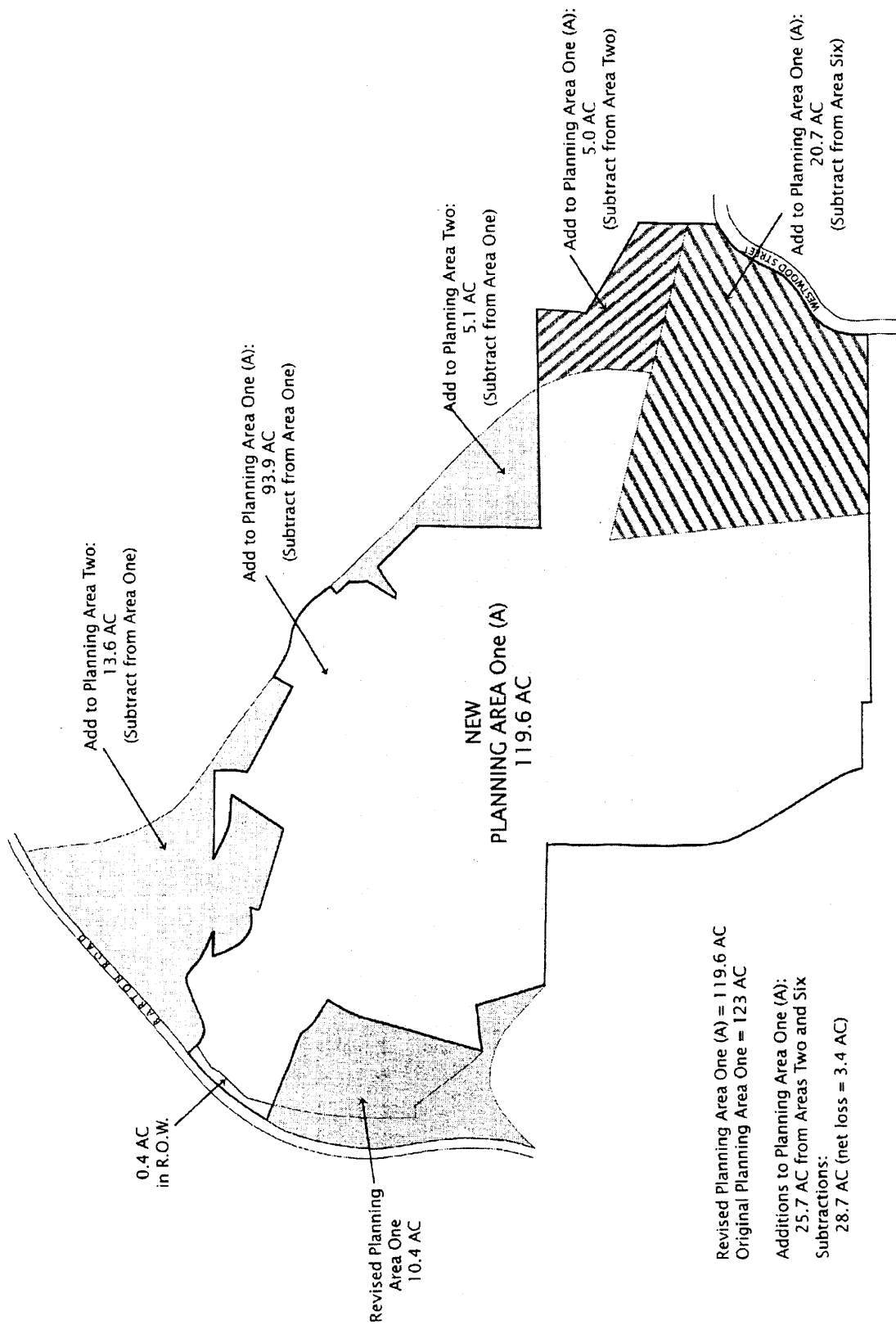


Figure 11A  
**PLANNING AREA REVISION WORKSHEET**  
 Iron Horse Hills - Reche Canyon Specific Plan Amendment



January 12, 2006

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Planning Area Two:

*This area encompasses existing development at the north end of the specific plan area that takes access off of Barton Road along Mohave Drive. The area is largely built out, with High Density and Low Density residential development in the flatter locations, and large lot development on the ridges. The plan proposes an emergency access gate at the terminus of existing Laurelwood Ave, thereby providing emergency access to the new Laurelwood Ave. in Planning Area One. A total of 18.7 acres of existing Planning Area One which is not a part of Planning Area One (A), will be added to Planning Area Two.*

Planning Area Six:

*Planning Area Six is the almost completely built-out large lot area off of Westwood Street. No major changes in land use in this area are expected. The future extension of Westwood Street into the City of Grand Terrace is dependent upon the property owners affected and the City of Grand Terrace. This extension may not be constructed.*

2. Figure 11 is hereby amended as shown on the attached exhibit.
3. Figure 11A is hereby added. Figure 11A is a “worksheet” that illustrates the changes to the existing Planning Areas map.
4. The following section is hereby added between Sections 4.3 and 4.4

*4.3.1.: Permitted Land Use Categories in Planning Area One (A) only*

OPEN SPACE:

*No residential development will be permitted. This area is intended for both passive and active recreation activities. Uses occurring within the boundaries of the existing Southern California Edison (Edison) easements will be subject to the restrictions imposed by Edison. The total open space is 25.84 acres.*

*The following is a summary of the various components of the project's open space:*

- *Rural open space – Areas that will not be graded or landscaped and will be left in their natural state.*
- *Manufactured slopes/Home Owner Association (HOA) Landscaped Areas – Manufactured (graded) slopes and other areas, including entry landscaping and landscaped parkways, that will be maintained by the HOA.*
- *Parks – Areas that are to be dedicated to the City of Colton and used as park space.*

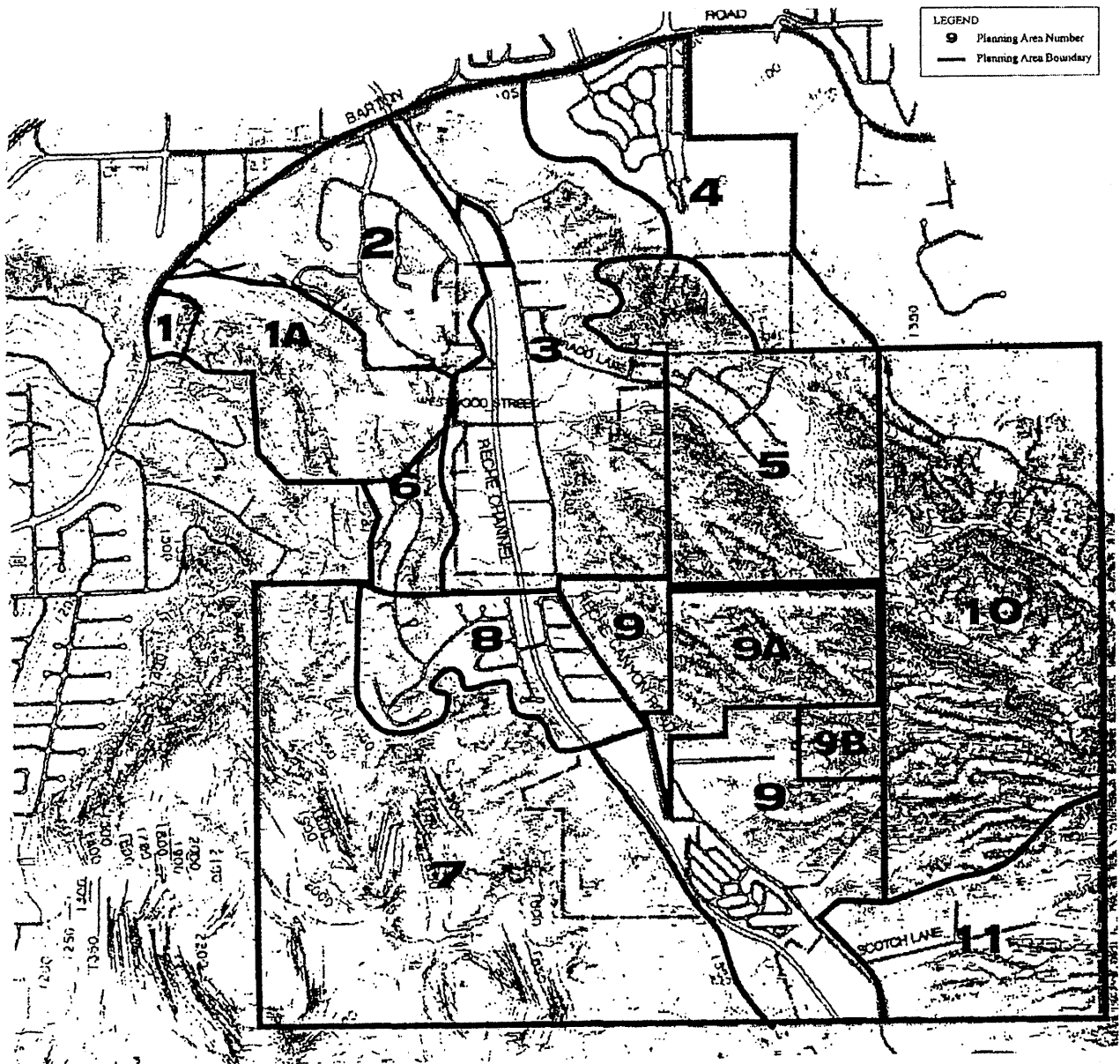


Figure 11  
**PLANNING AREAS**

Rev. 11/16/05

- *Detention Basin – Acres to be used to retain excess storm water and provide water for water quality during low flow periods.*

**LOW DENSITY RESIDENTIAL:**

*Two to four units per gross acre. Densities will not be governed nor affected by the existing topographic slope of the land. A grading program will be implemented over the entire low density residential areas, prior to any construction of residential uses. The proposed grading offers a more efficient use of the land with a more pleasing visual character. An added benefit will be greater slope stability through the use of landscaped manufactured slopes. These slopes will be designed adhering to the “landform grading principles”, to provide aesthetically pleasing and naturalistic earthen forms.*

*The minimum lot size shall be 7,200 S.F. (Building setbacks are addressed in Section 5.4.5.1).*

5. The Land Use Plan (Figure 12) shown on page 36 of the Specific Plan is hereby amended for revised Planning Areas One and One (A) only, and is illustrated as Figure 12A.
6. A new Table 2C is hereby added to page 38 of the Reche Canyon Specific Plan to be titled “Maximum Residential Densities for Planning Areas One and One (A)” to read and look as follows:

**Table 2C**

**Maximum Residential Density and Number of Units for:**

**PLANNING AREA One (A)**

Land Use	Acres	Density Range	Maximum # of Units
Open Space	25.84*	0.1	2
Low Density Residential	93.76	2 to 4 units per gross acre	375 units
Total	119.6		377 Maximum Units** or 1.9 units/gross acre



**PLANNING AREA One**

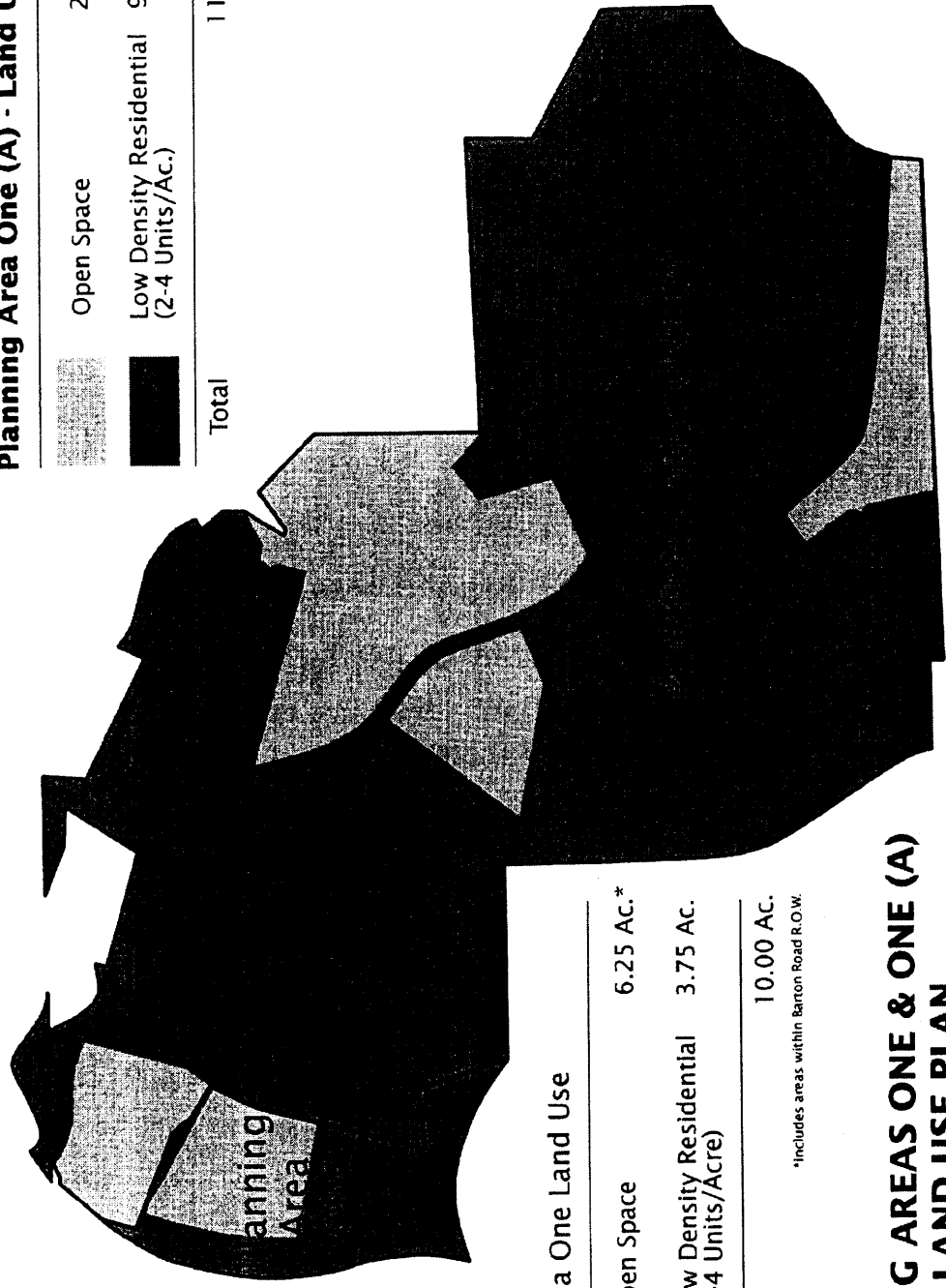
Land Use	Acres	Density Range	Maximum # of Units
Open Space	6.25*	0.1	0
Low Density Residential	4.15	2 to 4 units per gross acre	16 units
Total	10.4		16 Maximum Units or 1.5 units/gross acre

*\*Includes open space area within Barton Road R.O.W.*



*\*\* A dwelling unit cap of 200 units total is proposed for Planning Area One (A).*

**Planning Area One (A) - Land Use**

	Open Space	25.84 Ac.
	Low Density Residential (2-4 Units/Ac.)	93.76 Ac.
<b>Total</b>		<b>119.60 Ac.</b>



**Planning Area One Land Use**

	Open Space	6.25 Ac.*
	Low Density Residential (2-4 Units/Acre)	3.75 Ac.
<b>Total</b>		<b>10.00 Ac.</b>

\*Includes areas within Barron Road R.O.W.

Figure 12A  
**PLANNING AREAS ONE & ONE (A)**  
**REVISED LAND USE PLAN**

Iron Horse Hills - Reche Canyon Specific Plan Amendment

- 
7. Number 3 of the summary of major features of the Reche Canyon Specific Plan on page 39 is hereby amended to read as follows:

*Land use patterns closely adhere to the existing terrain, with all development being on 45% or less slopes. Slopes steeper than 45% will remain in open space, except as follows: 1 - where they have already been developed; 2 - as permitted in Planning Area Nine (A) as calculated using Table 2A; 3 - as permitted in Revised Planning Area One (A) and One as described in Section 4.3.1 and as calculated in Table 2C.*

8. Table 3 titled "Reche Canyon Specific Plan Land Use Plan Summary" on page 40 of the Reche Canyon Specific Plan is hereby amended as shown on the attached Exhibit "Table 3C".

9. Section 4.5, Circulation, on page 42 should be amended to read as follows:

*Westwood Street may or may not be extended westward to connect with the existing segment of Westwood Street in Grand Terrace. The extension would occur entirely within the City of Grand Terrace. Grand Terrace has no current plans to provide this extension. A new street is planned for Planning Area One (A) which will start at Barton Road and continue in a Southeasterly direction to a point within 500 feet of Westwood Street. A traffic signal is proposed for the intersection at Barton Road. In addition, this new street will have an emergency access connection with existing Laurelwood Avenue.*

10. The Circulation Plan, Figure 13, is amended as shown in Figure 13A on the following pages.

11. Section 4.6.1, Proposed Parks, is hereby amended for the purpose of adding an additional park site within "Planning Area One (A)".

*An additional park site may be located in:*

- *Planning Area One (A)*

*Approximately 6.77 acres will be designated as recreational park uses. No equestrian uses will be permitted.*

**TABLE 3C: REVISED LAND USE PLAN SUMMARY**

11/17/05

<b>EXISTING CONDITIONS:</b>	<b>P.A. One</b>	<b>P.A. Two</b>	<b>P.A. Six</b>	<b>Total</b>
Subject Property	94.3 ac.	5 ac.	20.7 ac.	120.0 ac.
Other Land	28.7 ac.	137 ac.	35.5 ac.	201.2 ac.
<b>Specific Plan Total Acres</b>	<b>123.0 ac.</b>	<b>142 ac.</b>	<b>56.2 ac.</b>	<b>321.2 ac.</b>

<b>SPECIFIC PLAN AMENDMENT</b>	<b>P.A. One (A)</b>	<b>P.A. One</b>	<b>P.A. Two</b>	<b>P.A. Six</b>	<b>Total</b>
	119.6 ac.	10.4 ac.	155.7 ac.	35.5 ac.	321.2 ac.





<b>Land Use</b>	<b>Units per Acre</b>	<b>Planning Area Acres and Dwelling Units</b>							
		<b>P.A. One (A)</b>		<b>P.A. One</b>		<b>P.A. Two</b>		<b>P.A. Six</b>	
Open Space		25.84 ac.	6.25 ac.	0 ac.	0 ac.	0 ac.	0 ac.	--	
Low	0.1	2 units	0 *						
Target	0.1	2 units							
High	0.1	2 units							
Rural Density		0 ac.	0 ac.	0 ac.	0 ac.	0 ac.	0 ac.	--	
Low	0.2								
Target	0.333								
High	1								
Estate Density		0 ac.	0 ac.	77.7 ac.	35.5 ac.			--	
Low	0.2			15 units	7 units				
Target	2			155 units	71 units				
High	2			155 units	71 units				
Low Density		93.76 ac.	4.15 ac.	45 ac.	0 ac.			--	
Low	2	187 units*	8 units	90 units					
Target	3	281 units*	12 units	135 units					
High	4	375 units*	16 units	180 units					
Intermediate Density		0 ac.	0 ac.	0 ac.	0 ac.			--	
Low	4								
Target	8								
High	10								
High Density		0 ac.	0 ac.	33 ac.	0 ac.				
Low	10			330 units					
Target	13			429 units					
High	15			495 units					
<b>TOTAL ACRES</b>		<b>119.6 ac.</b>	<b>10.4 ac.</b>	<b>155.7 ac.</b>	<b>35.5 ac.</b>			<b>321.2 ac.</b>	

<b>PROPOSED AMENDMENT</b>										
Low	189	units*	8	units	435	units	7	units	<b>639</b>	units
Target	283	units*	12	units	719	units	71	units	<b>1085</b>	units
High	377	units*	16	units	830	units	71	units	<b>1294</b>	units
<b>EXISTING SPECIFIC PLAN</b>										
Low	131	units			433	units	111	units	<b>675</b>	units
Target	249	units			692	units	168	units	<b>1109</b>	units
High	319	units			803	units	224	units	<b>1346</b>	units

\* A dwelling unit cap of 200 units total is proposed for Planning Area One (A).

**RECHE CANYON SPECIFIC PLAN  
CIRCULATION PLAN**

**CIRCULATION**

-  **SECONDARY ARTERIAL**  
(88 foot right of way, 4 travel lanes)
-  **COLLECTOR STREET**  
(64 foot right of way, 2 travel lanes)
-  **LOCAL STREET TO BE COMPLETED OR EXTENDED**
-  **EMERGENCY ACCES CONNECTION ONLY**

--- JURISDICTION BOUNDARY  
- - - SPECIFIC PLAN AREA BOUNDARY

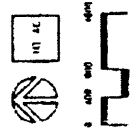
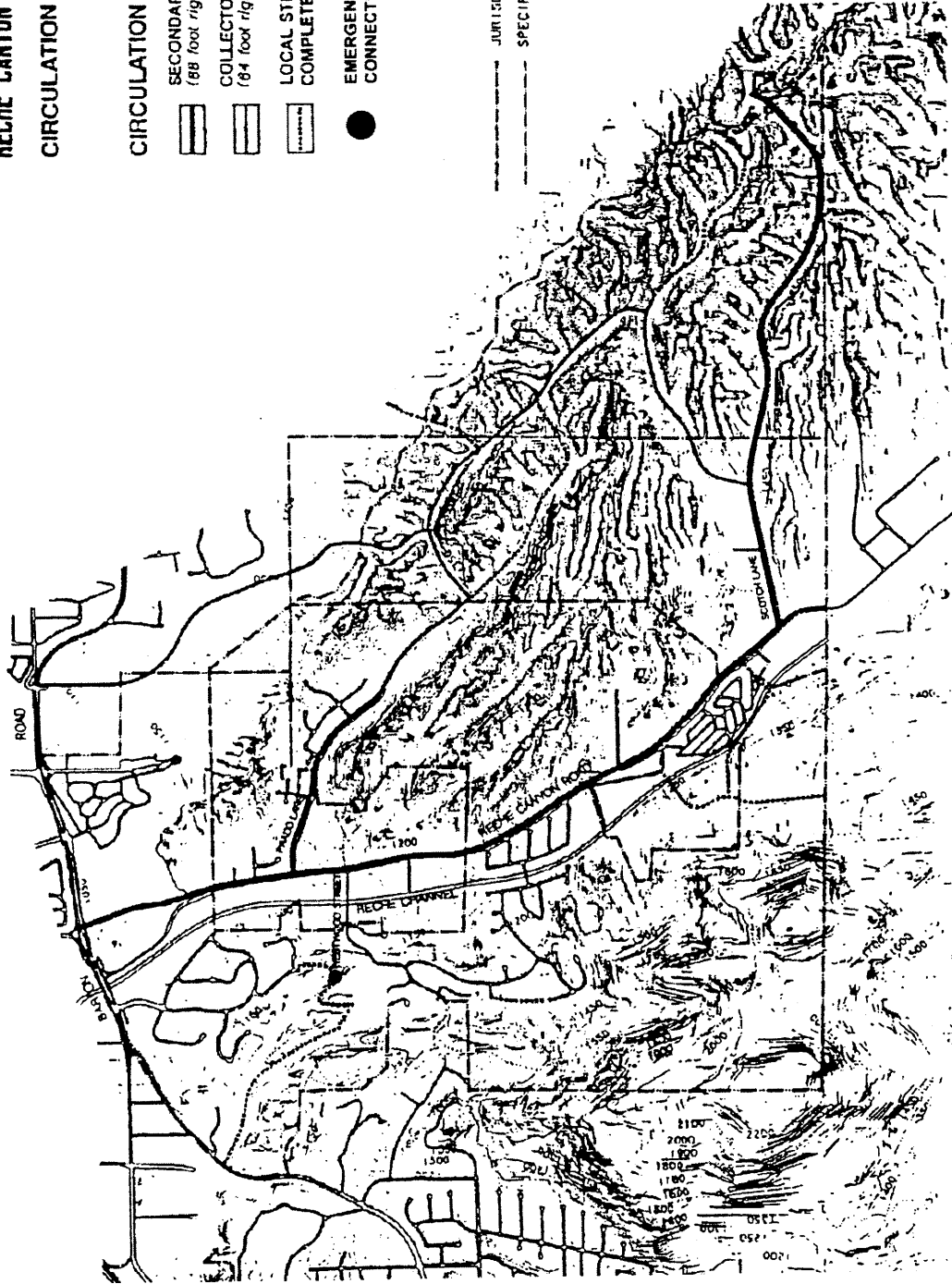


Figure 13  
**CIRCULATION PLAN**

- 
12. Section 4.7 of pages 48-50 has been amended previously (Planning Area Nine (A)) to read as follows:

*4.7 Major Ridgelines*

*The canyon's major ridgelines and peaks that are visible from Reche Canyon play a major role in establishing the area's generally open character. To help maintain this character, development along these ridges, and the slopes that lead up to them should be limited to situations where it has been demonstrated through view simulations and other grading and similar studies that show that the grading will be undertaken in an environmentally-sensitive manner that limits the visibility of the grading from Reche Canyon and Reche Canyon Road.*

*The creation of large cuts and fills that are visually obtrusive, as viewed from the bottom of Reche Canyon and Reche Canyon Road should be avoided. Proposed developments along the ridges identified in Figure 15 should receive special attention from each reviewing jurisdiction (i.e., Colton, Loma Linda, San Bernardino County) in relation to density, grading and design. Developers, planners and architects should take care to design their developments in these areas to avoid unnecessary intrusions on these ridges, and to locate buildings off the ridgelines themselves.*

*Notwithstanding anything to the contrary contained in this specific plan, ridgelines and land forms not visible from Reche Canyon Road may be graded and built upon provided it is done so in an environmentally-sensitive manner and is consistent with Design Standards (Chapter Six) of this Specific Plan.*

13. The following section is hereby added between Sections 5.4.2 and 5.4.3 on page 58:

*5.4.2.1 Permitted Densities in Planning Areas One (A) and One:*

*A range of densities as shown in Table 2C is permitted, with Planning Area One (A) not to exceed 200 total units.*

14. The following section is hereby added between Sections 5.4.5 and 5.5 on page 59:

*5.4.5.1 Development Standards in Planning Area One (A)*

- Minimum Lot Sizes - 7,200 square feet*
- Minimum Lot Width - 60 feet (for cul-de-sac lots, lot width may narrow to 25 feet at the front property line)*
- Minimum Lot Depth - 90 feet (for corner lots, depth may be 60 feet if lot width is a minimum of 100 feet)*

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- *Setbacks:*

- *Front - minimum setback for living spaces, porches and side facing garages is 16 feet,*
    - *minimum setback for front facing garages is 18 feet*
    - *front yard setbacks may be reduced by twenty (20) percent provided the mean of all such setbacks in the development is not less than 20 feet.*

- *Side - 10 percent of lot width*

- *Rear - 20 feet minimum*

- *Floor Area Ratio (FAR) - The ratio of total gross dwelling unit floor area coverage to lot area shall not exceed 40% for two-story homes, 67% for single-story homes and 10% for accessory buildings and guest houses.*
- *Building Height and Width - The maximum permitted building height of all buildings in this zone shall meet the criteria set forth in Section 18.12.110 of the Colton Municipal Code as specified for the R-1 Zone.*
- *"Flag" lots shall be permitted.*

15. The following section is hereby added between Sections 6.1.1 and 6.1.2:

*Section 6.1.1.1 Grading Standards Pertaining to Planning Area One (A) Only:*

*Planning Area One (A) is unique from other planning areas for two reasons:*

1. *Area One (A) is owned and/or under the control of a single owner, therefore a coordinated, efficient grading of the property may occur.*
2. *Area One (A) is in the Canyon in the far northwest corner of the specific plan area. It is not a part of Reche Canyon proper either from a circulation standpoint or from a topographic standpoint.*

*Therefore, in order to recognize the unique characteristics of Planning Area One (A), all provisions of Section 6.1.1 apply to Area One (A) except the sections titled:*

- *Minimize Grading*
- *Remedial Grading*
- *Maximum slope angle for manufactured slopes*

*In addition, Figures 16 and 17, the graphic depictions on pages 73 and 74 shall not apply to Planning Area One (A).*

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16. The following section is hereby added between Sections 6.2.6 and 6.2.7:

*Section 6.2.6.1 Setbacks and Building Locations in Planning Area One (A) only:*

*The required setbacks are described in the land use sections (Sections 5.4.5.1 and 5.4.5.5). The setback standards in Section 6.2.6 shall be replaced by the following:*

- Low density residential structures to be located on the regraded slope adjacent to Westwood Street shall be setback a minimum of 20 feet from the new, regraded top of slope.*
- Minimum of 20 feet building setback for habitable structures from the Edison easement line. Accessory (uninhabitable) structures are permitted within the rear setback area.*

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STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) ss  
CITY OF COLTON )

I, **Carolina P. Barrera, City Clerk of the City of Colton, California**, do hereby certify under penalty of perjury that the foregoing is a full, true and correct copy of **Ordinance No. O-15-06**, and was duly passed, approved, and adopted by the City Council of the City of Colton at its Regular Meeting held on the **5<sup>th</sup> day of September, 2006**, by the following vote to wit:

<b>AYES:</b>	COUNCILMEMBER	Hernandez, DeLaRosa, Chastain, Mitchell and Suchil
<b>NOES:</b>	COUNCILMEMBER	None
<b>ABSTAIN:</b>	COUNCILMEMBER	None
<b>ABSENT:</b>	COUNCILMEMBER	Ramos/Mayor Bennett

Dated: \_\_\_\_\_

\_\_\_\_\_  
CAROLINA P. BARRERA, CMC  
City Clerk  
City of Colton, California

(SEAL)