



Planning Commission Staff Report

CITY OF COLTON
Development Services Department

MEETING DATE: June 10, 2025

FILE INDEX NUMBER: DAP25-0022

APPLICANT: RR1050, LLC, William Southworth

PROPERTY OWNER: RR1050, LLC

REQUEST: **One-Year Time Extension** request (*Second Extension*) for approved **Tentative Tract Map No. 20041 (DAP-001-748)** (“A” Map) for the division of land solely for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP). 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.07 acres of open space areas, and 14.2 acres of street circulation areas located west of La Cadena Drive and east of Old Pellissier Road.

ACTIONS:

APPLICATION FILED: 05/14/2025

APPLICATION REVIEW COMMITTEE: N/A

PLANNING COMMISSION: 06/10/25; Recommendation: Approval; Decision: _____

ENVIRONMENTAL DETERMINATION: The proposed project has determined that there is no possibility that the time extension request may have a significant adverse effect on the environment. Therefore, the proposed use is exempt under Article 19, Section 15061 b. (3) of the California Environmental Quality Act (CEQA) Guidelines.

PROPERTY INFORMATION:

1. Location: (APN(s): 1167-011-01; 1167-011-02; 1167-021-21; 1167-021-01; 1167-021-05; 1167-021-22; 1167-021-23; 1167-031-18)
2. Lot Size(s): 339.8 acres, subdivided into 19 total lots.
3. Existing Land Use: Vacant/Undeveloped (except for a small portion of the southeast area of the Project site, near Maryknoll Drive, occupied by the Roquet Paving Company)
4. General Plan Land Use: Specific Plan
5. Zoning: Specific Plan
6. Historic District: N/A

7. Surrounding Properties

	Existing Land Use	Zoning	General Plan Land Use Designation
North	Vacant	V-L	Very Low Density Residential
South	City of Riverside – Residential & Light Industrial	Single Family Residential & Light Industrial	Single Family Residential & Light Industrial
East	Single Family and Attached Residential	R-1	Low Density Residential
West	Vacant, River Flood Control	M-1, V-L and OS-R	Light Industrial, very Low Density Residential and Open Space – Resource.

Past Planning Actions:

- 12-10-2024 Planning Commission Approved a One- Year Time Extension request (First Extension) for approved Tentative tract map No. 19983 (DAP-001-764) under DAP24-0055 being the subdivision of Tentative Tract Map No. 20041 with a new expiration date of December 13, 2025.
- 6-11-2024 Planning Commission Approved a One-Year Time Extension request (First Extension) for approved Tentative Tract Map No. 20041 (DAP-001-748) under DAP24-0032 with the new expiration date of June 28, 2025.
- 12-13-2022 Planning Commission Approved Resolution R-21-22, approving Tentative Tract Map No. 19983 being the subdivision of Tentative Tract Map No. 20041 Residential Lots 2,4,5,6,7,9 and 10 consisting of the creation of 446 single family lots on 78.4 acres within the Low Density Residential Land Use Designation of the Roquet Ranch Specific Plan (File Index No. DAP-001-764.
- 6-28-2022 Planning Commission Approved Resolution No. R-11-22, approving Tentative Tract Map No. 20041 for the division of land solely for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP).
- 6-25-2019 Planning Commission Continued Tentative Tract Map No. 19983 to September 25, 2019 from the 5-288-2019 meeting (File Case No. DAP-001-228). The September 24, 2019, Planning Commission meeting was canceled due to lack of agenda items and this item was not scheduled again due to litigation between the applicant, Cadena Creek Mobile Home Community and the City of Colton.
- 6-5-2018 Ordinance No. O-07-18. The City Council approved Zoning Text Amendment to amend Section 18.34.050 to add Roquet Ranch Specific Plan to the Zoning Code (File Case No. DAP-001-228).
- 5-15-2018 City Council Resolution No. R-38-18 (File Case No. DAP-001-228). A Final Environmental Impact Report (EIR) with appropriate findings and Mitigation Monitoring and Reporting Program was certified and adopted by the City Council pursuant to Sections 15070 and 15074 of the Guidelines of the Environmental Quality Act (CEQA).

4-10-2018 PC Resolution No. R-14-18 (File Case No. DAP-001-228). The Planning Commission recommended City Council approval of Specific Plan Zone Change and General Plan Amendment to the Land Use Element (included Env. Findings and Certification of EIR) in order to develop a residential community of up to 1,050 residential units on a 336.3-acre site located west of South La Cadena Drive and east of Old West Pellisier Road in the City of Colton.

BACKGROUND

On May 27, 2022, a settlement agreement between the applicant and “Cadena Creek Property was completed and approved by the City Council after four years of discussions. The settlement agreement included several “Obligations of the Parties” (Sunmeadows LLC) including but not limited to the following points Summary of the major points (See Attachment 1):

- Sewer Line Realignment;
- Revised Map to Incorporate landscape plans;
- Landscape Improvements;
- Ongoing Maintenance of Interface Landscape Areas;
- Project fencing and secondary access;
- Access Easements;
- Ongoing Maintenance of Existing Drainage Swale;
- Drainage improvements notifications;
- Limitation on Construction Hours;
- Cadena Creek Drainage improvements;

On June 20, 2022, the applicant submitted updated Tentative Tract Map No. 19983 which includes compliance with settlement agreement obligations as stated above. Tract Map No. 19983 will include subdivision of lots 2, 4-7, 9 & 10 of TTM No. 20041 into 446 Single Family Lots within 7 map phases along with updated map in compliance with Settlement Agreement. Tentative Tract Map No. 19983 was approved by the Planning Commission in August 2022.

On June 23, 2022, Sunmeadows, LLC, filed a Financial Tentative Tract Map No. 20041 (File Index No. DAP-001-748) (“A” Map) for the division of land solely for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP). On June 28, 2022, the Planning Commission approved, Resolution No. R-11-22, a Financial Tentative Tract Map that includes 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.07 acres of open space areas, and 14.2 acres of street circulation areas located west of La Cadena Drive and east of Old Pellisier Road.

DISCUSSION

On May 14, 2025, the applicant requested their Second Extension of Time for the approval of the Financial Tentative Tract Map No. 20041 (DAP-001-748 via PC Resolution No. R-11-22) be considered by the Planning Commission.

The applicant’s letter explains problems with commencement of work because it “is necessary to complete required engineering work, secure permits from the resource agencies, and to resolve the outstanding boundary question with Riverside Public Utilities.”

The applicant is requesting a time extension of the Planning Commission approval for a “one (1) year time extension. The applicants First Extension of Time granted a one-year time extension set to expire on June 28, 2025. Amendment of the Colton Municipal Code (CMC) Section 16.16.240 under O-02-25, grants extensions for an additional 24 months as opposed to the previous 12-month extension. Per Ordinance O-02-25, “upon application of the subdivider prior to the expiration of the original 24-month approval period, an extension not to exceed an additional 24 months may be granted by the planning commission”. Therefore, staff recommends approving to June 28, 2026, which would complete the two-year time extension. If the applicant requests any additional extensions, the applicant may request an extension for an additional 12 months under the Subdivision Map Act Chapter 3, Article 2 Section 66452.13.

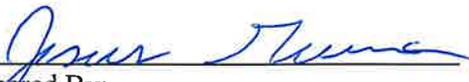
ENVIRONMENTAL DETERMINATION:

Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance. The proposed project has determined that there is no possibility that the time extension request may have a significant adverse effect on the environment. Therefore, the proposed use is exempt under Article 19, Section 15061 b. (3) of the California Environmental Quality Act (CEQA) Guidelines.

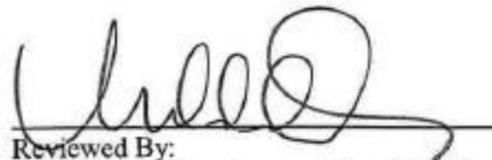
RECOMMENDATION

Staff recommends that:

The Planning Commission approve Second Extension of Time for DAP-001-748, which will set a new expiration date of June 28, 2026. Approved Planning Commission Resolutions shall remain in effect with this two-year time extension.


Prepared By:
Jesus Guerra, Assistant Planner


Reviewed By:
Mario Suarez, AICP, CNU-A, Planning Manager


Reviewed By:
Heidi Duron, Development Services Director

Attachments

1. Applicant’s Request for Extension
2. Planning Commission Staff Report, dated June 28, 2022
3. Approved PC Resolution No. R-11-22

Applicant's Request for Extension

Attachment 1

RR1050, LLC
726 Second Street, Suite 2A
Annapolis, MD 21403
(949) 351-2828

April 24, 2025

City of Colton
Development Services
659 N. La Cadena Drive
Colton, CA 92324

Attn: Ms. Heidi Duron
Development Services Director

Re: Tentative Tract Map No. 20041 – Request for Extension of Time

Dear Ms. Duron,

On behalf of RR1050, LLC, the owner of the Roquet Ranch property, I am writing to formally request a 12-month extension for Tentative Tract Map No. 20041. Please note that Sunmeadows LLC is no longer affiliated with the property. The additional time is necessary to complete required engineering work, secure permits from the resource agencies, and to resolve the outstanding boundary question with Riverside Public Utilities.

We appreciate your consideration and respectfully request the Planning Commission's approval of the proposed extension. Should you have any questions or require further information, please do not hesitate to contact me.

Sincerely,



William Southworth
Authorized Signatory
RR1050, LLC

c: Amir Fallahi

Planning Commission Staff Report, dated June 28, 2022

Attachment 2



Planning Commission Staff Report

City of Colton
Development Services Department

MEETING DATE: June 28, 2022

FILE INDEX NUMBER: DAP-001-748 (Roquet Ranch Specific Plan)

APPLICANT: Bill Lo, Sunmeadows, LLC

PROPERTY OWNER: RR1050, LLC (William Southworth, Manager)

REQUEST: A Financial Tentative Tract Map No. 20041 ("A" Map) for the division of land solely for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP), 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.7 acres of open space areas, and 14.2 acres of street circulation areas located west of La Cadena Drive and east of Old Pellissier Road.

ACTIONS:
TENTATIVE TRACT MAP APPLICATIONS FILED: 3/23/2022
COMMUNITY MEETINGS: N/A
PUBLIC SCOPING MEETING: N/A
CONSIDERATION BY THE PLANNING COMMISSION:
 Public Hearing: 6/28/2022 **Decision:**
ENVIRONMENTAL DETERMINATION: Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA"), Section 15182 (Projects Pursuant to a Specific Plan), a. and c. as the project is consistent with the approved Roquet Ranch Specific Plan and certified Environmental Impact Report for the Financial Tentative Tract Map solely for the purposes of financing and conveying title for implementing a residential, open space, recreational and commercial land uses of the approved Roquet Ranch Specific Plan

PROPERTY INFORMATION:

1. Location: (APN Nos. 116-701-101; 116-701-102; 116-702-121; 116-702-101; 116-702-105; 116-702-122; 116-702-123; 116-703-118)
2. Lot Size(s): 339.8 acres, subdivided into 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.7 acres of open space areas, and 14.2 acres of street circulation areas.

- 3. Existing/Previous Land Use: Vacant/Undeveloped (except for a small portion of the southeast area of the Project site, near Maryknoll Drive, occupied by the Roquet Paving Company).
- 4. General Plan Land Use Designations: Specific Plan
- 5. Zoning: Specific Plan

6. Surrounding Properties:

	Existing Land Use	Zoning	General Plan Land Use Designation
North	Vacant	V-L	Very Low Density Residential
South	City of Riverside – Residential & Light Industrial	Single Family Residential & Light Industrial	Single Family Residential & Light Industrial
East	Single Family and Attached Residential	R-1	Low Density Residential
West	Vacant, River flood Control	M-1, V-L and OS-R	Light Industrial, Very Low Density Residential and Open Space - Resource

7. Past Planning Actions:

- 6-25-2019 Planning Commission Continued Tentative Tract Map No. 19983 to September 25, 2019 from the 5-288-2019 meeting (File Case No. DAP-001-228). The September 24, 2019, Planning Commission meeting was canceled due to lack of agenda items and this item was not scheduled again due to litigation between the applicant, Cadena Creek Mobile Home Community and the City of Colton.
- 6-5-2018 Ordinance No. O-07-18. The City Council approved Zoning Text Amendment to amend Section 18.34.050 to add Roquet Ranch Specific Plan to the Zoning Code (File Case No. DAP-001-228).
- 5/15/2018 City Council Resolution No. R-38-18 (File Case No. DAP-001-228). A Final Environmental Impact Report (EIR) with appropriate findings and Mitigation Monitoring and Reporting Program was certified and adopted by the City Council pursuant to Sections 15070 and 15074 of the Guidelines of the Environmental Quality Act (CEQA).
- 4-10-2018 PC Resolution No. R-14-18 (File Case No. DAP-001-228). The Planning Commission recommended City Council approval of Specific Plan Zone Change and General Plan Amendment to the Land Use Element (included Env. Findings and Certification of EIR) in order to develop a residential community of up to 1,050 residential units on a 336.3-acre site located west of South La Cadena Drive and east of Old West Pellisier Road in the City of Colton.

8. Business License History

Roquet Paving Inc. – Business License No. 34341 was approved in 1992 and is currently an active business license at property addressed at 2699 Maryknoll Dive.

9. Building Permits

None Found

10. Code Compliance

- 6/16/2022 Penalty citation was issued for noncompliance with property maintenance notice. Property owners have changed and new property owners are now aware of the issue. Clean-up of the property is scheduled to take place before the end of June 2022.
- 5/18/2022 Warning citation was issued to the property owner concerning clean-up of unpermitted dumping on property adjacent to intersection of Orange Street and Pellesier Road.

PROJECT LOCATION/PROPERTY DESCRIPTION

The approximately 339.8-acre Project site is located within the La Loma Hills, which is within the southwestern portion of the City of Colton. The Project site is located approximately 2.0 miles north of the intersection of State Route 60 (SR-60), SR-91, and Interstate 215 (I-215); approximately 11.3 miles east of I-15; approximately 2.3 miles south of I-10; and approximately 0.85 miles west of I-215. The Project site abuts the Riverside County boundary. At the local scale, the Project site is located approximately 0.1 mile north of Center Street, 350 feet east of Old Pellissier Road and east of the Santa Ana River, 0.25 mile south of Litton Avenue, and west of La Cadena Drive (distance varies). The Colton Landfill (no longer in use) is located 0.5 mile north of the Project site.

The Project site consists of largely undeveloped hillside terrain classified as “Grazing Land,” and containing native and non-native vegetation with scattered dirt trails. The majority of the Project site has been historically disturbed by agricultural activities, roadway construction, and the operation of Roquet Paving Company, located in the southeast area of the Project site.

BACKGROUND/PROJECT DESCRIPTION

The Tentative Tract Map application was filed concurrently with the Roquet Ranch Specific Plan in April 2018. The Tentative Tract Map was reviewed concurrently with the Specific Plan, EIR and related documents throughout the two-year review process. Although the Map was scheduled initially for public hearing before the Planning Commission on April 10, 2010 (concurrent with the public hearing on the Specific Plan, General Plan Amendment and EIR), the Planning Commission continued the public hearing for this item to September 25, 2019 at the request of the applicant. The project was pulled from the September 25, 2019, Planning Commission agenda due to legal challenge from Cadena Creek Mobile Home Park and therefore, the meeting canceled due to lack of agenda items.

The applicant, however, is proposing the subject Tentative Tract Map No. 20041 for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP), 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.7 acres of open space areas, and 14.2 acres of street circulation areas. The project has two major access points including one from S. La Cadena Drive at Pellissier Road and the second access point is from Orange Street north of the west Center Street intersection.

On May 27, 2022, a settlement agreement between the applicant and “Cadena Creek Property was completed and approved by the City Council after four years of discussions. The settlement agreement included several “Obligations of the Parties” (Sunmeadows LLC) including but not limited to the following points Summary of the major points is attached (See Attachment 1):

- Sewer Line Realignment;
- Revised Map to Incorporate landscape plans;
- Landscape Improvements;
- Ongoing Maintenance of Interface Landscape Areas;
- Project fencing and secondary access;
- Access Easements;
- Ongoing Maintenance of Existing Drainage Swale;
- Drainage improvements notifications;
- Limitation on Construction Hours;
- Cadena Creek Drainage improvements;

On June 20, 2022, the applicant submitted updated Tentative Tract Map No. 19983 which includes compliance with settlement agreement obligations as stated above. Tract Map No. 19983 will include subdivision of lots 2, 4-7, 9 & 10 of TTM No. 20041 into 446 Single Family Lots within 7 map phases along with updated map in compliance with Settlement Agreement. Staff anticipates scheduling Tentative Tract Map No. 19983 on the Planning Commission Agenda in August 2022.

ANALYSIS

The proposed subdivision is identified as a Financial Tentative Tract Map for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP) and consistent with all of the street, property development standards and other hillside protections in place to ultimately develop one of Colton’s hillside areas with a planned residential development. On June 20, 2022, the applicant also submitted the project lot subdivision for the project lots which is planned to be scheduled in August 2022. This tentative map will include compliance with mitigation measures of the certified EIR, specific project conditions of approval and review of settlement agreement obligations recently approved by the City Council.

Although the proposed Financial Tentative Tract Map is for the purpose of financing and conveying title of all or a portion of the land within the RRSP, staff is including conditions of approval requiring compliance with the RRSP development requirements and street dedication necessary to establish a secondary access point from Orange Street (Condition #27). Minor changes to the street cross section details also need to be updated to match the approved RRSP street cross sections is also part of the conditions of approval (Condition #33). Staff has also included condition of approval #6, requiring annexation into Community Facilities District either through TTM No. 20041 or through TTM No. 19983.

Findings for Approval: The attached Resolution includes a finding of consistency with the Colton General Plan, as well as all findings for approval required by the Subdivision Map Act as follows:

- a. The proposed subdivision is designed, to the extent feasible, to provide for passive or natural heating or cooling opportunities because the subdivision layout provides an east to west orientation and adequate location of window placement to provide passive and natural heating and cooling opportunities. The project materials and construction will be required to comply with City of Colton adopted California Codes including energy efficient standards and green code requirements for future residential and commercial land uses of the Roquet Ranch Specific Plan.
- b. The proposed subdivision and the provisions for its design and improvement are consistent with the General Plan for the City of Colton (“General Plan”), because the proposed subdivision and adopted Specific Plan will provide diverse housing types consistent with the General Plan land use goals and policies, the “Specific Plan” land use designation, and with the residential housing density parameters set by the City’s Housing Element, by maintaining 10.2 dwelling units an acre on 339.8 acres of the project site preserving views, steep slopes and major ridgelines of the site or 59.40 percent of the overall site.
- c. The Subject Site is physically suitable for the type and density of development proposed in the Tentative Tract Map No. 20041 because the site is located where new utilities/sewer lines and electric lines will be installed and accessed, and road improvements made available to address ingress and egress requirements for vehicles, pedestrians, bicycles and emergency services. The proposed development will provide all the required on-site and off-site improvements that meet or exceed the development standards set forth in the Roquet Ranch Specific Plan.
- d. The subdivision design and improvements proposed in the Tentative Tract Map No. 20041 are within a topography consisting of rolling hills with a prominent north to south ridgelines forming the sites eastern boundary and a portion of the western boundary, located in a “Very High Fire Hazard Severity Zone.” According to the EIR, the severity of wildfire hazards at the site would likely be higher under the No Project/No Development alternative when compared to the proposed Project. None of the City’s General Plan Policy Objectives for the area and City would be met with the No Project/No Development alternative.
- e. The subdivision design and type of improvements proposed in the Tentative Tract Map No. 20041 are not likely to cause serious public health problems because all development and public improvements will be performed per the requirements of all applicable standards and codes, including the zoning and building codes.
- f. The subdivision design and type of improvements proposed in the Tentative Tract Map No. 20041 will not conflict with easements acquired by the public at large for access through or use of the Subject Site. The proposed subdivision map and title report have been reviewed and there are no conflicts with easements or future dedications for developing the proposed project site.

- g. The discharge of waste into an existing sewer system from development proposed in the Tentative Tract Map No. 20041 will not cause a violation of existing requirements prescribed by the local water quality control board because the City's Engineering and Water Utilities Divisions of Public Works have reviewed and conditionally approved the project to address waste & wastewater requirements, drainage, grading, storm water, NPDES construction activity, Improvement Plans and Final Map submission requirements in making sure the discharge of wastewater is designed correctly so it does not impact existing water resources.

ENVIRONMENTAL REVIEW

Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA"), Section 15182 (Projects Pursuant to a Specific Plan), a. and c. as the project is consistent with the approved Roquet Ranch Specific Plan and certified Environmental Impact Report for the Financial Tentative Tract Map solely for the purposes of financing and conveying title for implementing a residential, open space, recreational and commercial land uses of the approved Roquet Ranch Specific Plan.

RECOMMENDATION

Staff recommends that the Planning Commission approve Tentative Tract Map No. 20041 through the adoption of Resolution No. R-11-22- titled:

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A FINANCIAL TENTATIVE TRACT MAP NO. 20041 ("A" MAP) FOR THE DIVISION OF LAND SOLELY FOR THE PURPOSE OF FINANCING OR CONVEYING TITLE TO ALL OR A PORTION OF THE LAND WITHIN THE ROQUET RANCH SPECIFIC PLAN (RRSP), 19 TOTAL LOTS CONSISTING OF 12 LOTS FOR FUTURE SUBDIVISION AND DEVELOPMENT, 2 LOTS FOR RECREATION, 4 OPEN SPACE LOTS AND AREAS FOR DEDICATION OF RIGHT-OF-WAY FOR THE STREET NETWORK LOCATED ON LAND AREA OF 339.8 ACRES MADE UP OF 111.9 ACRES OF RESIDENTIAL AREAS, 23 ACRES OF RECREATION AREAS, 190.7 ACRES OF OPEN SPACE AREAS, AND 14.2 ACRES OF STREET CIRCULATION AREAS. (FILE INDEX NO. 001-748).

Attachments:

- Attachment-1 Staff Summary of Settlement Agreement – Sunmeadows LLC, May 27, 2022
- Attachment-2 Planning Commission Resolution No. R-11-22
- Attachment-3 Tentative Tract Map No. 20041



Prepared by:
Mario Suarez, Planning Manager



Reviewed By:
Mark R. Tomich, AICP,
Development Services Director

ATTACHMENT 1

A summary of the results of the settlement agreement include:

1. Section 2(A) - Sewer Line Realignment. Sunmeadows agrees not to construct new Project-related sewer improvements on the Cadena Creek property, and to revise its pending subdivision map application (Map Application) so as to (i) eliminate reference to, and depiction of, any new Project-related sewer improvements on the Cadena Creek property, and (ii) relocate a proposed 12" sewer to be located in the proposed Orange Street extension right-of-way, as depicted on Exhibit B of the Settlement Agreement. Sunmeadows further agrees that no sewage from the Project will flow through the existing sewer improvements within the Cadena Creek property. City agrees that it will not consider the pending Map Application for approval unless it has first been revised in accordance with the Settlement Agreement.

2. Sections 2(B) through 2(D) – Landscaping. Sunmeadows agrees to revise the Map Application so as to incorporate proposed landscaping improvement plans specific to the Project area bordering the Cadena Creek Property, which plans are depicted on Settlement Agreement Exhibits C-1 through C-3 (Landscape Plans). City agrees that, if it approves the Map Application, it will condition its approval to require that the landscape improvements be constructed prior to the City's issuance of building permits for Specific Plan planning areas PA 3, PA 9, PA 10, and PA 13 (i.e., the planning areas in the vicinity of the Cadena Creek property). The condition of approval must also require Sunmeadows to ensure that landscape irrigation does not drain on to the Cadena Creek property at a flow rate that exceeds existing conditions, and to maintain the landscaping on a long-term basis without cost to the Cadena Creek property owner or residents.

3. Section 2(E) and 2(F) - Project Fencing. Sunmeadows agrees to install fence improvements along the property line separating the Project from the Cadena Creek property, which must be consistent in design and consistent with the Specific Plan's design guidelines. The fence improvements will include two access gates as shown on Settlement Agreement Exhibits F-2 and F-2. City agrees that, if it approves the Map Application, it will condition its approval require Sunmeadows to construct the fence/gate improvements prior to the City's issuance of building permits for Specific Plan planning areas PA 3, PA 9, PA 10, and PA 13, and to maintain the fence/gate improvements without cost to the Cadena Creek property owner or residents.

4. Section 2(G) - Easement Realignment. Sunmeadows and Cadena Creek property owners agree to cooperate with respect to the minor realignment of an existing access easement burdening the Project site in favor of the Cadena Creek property, and requires Sunmeadows to make certain payments to the Cadena Creek property owners.

5. Section 2(H), 2(I), and 2(L) - Drainage Improvements: Sunmeadows agrees to maintain an existing stormwater drainage swale located on the Project site that drains over the Cadena Creek property to downstream drainage facilities without cost to the Cadena Creek property owners/residents, and will ensure that stormwater conveyed by such drainage swale does not exceed existing flows. City agrees that, if it approves the Map Application, it will condition its approval to require Sunmeadows (or a Project HOA/neighborhood association) to maintain the drainage swale in the manner it was designed to operate so that drainage does not exceed existing conditions. Sunmeadows agrees to share with Cadena Creek property owner copies of its drainage improvement plans for Specific Plan planning areas PA 3, PA 9, PA 10 and PA 13. Finally, Sunmeadows agrees to construct drainage improvements in such a manner so as to ensure that the velocity of water moving through the Cadena Creek segment passing

through the Cadena Creek property does not exceed predetermined velocity, as calculated on Settlement Agreement Exhibit H.

6. Section 2(J) – CFDs. The Cadena Creek property shall not be included in any Project-related assessment districts or CFDs without the Cadena Creek property owners prior written consent.

7. Section 2(K) - Construction Hours. Sunmeadows agrees to limit Project construction activities located within 300 feet of the Cadena Creek property from 8:00 am to 4:00 pm Monday through Friday, and that no construction will occur in such area on weekends or federal holidays. City agrees to make this limitation a condition of map approval. (Note: these are stricter than City requirements)

8. Section 2(M) - No Opposition. The Cadena Creek parties agree not to oppose any future discretionary or ministerial approvals for the Project, and to waive any claims to invalidate or set aside any Project approvals to the extent such approval is consistent with the Settlement Agreement.

ATTACHMENT 2

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RESOLUTION NO. R-11-22

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A FINANCIAL TENTATIVE TRACT MAP NO. 20041 ("A" MAP) FOR THE DIVISION OF LAND SOLELY FOR THE PURPOSE OF FINANCING OR CONVEYING TITLE TO ALL OR A PORTION OF THE LAND WITHIN THE ROQUET RANCH SPECIFIC PLAN (RRSP), 19 TOTAL LOTS CONSISTING OF 12 LOTS FOR FUTURE SUBDIVISION AND DEVELOPMENT, 2 LOTS FOR RECREATION, 4 OPEN SPACE LOTS AND AREAS FOR DEDICATION OF RIGHT-OF-WAY FOR THE STREET NETWORK LOCATED ON LAND AREA OF 339.8 ACRES MADE UP OF 111.9 ACRES OF RESIDENTIAL AREAS, 23 ACRES OF RECREATION AREAS, 190.7 ACRES OF OPEN SPACE AREAS, AND 14.2 ACRES OF STREET CIRCULATION AREAS. (FILE INDEX NO. 001-748).

WHEREAS, Tentative Tract Map No. 20041 proposes to subdivide approximately 339.8 acres to allow for development of the site consistent with the Roquet Ranch Specific Plan, Development Application Number DAP-001-748. **A Financial Tentative Tract Map No. 20041** ("A" Map) for the division of land solely for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP), 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.7 acres of open space areas, and 14.2 acres of street circulation areas located west of La Cadena Drive and east of Old Pellissier Road, San Bernardino County. APNs: 116-701-101, 116-702-101, 116-701-102, 116-702-105, 116-702-121, 116-703-118, 116-702-123, and 116-702-122; and

WHEREAS, on April 15, 2018, the City Council of the City of Colton conducted a public hearing and adopted Resolution R-37-18, approving a General Plan Amendment to designate the "Roquet Ranch Specific Plan" on the Land Use Plan, adopted Resolution R-38-18 to certify the Final Environmental Impact Report with Statement of Overriding Considerations and adopt a

1 Mitigation Monitoring and Reporting Program, and adopted Ordinance No. O-07-18 to incorporate
2 the Roquet Ranch Specific Plan into the Zoning Code Text and Map.

3
4 **WHEREAS**, the proposed Tentative Tract No. 20041 is internally consistent, as
5 conditioned, with the General Plan; the adopted Roquet Ranch Specific Plan and the Zoning Code;
6 and

7 **WHEREAS**, Under California Public Resources Code section 21080.17, the California
8 Environmental Quality Act (“CEQA”), Section 15182 (Projects Pursuant to a Specific Plan), a. and
9 c. as the project is consistent with the approved Roquet Ranch Specific Plan and certified
10 Environmental Impact Report for the Financial Tentative Tract Map solely for the purposes of
11 financing and conveying title for implementing a residential, open space, recreational and
12 commercial land uses of the approved Roquet Ranch Specific Plan; and

13 **WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

14 **BE IT NOW THEREFORE RESOLVED AS FOLLOWS:**

15 **SECTION 1.** Based on the entire record before the Planning Commission and all written
16 and oral evidence presented, and the findings made for **Tentative Tract Map No. 20041** in this
17 Resolution, the Planning Commission hereby finds that:

- 18
- 19 a. The proposed subdivision is designed, to the extent feasible, to provide for passive or natural
20 heating or cooling opportunities because the subdivision layout provides an east to west
21 orientation and adequate location of window placement to provide passive and natural
22 heating and cooling opportunities. The project materials and construction will be required
23 to comply with City of Colton adopted California Codes including energy efficient
24 standards and green code requirements for future residential and commercial land uses of
25 the Roquet Ranch Specific Plan.
- 26 b. The proposed subdivision and the provisions for its design and improvement are consistent
27 with the General Plan for the City of Colton (“General Plan”), because the proposed
28 subdivision and adopted Specific Plan will provide diverse housing types consistent with
the General Plan land use goals and policies, the “Specific Plan” land use designation, and

1 with the residential housing density parameters set by the City's Housing Element, by
2 maintaining 10.2 dwelling units an acre on 339.8 acres of the project site preserving views,
3 steep slopes and major ridgelines of the site or 59.40 percent of the overall site.

4 c. The Subject Site is physically suitable for the type and density of development proposed in
5 the Tentative Tract Map No. 20041 because the site is located where new utilities/sewer
6 lines and electric lines will be installed and accessed, and road improvements made
7 available to address ingress and egress requirements for vehicles, pedestrians, bicycles and
8 emergency services. The proposed development will provide all the required on-site and
9 off-site improvements that meet or exceed the development standards set forth in the Roquet
10 Ranch Specific Plan.

11 d. The subdivision design and improvements proposed in the Tentative Tract Map No. 20041
12 are within a topography consisting of rolling hills with a prominent north to south ridgelines
13 forming the sites eastern boundary and a portion of the western boundary, located in a "Very
14 High Fire Hazard Severity Zone." According to the EIR, the severity of wildfire hazards at
15 the site would likely be higher under the No Project/No Development alternative when
16 compared to the proposed Project. None of the City's General Plan Policy Objectives for
17 the area and City would be met with the No Project/No Development alternative.

18 e. The subdivision design and type of improvements proposed in the Tentative Tract Map No.
19 20041 are not likely to cause serious public health problems because all development and
20 public improvements will be performed per the requirements of all applicable standards and
21 codes, including the zoning and building codes.

22 f. The subdivision design and type of improvements proposed in the Tentative Tract Map No.
23 20041 will not conflict with easements acquired by the public at large for access through or
24 use of the Subject Site. The proposed subdivision map and title report have been reviewed
25 and there are no conflicts with easements or future dedications for developing the proposed
26 project site.

27 g. The discharge of waste into an existing sewer system from development proposed in the
28 Tentative Tract Map No. 20041 will not cause a violation of existing requirements
prescribed by the local water quality control board because the City's Engineering and

1 Water Utilities Divisions of Public Works have reviewed and conditionally approved the
2 project to address waste & wastewater requirements, drainage, grading, storm water,
3 NPDES construction activity, Improvement Plans and Final Map submission requirements
4 in making sure the discharge of wastewater is designed correctly so it does not impact
5 existing water resources.

6 **SECTION 2.** Under California Public Resources Code section 21080.17, the California
7 Environmental Quality Act (“CEQA”), Section 15182 (Projects Pursuant to a Specific Plan), a. and
8 c. as the project is consistent with the approved Roquet Ranch Specific Plan and certified
9 Environmental Impact Report for the Financial Tentative Tract Map solely for the purposes of
10 financing and conveying title for implementing a residential, open space, recreational and
11 commercial land uses of the approved Roquet Ranch Specific Plan.

12 **SECTION 3.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the
13 Planning Commission hereby approves **Tentative Tract Map No. 20041 (DAP-001-748)**, subject
14 to the attached conditions of approval (Exhibit “A”).

15 **SECTION 4.** Tentative Tract Map No. 20041 shall become null and void if not exercised
16 within two (2) years of the effective date of this Map, and the applicant has not been granted an
17 extension of time by the Planning Commission, pursuant to the Subdivision Map Act Term of
18 Tentative Map Approvals.

19 **SECTION 5.** The Secretary shall certify the adoption of this Resolution.

20 PASSED, APPROVED, AND ADOPTED this ____ day of June 2022.
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24 _____
25 Planning Commission Chairperson
26 Richard Prieto
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1 ATTEST:

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Planning Commission Secretary
Mark R. Tomich, AICP

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I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Colton at a meeting held on _____, 2022, by the following vote of the Planning Commission:

9

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AYES:

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NOES:

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ABSENT:

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ABSTAIN:

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Planning Commission Secretary
Mark R. Tomich, AICP

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EXHIBIT "A"
CONDITIONS OF APPROVAL

THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE FOLLOWING CONDITIONS OF APPROVAL FOR PLANNING CASE# DAP-001-748 (TENTATIVE TRACT MAP NO. 20041).

HOLD HARMLESS

The applicant shall defend, indemnify, and hold harmless the City of Colton and its officers, employees, and agents from and against any claim, action, or proceeding against the City of Colton, its officers, employees, or agents to attacks, set aside, void, or annul any approval or condition of approval of the City of Colton concerning this project, including but not limited to any approval or condition of approval of the city council, planning commission, or development services director. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

NOTICE TO APPLICANT/SUBDIVIDER

The conditions of approval for this project include certain fees, dedication requirements, reservation requirements and/or other exactions more specifically described in the conditions of approval. The subdivider/applicant is hereby notified that the 90-day protest period to challenge such items has begun as of the date of the project approval or the date of the Impact Fee imposition, which is also the date of final project approval. If the applicant fails to file a protest regarding any of the fees, dedications, reservations or other exaction requirements as specified in Government Code §66020, the subdivider/applicant shall be legally barred from later challenges.

PLANNING

1. This approval is not considered final until the applicant signs the attached acknowledgement of conditions of approval, and submits the executed form to the Development Services Department.
2. This approval is for Tentative Tract Map No. 20041, as conditioned and modified herein, for for the division of land solely for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP), 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.7 acres of open space areas, and 14.2 acres of street circulation areas located west of La Cadena Drive and east of Old Pellissier Road, San Bernardino County as shown on plans stamped May 12, 2002 by the Development Services Department, unless modified herein.
3. The applicant shall place a signed copy of these conditions of approval on the plan check sheet of the proposed project, subject to review and approval by the Development Services Director.

- 1 4. Any requests for modifications, including any deviation from the approved plans and/or
2 conditions of approval, shall be submitted to the Development Services Director for review,
prior to scheduling for Planning Commission meeting, if required.
- 3 5. The applicant and/or property owner shall comply with all applicable requirements of all
4 reviewing agencies and shall comply with all applicable local, state, and federal rules, laws, and
5 regulations.
- 6 6. Prior to issuance of the first building permit, the applicant shall annex to Community Facilities
7 District (CFD) No. 2021-1 for Public Safety Operations and to Community Facilities District
8 (CFD) No. 2021-2 for maintenance services for public facilities associated with the project and
public safety operations, as provided by Section 53313 of the Mello Roos Community Facilities
Act of 1982. The applicant shall make a non-refundable deposit toward the cost of CFD
annexation, as applicable either through Tentative Tract Map No. 20041 or 19983.
- 9 7. The applicant shall provide permanent signage at various locations of all private parks and open
10 space indicating HOA reserves the right to revoke access, signage subject to review and
11 approval by the Development Services Department.
- 12 8. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical
13 equipment installed by the developer shall be inconspicuously located and screened, as
14 approved by the Development Services Department. (Location of this equipment shall be
clearly noted on landscape construction documents.)
- 15 9. Electrical and other service facilities serving commercial, recreational, multi-family residential
16 or homeowners association uses shall be located within an interior electrical room or approved
comparable location. All such electrical service facilities shall be fully screened from public
view, as approved by the Planning Division.

17 **BUILDING**

- 18 10. The project shall comply with California Building Codes (Title 24; CBC, CEC, CMC, EES,
19 CGC, and the CPC) and city ordinances and regulations, as applicable. Proposed project shall
submit construction plans, structural calculations, soils analysis report, and supporting data to
20 the Building and Safety Division for its review and approval as a separate submittal.
- 21 11. Prior to final inspection, electronic copies all plans will be placed on a CD for reference and
22 verification. Plans will include “as built” plans, revisions and changes. The CD will also
include Title 24 energy calculations, structural calculations and all other pertinent information.
23 It will be the responsibility of the developer and or the building or property owner(s) to bear all
costs required for this process. The CD will be presented to the Building & Safety Division for
24 review prior to final inspection and building occupancy. The CD will become the property of
the Colton Building & Safety Division at that time.
- 25 12. During grading and construction phases, the construction manager shall serve as the contact
26 person in the event that dust or noise levels become disruptive to surrounding businesses. A
sign shall be posted at the project site with the construction manager’s contact phone number.
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1 13. The applicant and/or property owner shall ensure that a copy of this Resolution is reproduced
2 on the first page of the construction drawings and shall be distributed to all design professionals,
3 contractors, and subcontractors participating in the construction phase of the Project.

4 **ELECTRIC DEPARTMENT:**

5 14. It has been determined that the project is within the City of Colton. The City of Colton will
6 provide service to this project. The developer shall meet all City of Colton Electric Utility
7 service requirements and pay all applicable fees.

8 15. The project developer/applicant shall comply with all customer service policies of the City of
9 Colton Electric Utility Department. The developer shall provide the Electric Utility with all
10 information necessary to determine the project's electric service requirements; and if necessary
11 and at their own expense, install all conduit and vault systems associated with underground
12 primary/service line extensions and street-lighting as per the Electric Utility's approved design.
13 The developer shall pay all charges associated with the Electric Utility's cost to construct
14 underground line extensions and street-lighting.

15 16. Conditions and requirements specific to the project:

16 A. The project developer/applicant shall make a fair share contribution to the City in the
17 amount of \$135,000 per Megawatt of estimated project service demand to pay for the
18 projects' fair share cost of the existing West Substation, the cost of the City's extension of
19 a power line from the West Substation to the project site with adequate capacity to serve
20 the project, and the cost of the City's implementation of Electric Department Conditions set
21 forth below for TTM No. 20041 or TTM No. 19983:

- 22 a) The project developer/applicant shall be responsible for installing an underground
23 primary and secondary vault/conduit system to TTM No. 20041 or TM No. 19983 .
- 24 b) The project developer/applicant shall be responsible for all costs associated with the
25 installation of street lighting along the project frontage of the west side of La Cadena
26 Drive and throughout TTM No. 20041 or TM No.19983.
- 27 c) The project developer/applicant shall be responsible for a proportionate share of the
28 cost of the new West Substation to provide adequate capacity to serve the project.
- d) The project developer/applicant shall be responsible for all costs associated with the
line extension from the new West Substation.
- e) The project developer/applicant shall be responsible for installing an underground
primary and secondary vault/conduit system for the entire project.
- f) The project developer/applicant shall be responsible for all costs associated with the
installation of street lighting along the east side of Riverside Ave and throughout the
project area.

- 1 g) The project developer/applicant shall be responsible for obtaining and paying
2 associated fees for all permits required for this project. For example, a permit will be
3 required to attach conduits going over the Santa Ana River bed.
- 4 h) The project developer/applicant shall give Colton Electric Utility, if needed,
5 easements associated with the project area.
- 6 i) The project developer/applicant shall be responsible for replacing electric underground
7 infrastructure near Maryknoll Dr and La Cadena Dr for another feed to the project site.

8 **FIRE DEPARTMENT**

- 9 17. Access roadways shall be provided in accordance with the City's Municipal Code.
- 10 18. An on-site municipal water supply system shall be provided, capable of providing the required
11 fire flow for the proposed type of construction. Minimum fire flow for this project shall be in
12 accordance with the CFC Appendix B / Fire Flow Requirements for Buildings. Maximum
13 allowable distance between fire hydrants shall be 300 feet.
- 14 19. Engineered automatic fire sprinkler systems designed and installed in accordance with NFPA
15 13D are required for this project. Detailed drawings and calculations shall be submitted to the
16 fire department for separate review, approval and permit issuance, and prior to installation.
- 17 20. Premise identification shall be provided in accordance with the City's Security Ordinance #0-
18 13-89, Section XIV (residential), Section XV (commercial).
- 19 21. If temporary fencing is used to enclose the construction site, at least two (2) means of
20 unobstructed access must be installed, and maintained in locations as to give maximum access
21 to all parts of the site, and in accordance with the Fire Department's requirements.
- 22 22. The proposed facility's use and/or operations shall be designed and maintained in accordance
23 with the 2015/2016 editions of the International Fire and Building Codes / California Fire and
24 Building Codes (Title 24).
- 25 23. Deferred plan submittals to the Fire Department and separate permits from the Fire Department
26 are required for automatic fire suppression/sprinkler systems.
- 27 24. All fences constructed adjacent to fuel modification areas, as determined in accordance with
28 the City of Colton Municipal Code, shall be of non-combustible materials as defined by the
International Building Code.
25. Fuel modification areas shall be maintained at 100 feet.

PUBLIC WORKS

- 26 26. The developer shall submit Tentative Tract Map No. 20041 ("TTM 20041"), prepared by a
27 registered Land Surveyor in the State of California, identifying local street layouts and proposed
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- 1 individual lettered and numbered lots in accordance with the Roquet Ranch Specific Plan
2 (“RRSP”). TTM 20041 must show proposed stop signs.
- 3 27. Prior to recordation of the final map, the following roadways shall be offered for dedication to
4 the City of Colton: Pellissier Road, Orange Street and Roquet Ranch Road. All other roadways,
5 including secondary, collector and local streets, shall be owned and maintained by the Master
6 Homeowners Association (HOA) or Residential Neighborhood Associations (RNAs), as
7 appropriate. Dedication verbiage needs to be included in the final map. It is currently missing
8 the TTM 20041.
- 9 28. Each sheet of the finance map shall clearly state the following: “For finance purposes only. A
10 future subdivision map or land use entitlement or permit shall be required prior to development
11 of this property. This map does not remove any conditions of approval for separate land use
12 entitlements or permits or tentative maps approved for this land.”
- 13 29. Any development of the land shall require the approval of a subdivision map or land use
14 entitlement or permit or any combination thereof in accordance with applicable city ordinance
15 and or the Subdivision Map Act.
- 16 30. All lots must have legal access either by lot configuration or by a separate recorded document.
17 A conceptual engineering design shall be submitted to provide assurance that access can be
18 designed and constructed.
- 19 31. Main Collector Street, Roquet Ranch Road, and Secondary Arterial Streets, Pellissier Road and
20 Orange Street, must be fully constructed to ultimate right-of-way from the easterly boundary to
21 the westerly boundary and from the southerly boundary to the northerly boundary of proposed
22 TTM 20041, including wet and dry utilities, prior to the sale of any lettered or numbered lots
23 and provide adequate fire access on each lettered or number lot in accordance with Standard
24 Drawings.
- 25 32. In accordance with the RRSP, Orange Street, Pellissier Road, and Roquet Ranch Road are to be
26 public roads and to be maintained by a Community Service Area (“CSA”) or Community
27 Facilities District (“CFD”). Therefore, upon future subdivision development, and prior to the
28 issuance of any permits, a CSA or a CFD must be created for such maintenance purposes.
33. The cross section of Orange Street on TTM 20041 does not match the cross section referenced
in the RRSP. The respective cross sections need to match. There is a reference trail on the RRSP
cross section missing on TTM 20041.
34. In accordance with the RRSP, construction of certain public facilities and infrastructure
requirements (such as water lines, roadways, etc.), may be financed through an assessment
district (“AD”) or a CFD. If future subdivision development opts to finance certain public
facilities through an AD or a CFD, verification of such AD or CFD must be submitted to the
Public Works Department prior to the first recorded tract map for individual residential lots and
prior to the sale of any lettered or numbered lots.
35. In accordance with the RRSP, local streets may be public or private; however, shall be opened
to the public and shall be maintained by the Master HOA, CSA, or CFD, as appropriate.

- 1 36. In accordance with the RRSP, TTM 20041 shall follow the Construction Phasing of all
2 infrastructure as indicated in the RRSP, including utilities, roadways, drainage systems, etc.
- 3 37. The developer shall submit Faithful Performance, Labor and Materials (Payment), Maintenance
4 Warranty, and Monumentation Bonds and a Subdivision Improvement Agreement for required
5 main thoroughfare public infrastructure improvements prior to the sale of any lettered or
6 numbered lots or issuance of any permits.
- 7 38. In accordance with Section 66499-66499.10 of the Subdivision Map Act (“SMA”), TTM 20041
8 shall not be approved by the City Council or recorded until adequate bonding/improvement
9 securities are provided to the Public Works Department and are accepted by the City Engineer.
- 10 39. All future subdivision developments within the RRSP shall be subject to subdivision specific
11 Traffic Scoping Agreements which may further lead to a Traffic Impact Analysis (“TIA”) and
12 Vehicle Miles Traveled (“VMT”) Analysis.
- 13 40. All bonding estimates within the RRSP and its supplemental reports shall be adjusted for
14 inflation based on the rise of the annual Consumer Price Index (CPI) or the Engineering News
15 Record (ENR) Construction Cost Index, whichever is greater to the year in which the
16 improvements are contemplated and be paid to the City of Colton prior to recordation of any
17 interior TTM 20041 and “master” TTM 20041.
- 18 41. All future subdivision developments within the RRSP shall be fully functional with all interior
19 utilities, roadways and public improvements as well as multiple means of ingress and egress
20 prior to the sale of any lettered or numbered lot and occupancy.
- 21 42. In accordance with the RRSP, a permanent master maintenance organization shall be
22 established for the Specific Plan area to assume ownership and maintenance responsibility for
23 all roadways, trails, drainage area, and landscape areas that are not under the maintenance
24 responsibility of the City of Colton, or another public or quasi-public organization.
25 Furthermore, prior to the first recorded tract map for individual residential lots, verification
26 shall be submitted to the Public Works Department that a permanent master maintenance
27 organization has been established to assume ownership and maintenance of all roadways, trails,
28 drainage areas, and landscape areas not under the responsibility of the City of Colton.
- 29 43. In accordance with the RRSP, maintenance of major backbone drainage infrastructure shall be
30 maintained by the San Bernardino County Flood Control District; however, if this is not
31 confirmed with the County, the maintenance responsibility shall fall onto the Master HOA as
32 already required for any drainage/flood control facilities less than 42 inches in size (i.e much
33 of the local drainage devices, inlets, catch basins, storm drains, etc., constructed in roadways
34 and drainage easements).
- 35 44. All future subdivision developments within the RRSP shall create or join the Home Owner’s
36 Association (“HOA”) for maintenance of all public landscaping areas in accordance with the
37 landscaping and conservation requirements of the RRSP and maintenance of proposed drainage
38 basins in accordance with Water Quality Management Plan (“WQMP”) standards prior to the
39 sale of any lettered or numbered lots prior to the recordation of TTM 20041.

- 1 45. All common areas, bikeways, and American with Disability Act (“ADA”) compliant walkways
2 shall be interconnected between all future subdivisions in accordance with the RRSP and City
3 Standard Drawings.
- 4 46. Any street cuts for utilities proposed after newly constructed pavement is completed shall be
5 subject to the Street Cut Moratorium abiding by stricter street repair standards.
- 6 47. Final Map shall be accompanied by closure calculations, vesting deeds, title report and record
7 maps of adjoining properties.
- 8 48. Submit a copy of the Title Report to the Engineering Division, not older than 90 days.
- 9 49. All street centerline monument ties shall be included in the TTM 20041 and submitted to the
10 Public Works Department.
- 11 50. A conceptual drainage plan shall be submitted to the Public Works Department to provide
12 assurance that a drainage system can be properly designed and constructed.
- 13 51. A conceptual Erosion Control Plan shall be submitted to the Public Works Department
14 identifying the various phases of all future subdivision developments.
- 15 52. As applicable, portions within designated flood zone AE shall be addressed in accordance
16 with FEMA regulations for all future subdivision development.
- 17 53. TTM 20041 shall comply with the San Bernardino County Department of Public Works
18 conditions of approval under the Flood Control Planning & Water Resources Division as well
19 as the Permits/Operations Support Division as indicated in their letter to the City dated April
20 14, 2022.
- 21 54. In accordance with § 9.27.190 (E) of the City of Colton Municipal Code, the applicant shall
22 immediately remove any graffiti present before construction, during construction, and post
23 construction.

24 **E. WATER AND WASTEWATER REQUIREMENTS**

- 25 55. The future subdivision development shall meet all the requirements as set forth by the
26 water/wastewater department for water, sewer and pretreatment facilities.
- 27 56. All future subdivision construction shall conform to the current edition of the specifications
28 for Public Works Construction (Green Book), and the current standards and specifications of
the City of Colton Water/Wastewater Department.
57. Submit conceptual Sewer Improvement Plans to the City Engineer for review and ensure
feasibility. All future subdivision development shall be required to connect into the City’s
sewer system.
58. As part of the submittal package, a sewer feasibility study shall be provided for approval.

- 1 59. All future sewer lines shall be extra strength vitrified clay pipes, and the sewer main line shall
2 be a minimum of 8” diameter or the size will be finalized during the design phase.
- 3 60. A sewer check valve shall be provided with a finished pad elevation lower than the rim
4 elevation of the immediate up-stream sewer manhole for each future residential lot.
- 5 61. Show on the plans the location of sewer mainline, nearest manhole, lateral serving the project
6 and configuration of tie-in mainline.
- 7 62. A note shall be placed on the plans stating the lateral location shall be marked on the curb
8 with “S” for sewer.
- 9 63. All wastewater capacity fees must be paid prior to obtaining the certificate of occupancy.
10 Additional capacity fees may apply if the actual discharge exceeds the estimated flow
11 established during initial approval. Service will be terminated if the fees are not paid.
- 12 64. All connection fees and charges shall be levied at the rate scheduled by the City Council at the
13 time of payment by the developer.

14 **CODE ENFORCEMENT/POLICE**

- 15 65. Landscaping: Property manager or tenant will maintain all approved landscaping in good
16 condition, including but not limited to adequate irrigation, mowing of grass, and replacing dead
17 trees and shrubs. Above ground landscaping controls or backflow valves will be secured in a
18 locked metal cage to prevent theft or vandalism.
- 19 66. Litter/Graffiti: The exterior of the vacant lots and areas adjacent to the vacant lots over which
20 they have control, including all signs and accessory buildings and structures, shall be
21 maintained free of litter and graffiti at all times. The owner or operator shall provide for daily
22 removal of trash, litter and debris from the premises and on all abutting sidewalks and parking
23 lots within twenty (20) feet of the premises. Graffiti shall be removed within forty-eight (48)
24 hours with a color-matching paint. The expectation for graffiti cover up is an appearance that
25 the graffiti never existed.
- 26 67. The applicant shall grant “right of access” by the city or agent to remove graffiti.
- 27 68. Exterior Lighting: All lightning will be maintained in good working order. All lighting shall
28 be shown on the required plot plans. Lighting shall be designed and installed in such a manner
that provides adequate lamination to all parking spaces, stalls, walkways, corridors, and
stairways, insuring there are no dim, dark, or shadowed areas (other than shadows naturally cast
beneath the actual vehicles.) Lighting level will be a minimum footcandles as required by
ordinance. The placement of the lighting fixtures shall be such that the angle of projected light
does not interfere or hinder the vision of police officers or security personnel patrolling the
areas. All lighting will be properly shielded so as to not trespass or disturb neighboring
residences, adjacent businesses, or persons while driving vehicles upon the roadway. In the
event a lighting fixture becomes inoperable, property management will have the lighting
repaired within 72 hours.

- 1 69. Storage: Parking and trash areas will not be used for storage of hazardous materials, including
2 but not limited to tires, waste oil, and inoperable or unregistered vehicles. Property manager or
3 tenant shall promptly abate hazardous materials or inoperable vehicles. General exterior
4 storage areas will be screened from public view.
- 5 70. Signage: Applicant will fully comply with Colton Municipal Code 18.50 Sign Ordinance as
6 amended. Temporary promotional signs require a permit and must be authorized by
7 Development Services prior to display. Refer to code for additional signage permitting and
8 requirements.
- 9 71. After hours Contact Information: Permittee will ensure after hours contact person information
10 is kept current and on file with the Colton Police Department dispatch center. Ideally there
11 should be several responsible persons available to respond in case of emergency; each should
12 be a key holder with knowledge of alarm reset codes, available to respond within 20-30 minutes,
13 and of sufficient authority to facilitate a board up or other emergency repair measures.
- 14 72. Right of Access: Permittee shall grant "right of access" to the City of Colton and its employees
15 or agents for the purposes of monitoring compliance with these Conditional Use Permit
16 conditions, patrolling, investigating crimes, and enforcing laws and ordinances on the subject
17 property. Permittee shall grant "right of access" to the City of Colton and its employees or
18 agents to remove graffiti and to determine if the applicant is in compliance with these
19 conditions.
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Approved PC Resolution No. R-11-22

Attachment 3

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RESOLUTION NO. R-11-22

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A FINANCIAL TENTATIVE TRACT MAP NO. 20041 ("A" MAP) FOR THE DIVISION OF LAND SOLELY FOR THE PURPOSE OF FINANCING OR CONVEYING TITLE TO ALL OR A PORTION OF THE LAND WITHIN THE ROQUET RANCH SPECIFIC PLAN (RRSP), 19 TOTAL LOTS CONSISTING OF 12 LOTS FOR FUTURE SUBDIVISION AND DEVELOPMENT, 2 LOTS FOR RECREATION, 4 OPEN SPACE LOTS AND AREAS FOR DEDICATION OF RIGHT-OF-WAY FOR THE STREET NETWORK LOCATED ON LAND AREA OF 339.8 ACRES MADE UP OF 111.9 ACRES OF RESIDENTIAL AREAS, 23 ACRES OF RECREATION AREAS, 190.7 ACRES OF OPEN SPACE AREAS, AND 14.2 ACRES OF STREET CIRCULATION AREAS. (FILE INDEX NO. 001-748).

WHEREAS, Tentative Tract Map No. 20041 proposes to subdivide approximately 339.8 acres to allow for development of the site consistent with the Roquet Ranch Specific Plan, Development Application Number DAP-001-748. **A Financial Tentative Tract Map No. 20041 ("A" Map)** for the division of land solely for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP), 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.7 acres of open space areas, and 14.2 acres of street circulation areas located west of La Cadena Drive and east of Old Pellissier Road, San Bernardino County. APNs: 116-701-101, 116-702-101, 116-701-102, 116-702-105, 116-702-121, 116-703-118, 116-702-123, and 116-702-122; and

WHEREAS, on April 15, 2018, the City Council of the City of Colton conducted a public hearing and adopted Resolution R-37-18, approving a General Plan Amendment to designate the "Roquet Ranch Specific Plan" on the Land Use Plan, adopted Resolution R-38-18 to certify the Final Environmental Impact Report with Statement of Overriding Considerations and adopt a

1 Mitigation Monitoring and Reporting Program, and adopted Ordinance No. O-07-18 to incorporate
2 the Roquet Ranch Specific Plan into the Zoning Code Text and Map.

3
4 **WHEREAS**, the proposed Tentative Tract No. 20041 is internally consistent, as
5 conditioned, with the General Plan; the adopted Roquet Ranch Specific Plan and the Zoning Code;
6 and

7 **WHEREAS**, Under California Public Resources Code section 21080.17, the California
8 Environmental Quality Act (“CEQA”), Section 15182 (Projects Pursuant to a Specific Plan), a. and
9 c. as the project is consistent with the approved Roquet Ranch Specific Plan and certified
10 Environmental Impact Report for the Financial Tentative Tract Map solely for the purposes of
11 financing and conveying title for implementing a residential, open space, recreational and
12 commercial land uses of the approved Roquet Ranch Specific Plan; and

13 **WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

14 **BE IT NOW THEREFORE RESOLVED AS FOLLOWS:**

15 **SECTION 1.** Based on the entire record before the Planning Commission and all written
16 and oral evidence presented, and the findings made for **Tentative Tract Map No. 20041** in this
17 Resolution, the Planning Commission hereby finds that:

- 18
- 19 a. The proposed subdivision is designed, to the extent feasible, to provide for passive or natural
20 heating or cooling opportunities because the subdivision layout provides an east to west
21 orientation and adequate location of window placement to provide passive and natural
22 heating and cooling opportunities. The project materials and construction will be required
23 to comply with City of Colton adopted California Codes including energy efficient
24 standards and green code requirements for future residential and commercial land uses of
25 the Roquet Ranch Specific Plan.
- 26 b. The proposed subdivision and the provisions for its design and improvement are consistent
27 with the General Plan for the City of Colton (“General Plan”), because the proposed
28 subdivision and adopted Specific Plan will provide diverse housing types consistent with
the General Plan land use goals and policies, the “Specific Plan” land use designation, and

1 with the residential housing density parameters set by the City's Housing Element, by
2 maintaining 10.2 dwelling units an acre on 339.8 acres of the project site preserving views,
3 steep slopes and major ridgelines of the site or 59.40 percent of the overall site.

4 c. The Subject Site is physically suitable for the type and density of development proposed in
5 the Tentative Tract Map No. 20041 because the site is located where new utilities/sewer
6 lines and electric lines will be installed and accessed, and road improvements made
7 available to address ingress and egress requirements for vehicles, pedestrians, bicycles and
8 emergency services. The proposed development will provide all the required on-site and
9 off-site improvements that meet or exceed the development standards set forth in the Roquet
10 Ranch Specific Plan.

11 d. The subdivision design and improvements proposed in the Tentative Tract Map No. 20041
12 are within a topography consisting of rolling hills with a prominent north to south ridgelines
13 forming the sites eastern boundary and a portion of the western boundary, located in a "Very
14 High Fire Hazard Severity Zone." According to the EIR, the severity of wildfire hazards at
15 the site would likely be higher under the No Project/No Development alternative when
16 compared to the proposed Project. None of the City's General Plan Policy Objectives for
17 the area and City would be met with the No Project/No Development alternative.

18 e. The subdivision design and type of improvements proposed in the Tentative Tract Map No.
19 20041 are not likely to cause serious public health problems because all development and
20 public improvements will be performed per the requirements of all applicable standards and
21 codes, including the zoning and building codes.

22 f. The subdivision design and type of improvements proposed in the Tentative Tract Map No.
23 20041 will not conflict with easements acquired by the public at large for access through or
24 use of the Subject Site. The proposed subdivision map and title report have been reviewed
25 and there are no conflicts with easements or future dedications for developing the proposed
26 project site.

27 g. The discharge of waste into an existing sewer system from development proposed in the
28 Tentative Tract Map No. 20041 will not cause a violation of existing requirements
prescribed by the local water quality control board because the City's Engineering and

1 Water Utilities Divisions of Public Works have reviewed and conditionally approved the
2 project to address waste & wastewater requirements, drainage, grading, storm water,
3 NPDES construction activity, Improvement Plans and Final Map submission requirements
4 in making sure the discharge of wastewater is designed correctly so it does not impact
5 existing water resources.

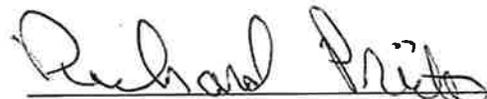
6 **SECTION 2.** Under California Public Resources Code section 21080.17, the California
7 Environmental Quality Act (“CEQA”), Section 15182 (Projects Pursuant to a Specific Plan), a. and
8 c. as the project is consistent with the approved Roquet Ranch Specific Plan and certified
9 Environmental Impact Report for the Financial Tentative Tract Map solely for the purposes of
10 financing and conveying title for implementing a residential, open space, recreational and
11 commercial land uses of the approved Roquet Ranch Specific Plan.

12 **SECTION 3.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the
13 Planning Commission hereby approves **Tentative Tract Map No. 20041 (DAP-001-748)**, subject
14 to the attached conditions of approval (Exhibit “A”).

15 **SECTION 4.** Tentative Tract Map No. 20041 shall become null and void if not exercised
16 within two (2) years of the effective date of this Map, and the applicant has not been granted an
17 extension of time by the Planning Commission, pursuant to the Subdivision Map Act Term of
18 Tentative Map Approvals.

19 **SECTION 5.** The Secretary shall certify the adoption of this Resolution.

20
21 PASSED, APPROVED, AND ADOPTED this 28 day of June 2022.

22
23
24 
25 _____
26 Planning Commission Chairperson
27 Richard Prieto
28

1 ATTEST:

2

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Planning Commission Secretary
Mark R. Tomich, AICP

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8 I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning
9 Commission of the City of Colton at a meeting held on June 28, 2022, by the following vote of the
10 Planning Commission:

10

AYES: Cervantes, Baden, Raymond, Payne, Grossich, Delgado, Prieto

11

NOES:

12

ABSENT:

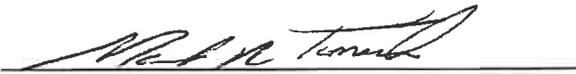
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ABSTAIN:

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Planning Commission Secretary
Mark R. Tomich, AICP

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EXHIBIT "A"
CONDITIONS OF APPROVAL

THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE FOLLOWING CONDITIONS OF APPROVAL FOR PLANNING CASE# DAP-001-748 (TENTATIVE TRACT MAP NO. 20041).

HOLD HARMLESS

The applicant shall defend, indemnify, and hold harmless the City of Colton and its officers, employees, and agents from and against any claim, action, or proceeding against the City of Colton, its officers, employees, or agents to attacks, set aside, void, or annul any approval or condition of approval of the City of Colton concerning this project, including but not limited to any approval or condition of approval of the city council, planning commission, or development services director. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

NOTICE TO APPLICANT/SUBDIVIDER

The conditions of approval for this project include certain fees, dedication requirements, reservation requirements and/or other exactions more specifically described in the conditions of approval. The subdivider/applicant is hereby notified that the 90-day protest period to challenge such items has begun as of the date of the project approval or the date of the Impact Fee imposition, which is also the date of final project approval. If the applicant fails to file a protest regarding any of the fees, dedications, reservations or other exaction requirements as specified in Government Code §66020, the subdivider/applicant shall be legally barred from later challenges.

PLANNING

1. This approval is not considered final until the applicant signs the attached acknowledgement of conditions of approval, and submits the executed form to the Development Services Department.
2. This approval is for Tentative Tract Map No. 20041, as conditioned and modified herein, for for the division of land solely for the purpose of financing or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP), 19 total lots consisting of 12 lots for future subdivision and development, 2 lots for recreation, 4 open space lots and areas for dedication of right-of-way for the street network located on land area of 339.8 acres made up of 111.9 acres of residential areas, 23 acres of recreation areas, 190.7 acres of open space areas, and 14.2 acres of street circulation areas located west of La Cadena Drive and east of Old Pellissier Road, San Bernardino County as shown on plans stamped May 12, 2022 by the Development Services Department, unless modified herein.
3. The applicant shall place a signed copy of these conditions of approval on the plan check sheet of the proposed project, subject to review and approval by the Development Services Director.

- 1 4. Any requests for modifications, including any deviation from the approved plans and/or
2 conditions of approval, shall be submitted to the Development Services Director for review,
prior to scheduling for Planning Commission meeting, if required.
- 3 5. The applicant and/or property owner shall comply with all applicable requirements of all
4 reviewing agencies and shall comply with all applicable local, state, and federal rules, laws, and
5 regulations.
- 6 6. Prior to issuance of the first building permit, the applicant shall annex to Community Facilities
7 District (CFD) No. 2021-1 for Public Safety Operations and to Community Facilities District
8 (CFD) No. 2021-2 for maintenance services for public facilities associated with the project and
public safety operations, as provided by Section 53313 of the Mello Roos Community Facilities
9 Act of 1982. The applicant shall make a non-refundable deposit toward the cost of CFD
annexation, as applicable either through Tentative Tract Map No. 20041 or 19983.
- 10 7. The applicant shall provide permanent signage at various locations of all private parks and open
11 space indicating HOA reserves the right to revoke access, signage subject to review and
approval by the Development Services Department.
- 12 8. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical
13 equipment installed by the developer shall be inconspicuously located and screened, as
14 approved by the Development Services Department. (Location of this equipment shall be
clearly noted on landscape construction documents.)
- 15 9. Electrical and other service facilities serving commercial, recreational, multi-family residential
16 or homeowners association uses shall be located within an interior electrical room or approved
comparable location. All such electrical service facilities shall be fully screened from public
17 view, as approved by the Planning Division.

17 **BUILDING**

- 18 10. The project shall comply with California Building Codes (Title 24; CBC, CEC, CMC, EES,
19 CGC, and the CPC) and city ordinances and regulations, as applicable. Proposed project shall
20 submit construction plans, structural calculations, soils analysis report, and supporting data to
the Building and Safety Division for its review and approval as a separate submittal.
- 21 11. Prior to final inspection, electronic copies all plans will be placed on a CD for reference and
22 verification. Plans will include “as built” plans, revisions and changes. The CD will also
include Title 24 energy calculations, structural calculations and all other pertinent information.
23 It will be the responsibility of the developer and or the building or property owner(s) to bear all
costs required for this process. The CD will be presented to the Building & Safety Division for
24 review prior to final inspection and building occupancy. The CD will become the property of
the Colton Building & Safety Division at that time.
- 25 12. During grading and construction phases, the construction manager shall serve as the contact
26 person in the event that dust or noise levels become disruptive to surrounding businesses. A
sign shall be posted at the project site with the construction manager’s contact phone number.
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1 13. The applicant and/or property owner shall ensure that a copy of this Resolution is reproduced
2 on the first page of the construction drawings and shall be distributed to all design professionals,
3 contractors, and subcontractors participating in the construction phase of the Project.

4 **ELECTRIC DEPARTMENT:**

5 14. It has been determined that the project is within the City of Colton. The City of Colton will
6 provide service to this project. The developer shall meet all City of Colton Electric Utility
7 service requirements and pay all applicable fees.

8 15. The project developer/applicant shall comply with all customer service policies of the City of
9 Colton Electric Utility Department. The developer shall provide the Electric Utility with all
10 information necessary to determine the project's electric service requirements; and if necessary
11 and at their own expense, install all conduit and vault systems associated with underground
12 primary/service line extensions and street-lighting as per the Electric Utility's approved design.
13 The developer shall pay all charges associated with the Electric Utility's cost to construct
14 underground line extensions and street-lighting.

15 16. Conditions and requirements specific to the project:

16 A. The project developer/applicant shall make a fair share contribution to the City in the
17 amount of \$135,000 per Megawatt of estimated project service demand to pay for the
18 projects' fair share cost of the existing West Substation, the cost of the City's extension of
19 a power line from the West Substation to the project site with adequate capacity to serve
20 the project, and the cost of the City's implementation of Electric Department Conditions set
21 forth below for TTM No. 20041 or TTM No. 19983:

- 22 a) The project developer/applicant shall be responsible for installing an underground
23 primary and secondary vault/conduit system to TTM No. 20041 or TM No. 19983 .
- 24 b) The project developer/applicant shall be responsible for all costs associated with the
25 installation of street lighting along the project frontage of the west side of La Cadena
26 Drive and throughout TTM No. 20041 or TM No.19983.
- 27 c) The project developer/applicant shall be responsible for a proportionate share of the
28 cost of the new West Substation to provide adequate capacity to serve the project.
- d) The project developer/applicant shall be responsible for all costs associated with the
line extension from the new West Substation.
- e) The project developer/applicant shall be responsible for installing an underground
primary and secondary vault/conduit system for the entire project.
- f) The project developer/applicant shall be responsible for all costs associated with the
installation of street lighting along the east side of Riverside Ave and throughout the
project area.

- 1 g) The project developer/applicant shall be responsible for obtaining and paying
2 associated fees for all permits required for this project. For example, a permit will be
3 required to attach conduits going over the Santa Ana River bed.
- 4 h) The project developer/applicant shall give Colton Electric Utility, if needed,
5 easements associated with the project area.
- 6 i) The project developer/applicant shall be responsible for replacing electric underground
7 infrastructure near Maryknoll Dr and La Cadena Dr for another feed to the project site.

8 **FIRE DEPARTMENT**

- 9 17. Access roadways shall be provided in accordance with the City's Municipal Code.
- 10 18. An on-site municipal water supply system shall be provided, capable of providing the required
11 fire flow for the proposed type of construction. Minimum fire flow for this project shall be in
12 accordance with the CFC Appendix B / Fire Flow Requirements for Buildings. Maximum
13 allowable distance between fire hydrants shall be 300 feet.
- 14 19. Engineered automatic fire sprinkler systems designed and installed in accordance with NFPA
15 13D are required for this project. Detailed drawings and calculations shall be submitted to the
16 fire department for separate review, approval and permit issuance, and prior to installation.
- 17 20. Premise identification shall be provided in accordance with the City's Security Ordinance #0-
18 13-89, Section XIV (residential), Section XV (commercial).
- 19 21. If temporary fencing is used to enclose the construction site, at least two (2) means of
20 unobstructed access must be installed, and maintained in locations as to give maximum access
21 to all parts of the site, and in accordance with the Fire Department's requirements.
- 22 22. The proposed facility's use and/or operations shall be designed and maintained in accordance
23 with the 2015/2016 editions of the International Fire and Building Codes / California Fire and
24 Building Codes (Title 24).
- 25 23. Deferred plan submittals to the Fire Department and separate permits from the Fire Department
26 are required for automatic fire suppression/sprinkler systems.
- 27 24. All fences constructed adjacent to fuel modification areas, as determined in accordance with
28 the City of Colton Municipal Code, shall be of non-combustible materials as defined by the
International Building Code.
25. Fuel modification areas shall be maintained at 100 feet.

PUBLIC WORKS

- 26 26. The developer shall submit Tentative Tract Map No. 20041 ("TTM 20041"), prepared by a
27 registered Land Surveyor in the State of California, identifying local street layouts and proposed
28

- 1 individual lettered and numbered lots in accordance with the Roquet Ranch Specific Plan
2 (“RRSP”). TTM 20041 must show proposed stop signs.
- 3 27. Prior to recordation of the final map, the following roadways shall be offered for dedication to
4 the City of Colton: Pellissier Road, Orange Street and Roquet Ranch Road. All other roadways,
5 including secondary, collector, local streets and future extension of Roquet Ranch Road to the
6 north through Planning Area 15, shall be owned and maintained by the Master Homeowners
7 Association (HOA) or Residential Neighborhood Associations (RNAs), as appropriate.
- 8 28. Each sheet of the finance map shall clearly state the following: “For finance purposes only. A
9 future subdivision map or land use entitlement or permit shall be required prior to development
10 of this property. This map does not remove any conditions of approval for separate land use
11 entitlements or permits or tentative maps approved for this land.”
- 12 29. Any development of the land shall require the approval of a subdivision map or land use
13 entitlement or permit or any combination thereof in accordance with applicable city ordinance
14 and or the Subdivision Map Act.
- 15 30. All lots must have legal access either by lot configuration or by a separate recorded document.
16 A conceptual engineering design shall be submitted to provide assurance that access can be
17 designed and constructed.
- 18 31. Main Collector Street, Roquet Ranch Road, and Secondary Arterial Streets, Pellissier Road and
19 Orange Street, must be fully constructed to ultimate right-of-way from the easterly boundary to
20 the westerly boundary and from the southerly boundary to the northerly boundary of proposed
21 TTM 20041, including wet and dry utilities, prior to the sale of any lettered or numbered lots
22 and provide adequate fire access on each lettered or number lot in accordance with Standard
23 Drawings.
- 24 32. In accordance with the RRSP, Orange Street, Pellissier Road, and Roquet Ranch Road are to be
25 public roads and to be maintained by a Community Service Area (“CSA”) or Community
26 Facilities District (“CFD”). Therefore, upon future subdivision development, and prior to the
27 issuance of any permits, a CSA or a CFD must be created for such maintenance purposes.
- 28 33. The cross section of Orange Street on TTM 20041 does not match the cross section referenced
in the RRSP. The respective cross sections need to match. There is a reference trail on the RRSP
cross section missing on TTM 20041.
34. In accordance with the RRSP, construction of certain public facilities and infrastructure
requirements (such as water lines, roadways, etc.), may be financed through an assessment
district (“AD”) or a CFD. If future subdivision development opts to finance certain public
facilities through an AD or a CFD, verification of such AD or CFD must be submitted to the
Public Works Department prior to the first recorded tract map for individual residential lots and
prior to the sale of any lettered or numbered lots.
35. In accordance with the RRSP, local streets may be public or private; however, shall be opened
to the public and shall be maintained by the Master HOA, CSA, or CFD, as appropriate.

- 1 36. In accordance with the RRSP, TTM 20041 shall follow the Construction Phasing of all
2 infrastructure as indicated in the RRSP, including utilities, roadways, drainage systems, etc.
- 3 37. The developer shall submit Faithful Performance, Labor and Materials (Payment), Maintenance
4 Warranty, and Monumentation Bonds and a Subdivision Improvement Agreement for required
5 main thoroughfare public infrastructure improvements prior to the sale of any lettered or
6 numbered lots or issuance of any permits.
- 7 38. In accordance with Section 66499-66499.10 of the Subdivision Map Act ("SMA"), TTM 20041
8 shall not be approved by the City Council or recorded until adequate bonding/improvement
9 securities are provided to the Public Works Department and are accepted by the City Engineer.
- 10 39. All future subdivision developments within the RRSP shall be subject to subdivision specific
11 Traffic Scoping Agreements which may further lead to a Traffic Impact Analysis ("TIA") and
12 Vehicle Miles Traveled ("VMT") Analysis.
- 13 40. All bonding estimates within the RRSP and its supplemental reports shall be adjusted for
14 inflation based on the rise of the annual Consumer Price Index (CPI) or the Engineering News
15 Record (ENR) Construction Cost Index, whichever is greater to the year in which the
16 improvements are contemplated and be paid to the City of Colton prior to recordation of any
17 interior TTM 20041 and "master" TTM 20041.
- 18 41. All future subdivision developments within the RRSP shall be fully functional with all interior
19 utilities, roadways and public improvements as well as multiple means of ingress and egress
20 prior to the sale of any lettered or numbered lot and occupancy.
- 21 42. In accordance with the RRSP, a permanent master maintenance organization shall be
22 established for the Specific Plan area to assume ownership and maintenance responsibility for
23 all roadways, trails, drainage area, and landscape areas that are not under the maintenance
24 responsibility of the City of Colton, or another public or quasi-public organization.
25 Furthermore, prior to the first recorded tract map for individual residential lots, verification
26 shall be submitted to the Public Works Department that a permanent master maintenance
27 organization has been established to assume ownership and maintenance of all roadways, trails,
28 drainage areas, and landscape areas not under the responsibility of the City of Colton.
- 29 43. In accordance with the RRSP, maintenance of major backbone drainage infrastructure shall be
30 maintained by the San Bernardino County Flood Control District; however, if this is not
31 confirmed with the County, the maintenance responsibility shall fall onto the Master HOA as
32 already required for any drainage/flood control facilities less than 42 inches in size (i.e much
33 of the local drainage devices, inlets, catch basins, storm drains, etc., constructed in roadways
34 and drainage easements).
- 35 44. All future subdivision developments within the RRSP shall create or join the Home Owner's
36 Association ("HOA") for maintenance of all public landscaping areas in accordance with the
37 landscaping and conservation requirements of the RRSP and maintenance of proposed drainage
38 basins in accordance with Water Quality Management Plan ("WQMP") standards prior to the
39 sale of any lettered or numbered lots prior to the recordation of TTM 20041.

- 1 45. All common areas, bikeways, and American with Disability Act (“ADA”) compliant walkways
2 shall be interconnected between all future subdivisions in accordance with the RRSP and City
3 Standard Drawings.
- 4 46. Any street cuts for utilities proposed after newly constructed pavement is completed shall be
5 subject to the Street Cut Moratorium abiding by stricter street repair standards.
- 6 47. Final Map shall be accompanied by closure calculations, vesting deeds, title report and record
7 maps of adjoining properties.
- 8 48. Submit a copy of the Title Report to the Engineering Division, not older than 90 days.
- 9 49. All street centerline monument ties shall be included in the TTM 20041 and submitted to the
10 Public Works Department.
- 11 50. A conceptual drainage plan shall be submitted to the Public Works Department to provide
12 assurance that a drainage system can be properly designed and constructed.
- 13 51. A conceptual Erosion Control Plan shall be submitted to the Public Works Department
14 identifying the various phases of all future subdivision developments.
- 15 52. As applicable, portions within designated flood zone AE shall be addressed in accordance
16 with FEMA regulations for all future subdivision development.
- 17 53. TTM 20041 shall comply with the San Bernardino County Department of Public Works
18 conditions of approval under the Flood Control Planning & Water Resources Division as well
19 as the Permits/Operations Support Division as indicated in their letter to the City dated April
20 14, 2022.
- 21 54. In accordance with § 9.27.190 (E) of the City of Colton Municipal Code, the applicant shall
22 immediately remove any graffiti present before construction, during construction, and post
23 construction.

24 **E. WATER AND WASTEWATER REQUIREMENTS**

- 25 55. The future subdivision development shall meet all the requirements as set forth by the
26 water/wastewater department for water, sewer and pretreatment facilities.
- 27 56. All future subdivision construction shall conform to the current edition of the specifications
28 for Public Works Construction (Green Book), and the current standards and specifications of
the City of Colton Water/Wastewater Department.
57. Submit conceptual Sewer Improvement Plans to the City Engineer for review and ensure
feasibility. All future subdivision development shall be required to connect into the City’s
sewer system.
58. As part of the submittal package, a sewer feasibility study shall be provided for approval.

- 1 59. All future sewer lines shall be extra strength vitrified clay pipes, and the sewer main line shall
2 be a minimum of 8" diameter or the size will be finalized during the design phase.
- 3 60. A sewer check valve shall be provided with a finished pad elevation lower than the rim
4 elevation of the immediate up-stream sewer manhole for each future residential lot.
- 5 61. Show on the plans the location of sewer mainline, nearest manhole, lateral serving the project
6 and configuration of tie-in mainline.
- 7 62. A note shall be placed on the plans stating the lateral location shall be marked on the curb
8 with "S" for sewer.
- 9 63. All wastewater capacity fees must be paid prior to obtaining the certificate of occupancy.
10 Additional capacity fees may apply if the actual discharge exceeds the estimated flow
11 established during initial approval. Service will be terminated if the fees are not paid.
- 12 64. All connection fees and charges shall be levied at the rate scheduled by the City Council at the
13 time of payment by the developer.

14 **CODE ENFORCEMENT/POLICE**

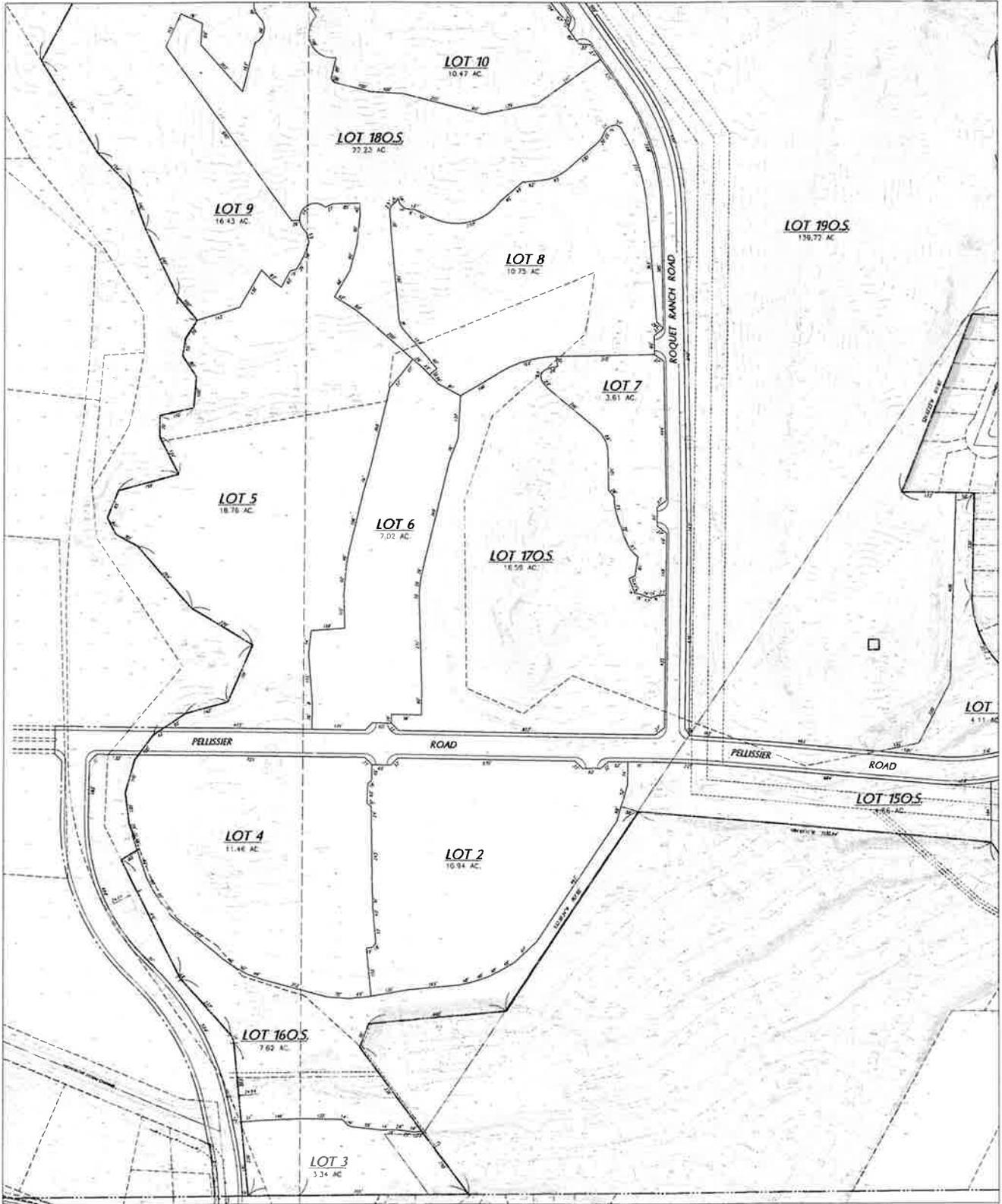
- 15 65. Landscaping: Property manager or tenant will maintain all approved landscaping in good
16 condition, including but not limited to adequate irrigation, mowing of grass, and replacing dead
17 trees and shrubs. Above ground landscaping controls or backflow valves will be secured in a
18 locked metal cage to prevent theft or vandalism.
- 19 66. Litter/Graffiti: The exterior of the vacant lots and areas adjacent to the vacant lots over which
20 they have control, including all signs and accessory buildings and structures, shall be
21 maintained free of litter and graffiti at all times. The owner or operator shall provide for daily
22 removal of trash, litter and debris from the premises and on all abutting sidewalks and parking
23 lots within twenty (20) feet of the premises. Graffiti shall be removed within forty-eight (48)
24 hours with a color-matching paint. The expectation for graffiti cover up is an appearance that
25 the graffiti never existed.
- 26 67. The applicant shall grant "right of access" by the city or agent to remove graffiti.
- 27 68. Exterior Lighting: All lightning will be maintained in good working order. All lighting shall
28 be shown on the required plot plans. Lighting shall be designed and installed in such a manner
that provides adequate lamination to all parking spaces, stalls, walkways, corridors, and
stairways, insuring there are no dim, dark, or shadowed areas (other than shadows naturally cast
beneath the actual vehicles.) Lighting level will be a minimum footcandles as required by
ordinance. The placement of the lighting fixtures shall be such that the angle of projected light
does not interfere or hinder the vision of police officers or security personnel patrolling the
areas. All lighting will be properly shielded so as to not trespass or disturb neighboring
residences, adjacent businesses, or persons while driving vehicles upon the roadway. In the
event a lighting fixture becomes inoperable, property management will have the lighting
repaired within 72 hours.

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- 69. Storage: Parking and trash areas will not be used for storage of hazardous materials, including but not limited to tires, waste oil, and inoperable or unregistered vehicles. Property manager or tenant shall promptly abate hazardous materials or inoperable vehicles. General exterior storage areas will be screened from public view.
- 70. Signage: Applicant will fully comply with Colton Municipal Code 18.50 Sign Ordinance as amended. Temporary promotional signs require a permit and must be authorized by Development Services prior to display. Refer to code for additional signage permitting and requirements.
- 71. After hours Contact Information: Permittee will ensure after hours contact person information is kept current and on file with the Colton Police Department dispatch center. Ideally there should be several responsible persons available to respond in case of emergency; each should be a key holder with knowledge of alarm reset codes, available to respond within 20-30 minutes, and of sufficient authority to facilitate a board up or other emergency repair measures.
- 72. Right of Access: Permittee shall grant "right of access" to the City of Colton and its employees or agents for the purposes of monitoring compliance with these Conditional Use Permit conditions, patrolling, investigating crimes, and enforcing laws and ordinances on the subject property. Permittee shall grant "right of access" to the City of Colton and its employees or agents to remove graffiti and to determine if the applicant is in compliance with these conditions.

TENTATIVE TRACT MAP NO. 20041

CITY OF COLTON



	REVISIONS NO. DATE BY	 ENGINEERING LAND PLANNING SURVEYING Engineers, Inc.	2274 JENNIFER STREET SUITE 107 COLTON, CALIFORNIA 92326 TEL: (951) 278-1800 FAX: (951) 278-4380	CITY OF COLTON TENTATIVE TRACT MAP NO. 20041 FOR FINANCIAL PROPOSES
PREPARED BY: _____ CHECKED BY: _____ DATE: _____	DRAWN BY: _____ DATE: _____	SCALE: _____ SHEET NO. _____ OF _____	PROJECT NO. _____ CLIENT: _____	DATE OF ISSUE: _____ SHEET NO. _____ OF _____