



Planning Commission Staff Report

CITY OF COLTON
Development Services Department

MEETING DATE: November 11, 2025

FILE INDEX NUMBER: DAP25-0023

APPLICANT: RR1050, LLC, William Southworth

PROPERTY OWNER: RR105, LLC

REQUEST: **One-Year Time Extension** request (*Second Extension*) for approved **Tentative Tract Map No. 19983 (DAP-001-764)** (“A” Map) 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 (RRSP).

ACTIONS:

APPLICATION FILED: 10/15/2025

APPLICATION REVIEW COMMITTEE: N/A

PLANNING COMMISSION: 11/11/25; 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): 1167-021-01 and 1167-011-01)
2. Lot Size(s): Subdivision of 78.4 acres of the 339.8 acres specific plan project area into single family lots subdivisions.
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: Roquet Ranch Specific Plan (RRSP)
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:

- 06-10-2025 Planning Commission Approved 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).
- 12-10-2024 Planning Commission Approved One-Year Time Extension request (First Extension) for approved Tentative Tract Map No. 19983 (DAP-001-764) (“A” Map) being the subdivision of Tentative Tract Map No. 20041 Residential Lots 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 (RRSP).
- 6-11-2024 Planning Commission Approved One-Year Time Extension request (First 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).
- 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 March 28, 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 on December 13, 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.

On December 10, 2024, the applicant requested their First Extension of Time and explained problems with commencement of work because “The required resource agency permits have not been obtained, and additional time is required to secure the permits and to resolve a boundary question with Riverside

Public utilities.” The First Extension of Time was approved by the Planning Commission, setting the new expiration date for DAP-001-764 to December 13, 2025.

DISCUSSION

On October 8, 2025, the applicant requested their Second Extension of Time for the approved Tentative Tract Map No. 19983 (DAP-001-764 via PC Resolution No. R-21-22) be considered by the Planning Commission.

The applicant’s letter explains that more time is necessary in or to “complete required engineering work, secure permits from the resource agencies, and to resolve the outstanding boundary question with Riverside Public Utilities.”

On October 30, 2025, staff held a meeting with the applicant regarding a status update on the progress of the project. The applicant mentioned that earlier this year, project owner completed the transition from the prior developer and brought in Argent Development to lead the project. “Since taking over, Argent has reinitiated project coordination with City departments, consultants, and utility providers, successfully restoring momentum following a period of limited activity. While significant progress has been achieved, additional time is needed to complete final design revisions and permitting steps to allow grading to begin by early 2026, weather permitting”. The applicant provided the following information regarding actions taken by the developer regarding the project (Table 1).

Table 1 - Plan Check Status Summary Table

#	Plan Check Item	Status	Date	2025 Status
1	City of Colton Electric Coordination	In Process with Electrical Consultant and City of Colton Electric	11/4/25	Utility Specialist has met with the City of Colton Electric, and the power needs have been determined. Colton Electric is currently reviewing the backbone design criteria. They have committed to have comments back to the Utility Consultant by 11/20/25. The Consent to Grade map has been submitted to SCE and we are waiting for comments.
2	Grading and Erosion Control Plans	Returned to the Engineer	11/4/25	The corrections have been returned to the Engineer after 2nd plan check. The Engineer has made the corrections and is in the process of addressing the Conditions of Approval. The plans are scheduled to be returned to the city for final review on 11/14/25.
3	Backbone Sanitary Sewer Plans	Returned to the city	11/4/25	The plans were resubmitted to the city for 2nd plan check on 9/26/25. We are waiting for comments.
4	Backbone Force Main Plans	Returned to the city	11/4/25	The plans were resubmitted to the city for 2nd plan check on 9/26/25. We are waiting for comments.

5	Sewer Lift Station (City of Colton)	Plans completed	11/4/25	The plans were designed by the City of Colton and will be installed once the project starts. We are waiting for confirmation of equipment procurement.
6	Hydrology Study, WQMP Report	Report Completed and with Engineer	11/4/25	The Report is completed and will be resubmitted with the next submittal of the grading plan on 11/14/25.
7	Backbone Storm Drain Plans	Returned to Engineer	11/4/25	The 2nd plan check is scheduled to be re-submitted 11/20/25
8	Orange Street Culvert Plans	Returned to Engineer	11/4/25	The 2nd plan check is scheduled to be re-submitted 12/2/25
9	Backbone Domestic Water Plans	Returned to Engineer	11/4/25	The 2nd plan check is scheduled to be re-submitted on 11/21/25
10	Backbone Street Improvement Plans	Returned to Engineer	11/4/25	The 2nd plan check is scheduled to be re-submitted on 11/14/25

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 December 13, 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 December 13, 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.

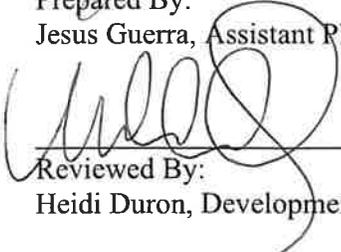
RECOMMENDATION

Staff recommends that:

The Planning Commission approve Second Extension of Time for DAP-001-764, which will set a new expiration date of December 13, 2026. Approved Planning Commission Resolutions shall remain in effect with this time extension.


Prepared By:
Jesus Guerra, Assistant Planner


Reviewed By:
Mario Suarez, AICP, Planning Manager


Reviewed By:
Heidi Duron, Development Services Director

Attachments

1. Applicant's Request for Extension of Time
2. Planning Commission Staff Report, dated December 13, 2022
3. Approved PC Resolution No. R-21-22
4. Copy of TTM 19983 and 20041

Applicant's Request for Extension of Time

Attachment 1

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

October 8, 2025

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

Attn: Development Services Director
Ms. Heidi Duron

Re: TTM 19983 – 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. 19983. 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: Travis Devan
Amir Fallahi

Roquet Ranch Project – Status Update (as of November 4, 2025)

Overview

The Roquet Ranch project continues to advance through the City of Colton’s review process. Ownership (RR1050 LLC) and the Developer (Argent Development) are requesting additional time to complete final engineering, permitting, and plan approvals necessary to commence grading and record the Final Map(s) for the project.

Developer Transition

Earlier this year, project ownership completed the transition from the prior developer and brought in Argent Development to lead the project. Since taking over, Argent has reinitiated project coordination with City departments, consultants, and utility providers, successfully restoring momentum following a period of limited activity. While significant progress has been achieved, additional time is needed to complete final design revisions and permitting steps to allow grading to begin by early 2026, weather permitting.

Recent Progress

Argent and the consultant team have made steady progress on several key fronts, including:

- **Jurisdictional Permitting.** The development team is working with multiple agency representatives to review and finalize jurisdictional delineations for Waters of the U.S. areas. Legal and regulatory coordination is ongoing to determine final permitting requirements.
- **Engineering and Plan Check.** City staff have confirmed receipt of plan check fees, and the development team is actively working through plan check responses. Argent and City engineering staff are working together to confirm submittal priorities and meetings to review various design options for the development.
- **Right-of-Way/Adjacent Property Owner Discussions.** Several meetings with the City of Riverside, Riverside Public Utilities, and other adjacent parties have occurred over the last 45 days. Significant progress has been made towards finalizing the street ROW, slope/grading encroachments, and multiple property line resolutions.
- **Infrastructure and Utilities:** Argent is working with Colton Electric to determine power requirements and physical capacity solutions. Improvement plans have been submitted to the SCE Transmission line department for project consent to work within SCE easements, and we are awaiting comments. The development team has been working the City engineering and is close to an approval to start significant pot-holing work onsite to support the future construction of 18’ water line in La Cadena.

Plan Check Status Summary (November 4, 2025):

#	Plan Check Item	Status	Date	2025 Status
1	City of Colton Electric Coordination	In Process with Electrical Consultant and City of Colton Electric	11/4/25	Utility Specialist has met with the City of Colton Electric and the power needs have been determined. Colton Electric is currently reviewing the backbone design criteria. They have committed to have comments back to the Utility Consultant by 11/20/25. The Consent to Grade map has been submitted to SCE and we are waiting for comments.
2	Grading and Erosion Control Plans	Returned to the Engineer	11/4/25	The corrections have been returned to the Engineer after 2nd plan check. The Engineer has made the corrections and is in the process of addressing the Conditions of Approval. The plans are scheduled to be returned to the city for final review on 11/14/25.
3	Backbone Sanitary Sewer Plans	Returned to the city	11/4/25	The plans were resubmitted to the city for 2nd plan check on 9/26/25. We are waiting for comments.
4	Backbone Force Main Plans	Returned to the city	11/4/25	The plans were resubmitted to the city for 2nd plan check on 9/26/25. We are waiting for comments.
5	Sewer Lift Station (City of Colton)	Plans completed	11/4/25	The plans were designed by the City of Colton and will be installed once the project starts. We are waiting for confirmation of equipment procurement.
6	Hydrology Study, WQMP Report	Report Completed and with Engineer	11/4/25	The Report is completed and will be resubmitted with the next submittal of the grading plan on 11/14/25.
7	Backbone Storm Drain Plans	Returned to Engineer	11/4/25	The 2nd plan check is scheduled to be re-submitted 11/20/25
8	Orange Street Culvert Plans	Returned to Engineer	11/4/25	The 2nd plan check is scheduled to be re-submitted 12/2/25
9	Backbone Domestic Water Plans	Returned to Engineer	11/4/25	The 2nd plan check is scheduled to be re-submitted on 11/21/25
10	Backbone Street Improvement Plans	Returned to Engineer	11/4/25	The 2nd plan check is scheduled to be re-submitted on 11/14/25

Summary

Argent Development's leadership has brought renewed momentum and organization to the Roquet Ranch project. The team continues to work closely with City staff and consultants to complete technical reviews, resolve utility coordination issues, and advance toward grading readiness. The requested extension will allow sufficient time to finalize remaining approvals and maintain project continuity.

Planning Commission Staff Report, dated December 13, 2022

Attachment 2



Planning Commission Staff Report

City of Colton
Development Services Department

- MEETING DATE:** December 13, 2022
- FILE INDEX NUMBER:** DAP-001-764
- APPLICANT:** Bill Lo, Sunmeadows, LLC
- PROPERTY OWNER:** RR1050, LLC (William Southworth, Manager)
- REQUEST:** 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 (RRSP).

ACTIONS:

TENTATIVE TRACT MAP APPLICATIONS FILED: 7/5/2022; ReNoticed – 11/12/2022
COMMUNITY MEETINGS: N/A
PUBLIC SCOPING MEETING: N/A
CONSIDERATION BY THE PLANNING COMMISSION:
 Public Hearing: 9/27/2022; 10/11/2022; 10/25/202; 11/22/2022 (newly noticed); 12/13/2022 **Decision:**

ENVIRONMENTAL DETERMINATION: An Environmental Impact Report Addendum to the previously Certified Roquet Ranch Specific Plan Final EIR pursuant to CEQA Guidelines Section 15081 was prepared. The project is a residential subdivision undertaken pursuant to and in conformity with the Roquet Ranch Specific Plan for which an EIR was prepared and approved in 2018, and, therefore, is exempt from CEQA pursuant to CEQA Guidelines Section 15182 (c).

PROPERTY INFORMATION:

1. Location: (APN Nos. 1167-021-01and 1167-011-01)
2. Lot Size(s): Subdivision of 78.4 acres of the 339.8 acres specific plan project area into single family lots subdivisions.
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: Roquet Ranch Specific Plan (RRSP)
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

BACKGROUND

On September 27, 2022, the Tentative Tract Map No. 19983 the Planning Commission voted to continue this agenda item to address “Settlement Agreement” commitments, staff to update the Electric Power condition of approval and provide Planning Commission with additional information on the status of the traffic/circulation analysis and mitigation. Additionally, there were questions from adjacent property owners to the north and to the west of the Roquet Ranch Specific Plan. The property owner to the north reminded the City to check the plans for future extension of Roquet Ranch Road to the north. The property owner to the west expressed concerns about how the Roquet Ranch project may be affecting their one-acre site. **Attachment 1** of this staff report includes the September 27, 2022 staff report with attachments.

Due to lack of quorum, the October 11, 2022, Planning Commission meeting was canceled quorum.

On October 25, 2022, the Planning Commission Planning Commission accepted staff presentation related to traffic/circulation analysis and mitigation of the Certified EIR. At the meeting, staff stated that the City and applicants agreed to add the settlement agreement commitments with the owners of the Cadena Creek Mobile Home Park to the Planning Commission Resolution. In addition, an updated electric power condition of approval was not ready, but would be modified and added to Planning Commission Resolution No. R-21-22. The Planning Commission also continued the item so it could be re-noticed for the November 22, 2022, Planning Commission meeting with added information in the notice informing the public that an Addendum to the Certified EIR was prepared.

Due to lack of a quorum, the November 22, 2022, Planning Commission was canceled.

ANALYSIS

Updated PC Resolution No. R-21-22. The updated Planning Commission Resolution includes Settlement Agreement commitment conditions (condition #150 A-O) between the City, Applicant and “Cadena Creek Mobile Home Park,” updated electric power condition of approval #24.A.i., and new condition of approval #17 related to installation of future OmniTrans bus stops at several locations. OmniTrans provided a map, **Attachment 2**, showing the potential sites for future bus stop locations. The applicant is in agreement with Condition #24.A.i. related to providing Electric Power to the site and also agrees with added conditions of approval as described above. The Electric Power condition reads as follows:

“Although not a Project requirement, in order to improve reliability of back-up electric services and electric power for the Project and adjacent lands, the applicant shall consider contributing, on a "fair share" basis, to the cost of an extension of electric utility lines, to be constructed by City of Colton or its designee, where it will be beneficial for both the Project and Colton Electric Utility, which construction may include the installation of overhead and underground utility lines through La Loma Hills toward Litton Avenue and to the satisfaction of the City Utility Director.”

The updated resolution also includes modification of condition of approval #12 to include the plan for the Roquet Ranch Road Northerly Extension (**Attachment 3**). Condition of approval #9 addressing construction issues/grading with adjacent property owner located on Assessor Parcel Number 0277-011-05 and other permits for the project site development (**Attachment 4**).

City of Riverside Meeting. On December 7, 2022, the City of Colton Planning, Public Works (Engineering, Traffic, Water/Wastewater) staff, Applicant's Engineer, met with various staff from the City of Riverside Planning, Public Works (Traffic, Water/Wastewater), Riverside staff requested removal of a fee study to establish a mitigation fee/reimbursement for construction of a traffic signal (Orange St/Center St.) and intersection improvements (Strong/Main). After speaking with the developer, condition of approval #18 is recommended stating, the Applicant shall install a traffic signal and related improvements at the intersection of Orange Street and West Center Street and restripe eastbound approach to provide for a dedicated left turn lane and a shared through right turn lane or make changes to the traffic signal timing or make no changes if warranted at Main Street / Strong Street, subject to review and approval by the City of Riverside.

Another concern related to future water/wastewater utility improvements were discussed for the development of North Riverside Specific Plan project within City Owned property northwest of Orange Street and West Center Street. Public Works explained that the City would consider an encroachment permit and easements, which may be discussed in future once we know the specific details of the future development.

ENVIRONMENTAL REVIEW

Addendum to Certified EIR. The addendum reviews the various changes requested as part of the Settlement Agreement (**Attachment 5**). A brief summary of those changes are included in Attachment 1 of this staff report as part of the September 27, 2022, Planning Commission staff report. The addendum substantiates that all other components of Tentative Tract Map No. 19983 are identical to the description within the approved Roquet Ranch Specific Plan and the changes are minor and consistent with the approved Roquet Ranch EIR. The Addendum is available for the Planning Commission and the public to review at the *Environmental Documents* webpage of the Planning Division – Link here: <https://www.ci.colton.ca.us/779/Environmental-Documents>.

Therefore, an Environmental Impact Report Addendum pursuant to CEQA Guidelines Section 15081 has been completed. The proposed Tentative Tract Map No. 19983 includes a sewer line realignment, landscaping, project fencing, easement realignment, drainage improvements, community facilities districts and construction hours which would not substantially increase the severity of impacts evaluated and determined in the May 15, 2018 Certified EIR, as demonstrated in the proposed Addendum. Accordingly, and based on the findings and information contained in the previous Certified EIR, the attached Addendum, and State CEQA Guidelines Section 15162(a)(1) to (3), the project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2018 Certified EIR, nor is the need for new or additional mitigation measures. Moreover, the project is a residential project undertaken pursuant to and in conformity with a specific plan for which an EIR has been prepared and, therefore, is exempt from CEQA pursuant to CEQA Guidelines 15182(c).

RECOMMENDATION

Staff recommends that the Planning Commission approve Tentative Tract Map No. 19983 through the adoption of Resolution No. R-21-22 titled:

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION 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 (RRSP). (FILE INDEX NO. 001-764)



Prepared by:

Mario Suarez, AICP, CNU-A

Planning Manager



Reviewed by:

Mark Tomich, AICP

Development Services Director

Attachments:

Attachment-1 September 27, 2022, Planning Commission Staff Report with attachments

Attachment-2 OmniTrans Map showing future potential bus stop locations.

Attachment-3 991-EXH-NORTHERN ACCESS

Attachment-4 Updated PC Resolution No. R-21-22

Attachment-5 Addendum to Roquet Ranch Specific Plan EIR – Electronic Link:

<https://www.ci.colton.ca.us/779/Environmental-Documents>

ATTACHMENT 1



Planning Commission Staff Report

City of Colton
Development Services Department

- MEETING DATE:** September 27, 2022
- FILE INDEX NUMBER:** DAP-001-764
- APPLICANT:** Bill Lo, Sunmeadows, LLC
- PROPERTY OWNER:** RR1050, LLC (William Southworth, Manager)
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ACTIONS:

TENTATIVE TRACT MAP APPLICATIONS FILED: 7/5/2022

COMMUNITY MEETINGS: N/A

PUBLIC SCOPING MEETING: N/A

CONSIDERATION BY THE PLANNING COMMISSION:

Public Hearing: 9/27/2022 **Decision:**

ENVIRONMENTAL DETERMINATION: Under the California Environmental Quality Act (“CEQA”), Section 15182 (Projects Pursuant to a Specific Plan where a public agency has prepared and EIR), a. and c. as the project is consistent with the certified Environmental Impact Report which addresses both the Specific Plan and Tentative Tract Map No. 19983.

PROPERTY INFORMATION:

1. Location: (APN Nos. 1167-021-01and 1167-011-01)
2. Lot Size(s): 339.8 acres, subdivided into 19 total lots consisting of 12 lots for future subdivision and development 78.4 acres of single family residential lots for this subdivision map.
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: Roquet Ranch Specific Plan (RRSP)
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

	Existing Land Use	Zoning	General Plan Land Use Designation
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:

- 6-28-2022 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).
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- 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 was completed. Case closed.
- 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 2015 and revised several times prior to hearings conducted in 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, 2018 (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.

On June 28, 2022, the Planning Commission reviewed and approved 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: one from S. La Cadena Drive at Pellissier Road and the second access point is from Orange Street north of the Center Street intersection. In addition, a northern access point is planned, providing access to properties located to the north of the Roquet Ranch Specific Plan site at such time as development occurs in the area. On August 23, 2022, the property owner’s representative agreed to the location of the northern access point.

Settlement Agreement. On May 27, 2022, a settlement agreement between the applicant and the “Cadena Creek Mobile Home Park (aka “Colton Coalition for the Environment”) 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):

On June 20, 2022, the applicant submitted updated Tentative Tract Map No. 19983 which includes compliance with settlement agreement obligations. Tentative Tract Map No. 19983 will include subdivision of lots 2, 4-7, 9 & 10 of TTM No. 20041 into 446 Single Family Lots.

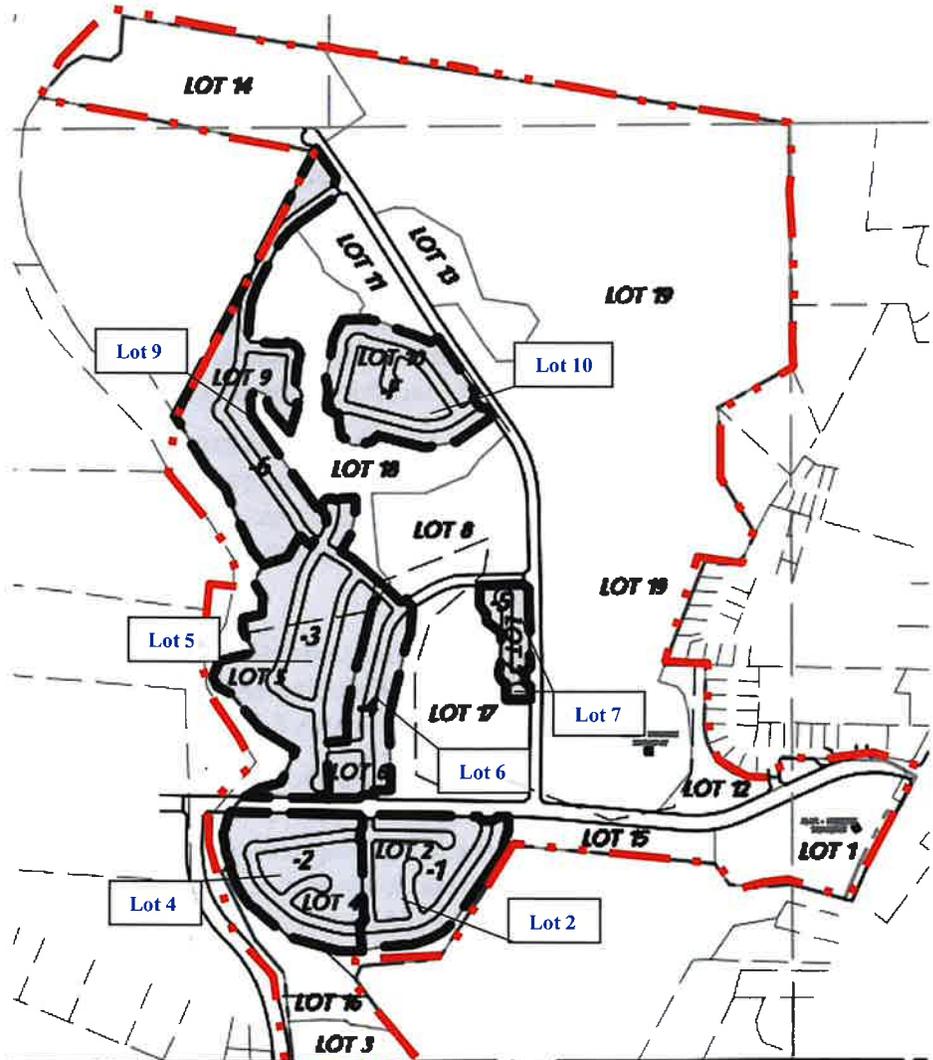
The following page provides a map showing the location of the specific residential subdivision lots that are part Tentative Tract Map 19983, which is consistent with Specific Plan development requirements. The future residential development within each planning area will be coming forward in separate Architectural and Site Plan Review applications to address conformance with design guidelines and development standards of the Roquet Ranch Specific Plan. All multi-family projects and other commercial development will also need to come to the Planning Commission for an Architectural and Site Plan Review and in some cases with a Conditional Use Permit depending on proposed use.

TTM 20041 Lot # & Planning Area (PA)	Proposed SF Lots	Open Space Lots	Area in Acres
2 (PA-3)	78	1	10.9
4 (PA-3)	80	2	11.5
5 (PA-2)	112	3	18.8
6 (PA-6)	42	2	7.0
7 (PA-7)	21	1	2.8
9 (PA-1)	50	2	16.4
10 (PA-5)	63	2	11.0
N/A	446	13	78.4

Seven areas to be subdivided with residential lots as planned. The attached plans include the details of each residential subdivision area as laid out in Sheets 3 and 4. Sheets 5 provides a table of the lot sizes for each of the single family residential subdivisions proposed in Roquet Ranch Specific Plan Area. The areas proposed with single family residential lots (small lot subdivisions within hillside area) locations are noted below.

LEGEND

-  INCLUDED WITHIN TTM 19983
-  ROQUET RANCH S.P. BOUNDARY
- LOT 2 LOTS PER TTM 20041
- 1 MAP PHASING - TTM 19983



INDEX MAP
 1"=1000'

ANALYSIS

Development Standards - Detached Traditional Single Family Homes

Typical Lot (Min.)	Planning Areas 2 6, & 7 (Lots 5,6,7)	Planning Area 3 (Lots 2,4)	Planning Area 5 (Lot 10)	Planning Area 1 (Lot 9)
Lot Size	2,975 SF	3,400 SF	4,000 SF	5,000 SF
Lot Width	35'	40'	50'	50'
Lot Depth	85'	85'	80'	100'
Lot Coverage (Max.)				
One-Story Home	70%	70%	70%	70%
With Porch/Covered Patio	80%	80%	80%	80%
Two-Story Home	70%	70%	70%	70%
With Porch/Covered Patio	80%	80%	80%	80%
Front Setbacks (Min.)				
Living Area	10'	10'	10'	10'
Garage	18'	18'	18'	18'
Porch/Balcony/Courtyard Wall	8'	8'	8'	8'
Side Setbacks (Min.)				
Street Side	10'	10'	10'	10'
Interior Side	3.5'	5'	5'	5'
Encroachment Area ¹	0'	1.5'	1.5'	1.5'

The project maps comply with the Roquet Ranch Specific Plan lot size and area requirements.

Street Circulation and Subdivision Access. The primary access to the site is provided via South La Cadena Drive, which is located to the eastern side of the Roquet Ranch Specific Plan (RRSP). Secondary access to RRSP is provided via Orange Street and Center Street to the west and south of the Community. A third access point is planned to exit to the north of the site via Roquet Ranch Road. The proposed northern access has been reviewed and approved by adjacent property owner. Local, secondary and primary roadways make up 16.5 acres of public roads. The local streets will be private and Pellisier Road, Orange Street, and Roquet Ranch Road will be public roads.

The major street cross sections show the installation of paved roads, curb, gutter, bike lanes, sidewalks and in some areas an informal trail is planned. The informal trails are located within open space Planning Areas. Access to these informal trails is provided via Hillcrest Park in Planning Area 16. There are pedestrian linkages to trails and bike lanes throughout the Roquet Ranch area (Sources – Page II-15 of the RRSP).

Recreational Areas. The RRSP provides a variety of recreational opportunities including 222 acres reserved for open space and recreation (Sources – Page II-5 of the RRSP). There are approximately 22.3 acres of recreation amenities including the 11.1 acre Rocky Glen Park, a community park that will be dedicated to the City and maintained by the City. “The Lodge,” a 2.8-acre HOA owned and maintained private recreation facility located adjacent to Rocky Glen Park is proposed for the exclusive use of residents. Rocky Glen Park will include a basketball court, baseball field, soccer fields, tot lots, barbeque area with shade structures, dog parks, a passive native meadow area with picnic tables and benches, and restroom facilities. The Lodge includes a recreation building and pool for exclusive use by the residents. (Source – Page II-3 RRSP)

Three neighborhood parks are strategically located to serve the community's residents at a neighborhood level. While owned and maintained by the HOA, the public neighborhood parks within Planning Areas 17 and 18 would be available for public use. However, the neighborhood park within Planning Area 19 is only available to the residents of Planning Area 8. These neighborhood parks range in size from 0.4 acre to 1.2 acres and accommodate a range of recreational amenities, including shade canopies, picnic pavilions, tot lots, barbecue areas, open lawn play areas, and game table areas. Seven pocket parks are also located within or near neighborhoods that are not served with a neighborhood park to provide these residents with convenient access to parkland. While owned and maintained by the HOA, the seven pocket parks would be available for public use. Hillcrest Park located in the northern portion of the community, provide the residents of the City with recreational opportunities and scenic views of the La Loma Hills. A recreational vehicle (RV) storage area located in the northern portion of the community, east of Rocky Glen Park and "The Lodge," will provide residents with RV storage and overflow parking for Rocky Glen Park and "The Lodge." (Source – Page II-3 RRSP)

Public Services for RRSP. A full range of public services and utilities are required for the development. On-site facilities, such as water and sewer, parks, roads, and utilities, shall be developed in conjunction with project buildout. (Source – Page II-33 RRSP)

Drainage Infrastructure. The San Bernardino County Flood Control District will maintain major backbone drainage/flood control facilities (all facilities of 42 inches and larger). Drainage/flood control facilities less than 42 inches (i.e., much of the local drainage devices, inlets, catch basins, storm drains, etc., constructed in roadways and drainage easements) will be maintained by the project Master Homeowners Association (HOA) or as arranged by that entity. (Source – Page II-36 RRSP)

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, with 446 single family homes to be developed on 78.4 acres, 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. 19983 being a part of recently approved Tentative Tract Map No. 2041 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. 19983 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. 19983 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. 19983 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. 19983 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.

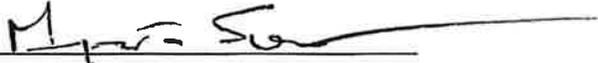
ENVIRONMENTAL REVIEW

Under the California Environmental Quality Act (“CEQA”), Section 15182 (Projects Pursuant to a Specific Plan where a public agency has prepared and EIR), a. and c. as the project is consistent with the certified Environmental Impact Report which addresses both the Specific Plan and Tentative Tract Map No. 19983.

RECOMMENDATION

Staff recommends that the Planning Commission approve Tentative Tract Map No. 19983 through the adoption of Resolution No. R-21-22- titled:

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION 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 (RRSP). (FILE INDEX NO. 001-764)



Prepared by:
Mario Suarez, AICP
Planning Manager



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

Attachments:

- Attachment-1 Staff Summary of Settlement Agreement – Sunmeadows LLC, May 27, 2022
- Attachment-2 Draft Planning Commission Resolution R-21-22
- Attachment-3 Architectural Renderings of RRSP Development – Presentation Purposes
- Attachment-4 Tentative Tract Map No. 19983

Attachment-1
Staff Summary of Settlement Agreement –
Sunmeadows LLC, May 27, 2022

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
Draft Planning Commission Resolution R-21-22

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RESOLUTION NO. R-21-22

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION 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 (RRSP). (FILE INDEX NO. 001-764)

WHEREAS, 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 (RRSP). APNs: 1167-021-01 and 1167-011-01; 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 Mitigation Monitoring and Reporting Program, and adopted Ordinance No. O-07-18 to incorporate the Roquet Ranch Specific Plan into the Zoning Code Text and Map.

WHEREAS, the proposed Tentative Tract No. 19983 is internally consistent, as conditioned, with the General Plan; the adopted Roquet Ranch Specific Plan and the Zoning Code; and

WHEREAS, Under Section 15182 (Projects Pursuant to a Specific Plan where a public agency has prepared a specific plan), a. and c. as the project is consistent with the certified Environmental Impact Report which addresses both the Specific Plan and Tentative Tract Map No. 19983; and

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

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

3 **SECTION 1.** Based on the entire record before the Planning Commission and all written
4 and oral evidence presented, and the findings made for **Tentative Tract Map No. 19983** in this
5 Resolution, the Planning Commission hereby finds that:

- 6
- 7 a. The proposed subdivision is designed, to the extent feasible, to provide for passive or natural
8 heating or cooling opportunities because the subdivision layout provides an east to west
9 orientation and adequate location of window placement to provide passive and natural
10 heating and cooling opportunities. The project materials and construction will be required
11 to comply with City of Colton adopted California Codes including energy efficient
12 standards and green code requirements for future residential and commercial land uses of
13 the Roquet Ranch Specific Plan.
- 14 b. The proposed subdivision and the provisions for its design and improvement are consistent
15 with the General Plan for the City of Colton (“General Plan”), because the proposed
16 subdivision and adopted Specific Plan will provide diverse housing types consistent with
17 the General Plan land use goals and policies, the “Specific Plan” land use designation, and
18 with the residential housing density parameters set by the City’s Housing Element, by
19 maintaining 10.2 dwelling units an acre on 339.8 acres of the project site, with 446 single
20 family homes to be developed on 78.4 acres, preserving views, steep slopes and major
21 ridgelines of the site or 59.40 percent of the overall site.
- 22 c. The Subject Site is physically suitable for the type and density of development proposed in
23 the Tentative Tract Map No. 19983 being a part of recently approved Tentative Tract Map
24 No. 2041 because the site is located where new utilities/sewer lines and electric lines will
25 be installed and accessed, and road improvements made available to address ingress and
26 egress requirements for vehicles, pedestrians, bicycles and emergency services. The
27 proposed development will provide all the required on-site and off-site improvements that
28 meet or exceed the development standards set forth in the Roquet Ranch Specific Plan.

- 1 d. The subdivision design and improvements proposed in the Tentative Tract Map No. 19983
2 are within a topography consisting of rolling hills with a prominent north to south ridgelines
3 forming the sites eastern boundary and a portion of the western boundary, located in a “Very
4 High Fire Hazard Severity Zone.” According to the EIR, the severity of wildfire hazards at
5 the site would likely be higher under the No Project/No Development alternative when
6 compared to the proposed Project. None of the City’s General Plan Policy Objectives for
7 the area and City would be met with the No Project/No Development alternative.
- 8 e. The subdivision design and type of improvements proposed in the Tentative Tract Map No.
9 19983 are not likely to cause serious public health problems because all development and
10 public improvements will be performed per the requirements of all applicable standards and
11 codes, including the zoning and building codes.
- 12 f. The subdivision design and type of improvements proposed in the Tentative Tract Map No.
13 19983 will not conflict with easements acquired by the public at large for access through or
14 use of the Subject Site. The proposed subdivision map and title report have been reviewed
15 and there are no conflicts with easements or future dedications for developing the proposed
16 project site.
- 17 g. The discharge of waste into an existing sewer system from development proposed in the
18 Tentative Tract Map No. 19983 will not cause a violation of existing requirements
19 prescribed by the local water quality control board because the City’s Engineering and
20 Water Utilities Divisions of Public Works have reviewed and conditionally approved the
21 project to address waste & wastewater requirements, drainage, grading, storm water,
22 NPDES construction activity, Improvement Plans and Final Map submission requirements
23 in making sure the discharge of wastewater is designed correctly so it does not impact
24 existing water resources.

24 **SECTION 2.** Under Section 15182 (Projects Pursuant to a Specific Plan where a public
25 agency has prepared a specific plan), a. and c. as the project is consistent with the certified
26 Environmental Impact Report which addresses both the Specific Plan and Tentative Tract Map No.
27 19983; and

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SECTION 3. Based upon the findings set forth in Sections 1 and 2 of this Resolution, the Planning Commission hereby approves **Tentative Tract Map No. 19983 (DAP-001-764) being a subdivision of Tentative Tract Map No. 20041 (DAP-001-748)**, subject to the attached conditions of approval (Exhibit “A”).

SECTION 4. Tentative Tract Map No. 19983 shall become null and void if not exercised within two (2) years of the effective date of this Map, and the applicant has not been granted an extension of time by the Planning Commission, pursuant to the Subdivision Map Act Term of Tentative Map Approvals.

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

PASSED, APPROVED, AND ADOPTED this 27 day of September 2022.

Planning Commission Chairperson
Richard Prieto

ATTEST:

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 September 27, 2022, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Planning Commission Secretary
Mark R. Tomich, AICP

- 1 Department, subject to review and approval by the Development Services Director or City
2 Engineer or designee.
- 3 4. Any requests for modifications, including any deviation from the approved plans and/or
4 conditions of approval, shall be submitted to the Development Services Director for review,
5 prior to scheduling for Planning Commission meeting, if required.
- 6 5. The applicant and/or property owner shall comply with all applicable requirements of all
7 reviewing agencies and shall comply with all applicable local, state, and federal rules, laws, and
8 regulations.
- 9 6. Prior to issuance of the first building permit, the applicant shall annex to Community Facilities
10 District (CFD) No. 2021-1 for Public Safety Operations and to Community Facilities District
11 (CFD) No. 2021-2 for maintenance services for public facilities associated with the project and
12 public safety operations, as provided by Section 53313 of the Mello Roos Community Facilities
13 Act of 1982. The applicant shall make a non-refundable deposit toward the cost of CFD
14 annexation, as applicable either through Tentative Tract Map No. 20041 or 19983.
- 15 7. All mitigation measures for Roquet Ranch Specific Plan shall be met.
- 16 8. No City Permits, including grading or other building permits shall be issued, until an agreement
17 between the applicant and City of Riverside that would allow the construction of second access
18 roadway and improvements along Central and N. Orange Streets.
- 19 9. Provide of final permit sign off for road construction and related improvements to Central Street
20 and along North Orange Street with the City of Riverside and/or Flood Control District and
21 City of Colton, prior to any building permits sign-off of the homes proposed to be built, subject
22 to review and approval by the Development Services Director or designee.
- 23 10. An Architectural and Site Plan Review shall be processed for park, open space, and trails plans
24 with detailed development information, subject to Development Services Director's approval.
- 25 11. All new homes and any other new structure shall be reviewed by the City via Architectural and
26 Site Plan Review, subject to Development Services Director's approval.
- 27 12. All development projects shall comply with "Project Approvals" section of the Roquet Ranch
28 Specific Plan.
13. The applicant shall comply with the City's adopted "Approval Process for Street Names,"
subject to approval by the Planning Commission as part of the approved subdivision map.
14. The applicant shall provide permanent signage at various locations of all private parks and open
space indicating HOA reserves the right to revoke access, signage subject to review and
approval by the Development Services Department.
15. The applicant shall show and provide Fire Department with all radius dimensions of each cul-
de-sac, subject to review and approval by the Fire Marshal or designee.

1 16. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical
2 equipment installed by the developer shall be inconspicuously located and screened, as
3 approved by the Development Services Department. (Location of this equipment shall be
clearly noted on landscape construction documents.)

4 17. Electrical and other service facilities serving commercial, recreational, residential or
5 homeowners association uses shall be located within an interior electrical room or approved
6 comparable location. All such electrical service facilities shall be fully screened from public
view, as approved by the Planning Division.

7 **BUILDING**

8 18. The project shall comply with California Building Codes (Title 24; CBC, CEC, CMC, EES,
9 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
the Building and Safety Division for its review and approval as a separate submittal.

10 19. Prior to final inspection, electronic copies all plans will be placed on a CD for reference and
11 verification. Plans will include "as built" plans, revisions and changes. The CD will also
12 include Title 24 energy calculations, structural calculations and all other pertinent information.
13 It will be the responsibility of the developer and or the building or property owner(s) to bear all
14 costs required for this process. The CD will be presented to the Building & Safety Division for
review prior to final inspection and building occupancy. The CD will become the property of
the Colton Building & Safety Division at that time.

15 20. During grading and construction phases, the construction manager shall serve as the contact
16 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.

17 21. The applicant and/or property owner shall ensure that a copy of this Resolution is reproduced
18 on the first page of the construction drawings and shall be distributed to all design professionals,
contractors, and subcontractors participating in the construction phase of the Project.

19 **ELECTRIC DEPARTMENT:**

20
21 22. It has been determined that the project is within the City of Colton. The City of Colton will
22 provide service to this project. The developer shall meet all City of Colton Electric Utility
service requirements and pay all applicable fees.

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

1
2 24. Conditions and requirements specific to the project:

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

- 9 a) The project developer/applicant shall be responsible for installing an underground
10 primary and secondary vault/conduit system to TTM No. 20041 or TM No. 19983 .
- 11 b) The project developer/applicant shall be responsible for all costs associated with the
12 installation of street lighting along the project frontage of the west side of La Cadena
13 Drive and throughout TTM No. 20041 or TM No.19983.
- 14 c) The project developer/applicant shall be responsible for a proportionate share of the cost
15 of the new West Substation to provide adequate capacity to serve the project.
- 16 d) The project developer/applicant shall be responsible for all costs associated with the line
17 extension from the new West Substation.
- 18 e) The project developer/applicant shall be responsible for installing an underground
19 primary and secondary vault/conduit system for the entire project.
- 20 f) The project developer/applicant shall be responsible for all costs associated with the
21 installation of street lighting along the east side of Riverside Ave and throughout the
22 project area.
- 23 g) The project developer/applicant shall be responsible for obtaining and paying associated
24 fees for all permits required for this project. For example, a permit will be required to
25 attach conduits going over the Santa Ana River bed.
- 26 h) The project developer/applicant shall give Colton Electric Utility, if needed, easements
27 associated with the project area.
- 28 i) The project developer/applicant shall be responsible for replacing electric underground
infrastructure near Maryknoll Dr and La Cadena Dr for another feed to the project site.

FIRE DEPARTMENT

25 25. The development shall conform with all the requirements of the city of Colton's Municipal
26 Code requiring on-site fire protection prior to construction.

- 1 26. Access roadways (minimum 26 feet clear width) shall be provided in accordance with the City's
2 Municipal Code. Please refer to Colton Fire plan submittal standards, found at
www.coltonfire.com for further requirements on road widths and parking configurations.
- 3 27. A municipal water supply system (public fire hydrants) shall be provided, capable of providing
4 the required fire flow for the proposed type of construction. Minimum fire flow for this project
5 shall be 1500 g.p.m.
- 6 28. On-site fire hydrants will be required for this project and installed prior to construction.
7 Detailed drawings with supporting calculations shall be submitted to the Fire Department/Fire
8 Safety Division for review, approval, and permit issuance prior to installation.
- 9 29. An engineered automatic fire sprinkler system is required for this project. Detailed drawings
10 and calculations shall be submitted to the fire department for review, approval and permit
11 issuance, and prior to installation.
- 12 30. Premise identification shall be provided in accordance with the City's' Security Ordinance #0-
13 13-89, Section XIV (residential), Section XV (commercial). Premise identification shall be
14 contrasting to their background, a minimum 4" height and minimum 1/2" stroke with Arabic
15 numbers or alphabet letters and internally illuminated by means of a low voltage power source
16 during the hours of darkness.
- 17 31. The proposed facility's use and/or operations shall be designed and maintained in accordance
18 with the 2018/2019 editions of the International Fire and Building Codes / California Fire and
19 Building Codes (Title 24).
- 20 32. If temporary fencing is used to enclose the construction site, at least two (2) means of
21 unobstructed access must be installed and maintained in locations as to give maximum access
22 to all parts of the site, and in accordance with the Fire Departments' requirements.
- 23 33. All fences constructed adjacent to fuel modification areas, as determined by the fire chief, shall
24 be of non- combustible materials as defined by the International Building Code.
- 25 34. These proposed homes are in a designated VHFHSZ and will require a fuel modification plan.
26 A fuel modification plan is a separate submittal directly to the Fire Department for plan review
27 and permitting. Place a Fire Department Note on the plans listing Fuel Modification Plan as a
28 deferred submittal to the Fire Department.
35. A Fire Department Access Plan is a direct submittal to the Fire Department and will be
required showing at a minimum:
 - a. Existing street hydrants and proposed fire hydrants
 - b. Access road location
 - c. Roadway weight capacity
 - d. All turning radiuses and grades
 - e. Signage detail and location (Red Curbs, Entrance Sign, Fire Lane, Gates, etc)

- 1 f. Gates shall be identified if they are manually or electrically operated. If manual
2 specify the gate will be provided with a Knox Lock; if electrical specify and show
3 location of the Knox over-ride switch.

36. Deferred plan submittals to the Fire Department and separate permits from the Fire Department
4 are required on the following:

- 5 a. automatic fire suppression/sprinkler systems
6 b. onsite fire mains and fire hydrants
7 c. fuel modification plan

8 **PUBLIC WORKS**

9 **FINAL MAP**

10 37. The developer shall submit Final Tract Map No. 19983 (“TM 19983”), prepared by a registered
11 Land Surveyor in the State of California, to the Engineering Division of the Public Works
12 Department identifying local street layouts and proposed individual lettered and numbered lots
13 in accordance with the Roquet Ranch Specific Plan (“RRSP”) for review and approval.

14 38. Prior to issuance of any permits, the following roadways shall be offered for dedication to the
15 City of Colton via recordation of Final TM 19983: Pellisier Road, Orange Street and Roquet
16 Ranch Road. All other roadways, including secondary, collector, local streets and future
17 extension of Roquet Ranch Road to the north through Planning Area 15, shall be owned and
18 maintained by the Master Homeowners Association (HOA) or Residential Neighborhood
19 Associations (RNAs), as appropriate. Dedication verbiage needs to be included in the final
20 map. It is currently missing in Tentative Tract Map No. 19983 (“TTM 19983”).

21 39. Any development of the land shall require the approval of a subdivision map or land use
22 entitlement or permit or any combination thereof in accordance with applicable city ordinance
23 and or the Subdivision Map Act.

24 40. Final Map shall be accompanied by closure calculations, vesting deeds, title report and record
25 maps of adjoining properties.

26 41. Submit a copy of the Title Report to the Engineering Division, not older than 90 days.

27 42. All street centerline monument ties shall be included in Final TM 19983 and submitted to the
28 Public Works Department.

STREET IMPROVEMENTS

42. Prior to the issuance of grading or building permits, the Project Applicant shall prepare a
temporary traffic control plan for the City to review and approve. The temporary traffic control

- 1 plan shall comply with the applicable requirements of the California Manual on Uniform Traffic
2 Control Devices (“MUTCD”). A requirement to comply with the temporary traffic control plan
3 shall be noted on all grading and building plans and also shall be specified in bid documents
4 issued to prospective construction contractors. (MM 4.14-4)
43. Construct street improvements consisting of curb, gutter, sidewalk, A.C. pavement, driveway
5 approaches, handicap access ramps, streetlights, street trees, street signs, and roadway striping,
6 etc., as per the approved Street Improvement Plans and Roquet Ranch Specific Plan
7 (Circulation Plan, Section IIB) and Roadway Cross Sections (Figurer II-4) including applicable
8 trails. The applicant shall delineate Public, Private and one way streets on development plans.
44. An automatic sprinkler system shall be installed within any landscaped open space areas,
9 including between the sidewalk and the tract at the right-of-way line.
45. Provide for a 5 foot easement adjacent to and outside of the public right-of-way to each side of
10 the interior streets for purpose of utility location. For private interior streets, provide for an
11 easement across the full width of the right-of-way plus 3 feet adjacent to and outside of the
12 right-of-way to each side of the private interior streets for purposes of utility location.
46. In the event road right-of-way or off-site easements are required to comply with these
13 Conditions of Approval, the developer shall obtain such right-of-way or easements. In the event
14 the City is required to condemn the right-of-way or easement, the developer shall enter into an
15 agreement with the City for the acquisition of such right-of-way or easement pursuant to
16 Government Code Section 66462.5, and pay for all costs associated with the condemnation
17 process.
47. Sidewalks, curbs, gutters, handicapped curb cuts, trails, etc. shall be installed on both sides of
18 the streets in accordance with Specific Plan design specifications
48. All lots must have legal access either by lot configuration or by a separate recorded document.
19 A conceptual and final engineering design shall be submitted to provide assurance that access
20 can be designed and constructed.
49. Main Collector Street, Roquet Ranch Road, and Secondary Arterial Streets, Pellissier Road and
21 Orange Street, must be fully constructed to ultimate right-of-way from the easterly boundary to
22 the westerly boundary and from the southerly boundary to the northerly boundary of proposed
23 Final TM 19983, including wet and dry utilities, prior to the sale of any lettered or numbered
24 lots and provide adequate fire access on each lettered or number lot in accordance with Standard
25 Drawings.
50. 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.
51. The bylaws of the recorded Master Homeowners Association CC&Rs (covenants, conditions
and restrictions) or Residential Neighborhood Associations (RNAs), as appropriate, shall

- 1 include language requiring maintenance and upkeep of all privately-owned roadways,
2 pedestrian linkages, multi-purpose trail and Class II bike lanes, subject to review and approval
3 by the Development Services Director, in consultation with Public Works.
- 4 52. The cross section of Orange Street on TTM 19983 does not match the cross section referenced
5 in the RRSP. The respective cross section on Final Tract Map 19983 needs to match the cross
6 section referenced in the RRSP. The required trail referenced in the RRSP is missing on TTM
7 19983.
- 8 53. In accordance with the RRSP, construction of certain public facilities and infrastructure
9 requirements (such as water lines, roadways, etc.), may be financed through an assessment
10 district (“AD”) or a CFD. If this subdivision development opts to finance certain public
11 facilities through an AD or a CFD, verification of such AD or CFD must be submitted to the
12 Public Works Department prior to recordation of Final Tract Map 19983 and prior to the sale
13 of any lettered or numbered lots.
- 14 54. In accordance with the RRSP, local streets may be public or private; however, shall be opened
15 to the public and shall be maintained by the Master HOA, CSA, or CFD, as appropriate.
- 16 55. All future subdivision developments, including those referenced under Final TM 19983 within
17 the RRSP, shall be fully functional with all interior utilities, roadways and public improvements
18 as well as multiple means of ingress and egress prior to the sale of any lettered or numbered lot
19 and occupancy.
- 20 56. In accordance with the RRSP, a permanent master maintenance organization shall be
21 established for the Specific Plan area to assume ownership and maintenance responsibility for
22 all roadways, trails, drainage area, and landscape areas that are not under the maintenance
23 responsibility of the City of Colton, or another public or quasi-public organization.
24 Furthermore, prior to the first recorded tract map for individual residential lots, verification
25 shall be submitted to the Public Works Department that a permanent master maintenance
26 organization has been established to assume ownership and maintenance of all roadways, trails,
27 drainage areas, and landscape areas not under the responsibility of the City of Colton.
- 28 57. All future subdivision developments within the RRSP shall create or join the Home Owner’s
Association (“HOA”) for maintenance of all public landscaping areas in accordance with the
landscaping and conservation requirements of the RRSP and maintenance of proposed drainage
basins in accordance with Water Quality Management Plan (“WQMP”) standards prior to the
sale of any lettered or numbered lots prior to the recordation of Final TM 19983.
58. All common areas, bikeways, and American with Disability Act (“ADA”) compliant walkways
shall be interconnected between all future subdivisions in accordance with the RRSP and City
Standard Drawings.
59. Any street cuts for utilities proposed after newly constructed pavement is completed shall be
subject to the Street Cut Moratorium abiding by stricter street repair standards.

- 1 • Intersection #3 – Main Street / Strong Street: Restripe eastbound approach to provide for a
2 dedicated left turn lane and a shared through-right turn lane.
- 3 • Intersection #5 – Orange Street / West Center Street: Install a traffic signal.
4 The Project Applicant shall use reasonable efforts to engage the City of Riverside to
5 undertake this study, but it is acknowledged that the Project Applicant cannot compel the
6 City of Riverside to participate in this process. The study shall identify fair-share fees
7 related to private and/or public development based on nexus requirements contained in the
8 Mitigation Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a)(4).
9 The fee study shall also be compliant with Government Code § 66001(g) and any other
10 applicable provisions of law. If the fee study is completed and a mitigation fee program is
11 adopted by the City of Riverside for the above-listed improvements to Intersection #3 –
12 Main Street / Strong Street and Intersection #5 – Orange Street / West Center Street, the
13 Project Applicant shall pay the fair share amount to the City of Riverside within one year
14 of the issuance of the Project's first certificate of occupancy. If the City of Riverside
15 chooses to accept the Project Applicant's fair share payment, the City of Riverside shall
16 apply the payment to the fee program adopted by the City of Riverside to construct the
17 above-listed improvements to Intersection #3 – Main Street / Strong Street and Intersection
18 #5 – Orange Street / West Center Street. The City of Riverside shall only accept the fair
19 share payment if the fair share fee study has been completed and mitigation fee program
20 established. If, within three (3) years from the date that the first certificate of occupancy is
21 issued for the Project, the City of Riverside has not completed the fair share fee study and
22 established a mitigation fee program for construction of above-listed improvements to
23 Intersection #3 – Main Street / Strong Street and Intersection #5 – Orange Street / West
24 Center Street, then the Project Applicant shall have no further obligation to attempt to
25 comply with this mitigation measure. *(MM 4.14-4)*

63. The Project Applicant shall use reasonable efforts to work with the City of Grand Terrace to
prepare a fee study and establish a mitigation fee program that identifies fair share funding
sources attributable to and paid from private and public development to supplement other
funding sources to construct the following improvements:

- a. Intersection #36 – Michigan Avenue / West Main Street: Add southbound right-
turn lane; and
- b. Intersection #38 – Mt. Vernon Avenue / Main Street: (1) Install a traffic signal; (2)
Add eastbound left-turn lane.

The Project Applicant shall use reasonable efforts to engage the City of Grand Terrace to
undertake this study, but it is acknowledged that the Project Applicant cannot compel the City
of Grand Terrace to participate in this process. The study shall identify fair-share fees related
to private and/or public development based on nexus requirements contained in the Mitigation
Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a)(4). The fee study
shall also be compliant with Government Code § 66001(g) and any other applicable provisions
of law. If the fee study is completed and a mitigation fee program is adopted by City of Grand
Terrace for the improvements to Intersection #36 and Intersection #38 described above, the
Project Applicant shall pay the fair share amount to the City of Grand Terrace within one year
of the issuance of the Project's first certificate of occupancy. If the City of Grand Terrace
chooses to accept the Project Applicant's fair share payment, the City of Grand Terrace shall
apply the payment to the fee program adopted by the City of Grand Terrace to construct the
improvements to Intersection #36 and Intersection #38 described above. The City of Grand
Terrace shall only accept the fair share payment if the fair share fee study has been completed

1 and mitigation fee program established. If, within three (3) years from the date that the first
2 certificate of occupancy is issued for the Project, the City of Grand Terrace has not completed
3 the fair share fee study and established a mitigation fee program for the improvements to
Intersection #36 and Intersection #38 described above, then the Project Applicant shall have no
further obligation to attempt to comply with this mitigation measure. (MM 4.4-5)

4 64. In the event that Caltrans prepares a valid study, as defined below, that identifies fair share
5 contribution funding sources attributable to and paid from private and public development to
6 supplement other regional and State funding sources necessary undertake improvements to I-
215 in the Project study area, then the Project Applicant shall use reasonable efforts to pay the
applicable fair share amount to Caltrans.

7 The study shall include fair share contributions related to private and/or public development
8 based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.)
9 and 14 Cal. Code of Regs. § 15126.4(a)(4) and, to this end, the study shall recognize that
10 impacts to Caltrans I-215 facilities that are not attributable to development located within the
11 City of Colton are not required to pay in excess of such developments' fair share obligations.
12 The fee study shall also be compliant with Government Code § 66001(g) and any other
13 applicable provisions of law. The study shall set forth a timeline and other relevant criteria for
14 implementation of the recommendations contained within the study to the extent the other
15 agencies agree to participate in the fee study program. (MM 4.4-6)

16 65. Final TM 19983 within the RRSP shall be subject to a Traffic Scoping Agreement which may
17 further lead to a Traffic Impact Analysis ("TIA") and Vehicle Miles Traveled ("VMT")
18 Analysis. VMT (Vehicle Miles Travel) shall be addressed as it is not screened out.

19 **DRAINAGE GRADING/GEOTECHNICAL**

20 66. Submit to the City Public Works Department a preliminary and final grading plan of a scale of
21 1" = 20' prepared by a civil engineer registered in the State of California. The grading plan
22 shall include a topographic contour map of the site and 15 feet beyond the property lines, with
23 a one-foot contour interval, and shall be consistent with the Grading Plan Development
24 Standards and Hillside Ordinance as described in Section IIA of the Roquet Ranch Specific
25 Plan. This contour map shall be prepared within the last 12 months.

26 67. Prior to the issuance of a demolition permit or a grading permit for the Project involving the
27 portion of the Project site subject to the current or former operation of the Roquet Paving
28 Company facility, the Project Applicant shall provide a Phase II soil investigation report to the
Building Official or their designee and Public Works and Utility Services Director or City
Engineer or their designee for review and approval. The Phase II soil investigation shall be
conducted by a qualified professional in accordance with local, State, and federal regulations
to confirm whether hazardous materials are present within the portion of the Project site
containing the Roquet Paving Company facility. If the Phase II soil investigation report
demonstrates that hazardous materials are present in the soils above levels considered safe by
local, State, and federal regulations for residential occupancy of the property, a
treatment/remediation plan shall be developed by the hazardous materials professional to bring

1 contaminant levels within the local, State, and federal requirements for the proposed residential,
2 commercial, and public/institution land uses in the Specific Plan. The treatment/remediation
3 plan may include soil removal, encapsulation, and/or onsite treatment such as in situ treatments
4 and natural degradation; groundwater management and treatment; and institutional controls.
5 Any remediation measures identified in the treatment/remediation plan shall be imposed as
6 condition(s) of approval for the demolition or grading permit. The treatment/remediation plan
7 shall be implemented under the oversight of the City, and at the City's direction include
8 oversight by a state environmental agency. A final report documenting implementation of any
9 required treatment and achievement of the remediation levels required for the safe reuse of the
10 site, shall be submitted to the City of Colton for review and approval prior to issuance of
11 building permits for occupied structures on areas of the site identified in the
12 treatment/remediation plan as requiring remediation. *(MM 4.7-1)*

8 68. Prior to issuance of any grading permit, the City of Colton Public Works and Utility Services
9 Director or City Engineer or their designee shall require that a Project-specific geotechnical
10 investigation is prepared which shall, at a minimum, address: slope stability, landslides,
11 collapsible soils, and expansive soils. If warranted, the geotechnical investigation report shall
12 identify recommended remedial measures and Project design features that would address the
13 potential impacts of the identified geologic hazards on the proposed development. Remedial
14 measures to address slope stability and landslides may include removal, repositioning,
15 embedment, anchoring of the boulders; installation of catchment fences; and construction in
16 accordance with the recommendations of the project geotechnical engineer, CALGreen and any
17 City and/or County guidelines. Potential remedial measures that may be required to address
18 collapsible soils include overexcavation of all uncontrolled artificial fill and upper portion of
19 the surficial soils during site grading. Typical remedial measures undertaken to address
20 expansive soils include performing testing after grading of the proposed pads is completed and
21 prior to construction of the proposed foundations to evaluate the expansive potential of the
22 underlying soil, and providing the results to the structural engineer to design a foundation
23 system that is able to withstand the expansive potential of the underlying soils. *(MM 4.5-1)*

18 69. Prior to the issuance of the first grading or building permit, the City of Colton Public Works
19 and Utility Services Director or his designee shall ensure that a report is prepared by a licensed
20 geotechnical engineer that shall examine the western portion of the Project site near the Santa
21 Ana River where groundwater exists locally within a depth of approximately 30 feet. These
22 areas shall be examined by performing geotechnical explorations to a depth of at least 35 feet
23 below the existing grade or proposed grade, whichever is at the lower elevation. If the
24 explorations reveal that differential settlement or lateral movement would occur related to
25 liquefaction, dry seismic settlement, or lateral spreading, remedial measures shall be undertaken
26 as recommended by the licensed geotechnical engineer and approved by the City of Colton, as
27 part of the grading operation and construction phases. Measures may include but not be limited
28 to the removal and recompaction of near surface soils, the use of deep foundations and/or stone
29 columns, and deep dynamic compaction. The remedial measures undertaken shall ensure that
30 potential differential settlements and lateral movements calculated as a result of the
31 geotechnical exploration and analysis can be safely accommodated within habitable structures,
32 paved roads, and wet or dry utilities, thereby safeguarding habitable structures, roads, and utility

1 lines against potential seismic hazards. The findings of the geological explorations and
2 recommendations shall be documented in a report prepared by the licensed geotechnical
3 engineer. The report shall be approved by the City of Colton and the recommendations
4 contained in the report shall be implemented and required as grading permit and building permit
5 conditions of approval. (MM 4.5-2)

6 70. In accordance with the RRSP, maintenance of major backbone drainage infrastructure shall be
7 maintained by the San Bernardino County Flood Control District; however, if this is not
8 confirmed with the County, the maintenance responsibility shall fall onto the Master HOA as
9 already required for any drainage/flood control facilities less than 42 inches in size (i.e much
10 of the local drainage devices, inlets, catch basins, storm drains, etc., constructed in roadways
11 and drainage easements).

12 71. A conceptual and final drainage plan shall be submitted to the Public Works Department to
13 provide assurance that a drainage system can be properly designed and constructed.

14 72. A conceptual and final Erosion Control Plan shall be submitted to the Public Works Department
15 identifying the various phases of all future subdivision developments including interim
16 development conditions.

17 **WATER QUALITY/DRAINAGE**

18 73. Prior to issuance of a grading permit, the applicant shall submit a preliminary and final Water
19 Quality Management Plan (WQMP) specifically identifying Best Management Practices
20 (BMPs) that will be used offsite or onsite to reduce the pollutants into the storm drain system.
21 The WQMP shall comply with the Drainage and Water Quality Plan Development Standards
22 contained in Section IID of the Roquet Ranch Specific Plan.

23 74. The property's street and lot grading shall be designed in a manner that perpetuates the existing
24 natural drainage patterns with respect to tributary drainage area, outlet points and outlet
25 conditions; otherwise, a drainage easement shall be obtained from the affected property owners
26 for the release of concentrated or diverted storm flows. A copy of the recorded drainage
27 easement shall be submitted to the City of Colton for review prior to the recordation of the final
28 map. Onsite drainage facilities shall comply with the standards contained in Section IID
(Drainage and Water Quality Plan Development Standards) of the Roquet Ranch Specific Plan.

75. Offsite drainage facilities shall be located within publicly dedicated drainage easements
obtained from the affected property owner(s). The document(s) shall be recorded and a copy
submitted to the City of Colton prior to recordation of the final map. Offsite drainage facilities
shall comply with the standards contained in Section IID (Drainage and Water Quality Plan
Development Standards) of the Roquet Ranch Specific Plan.

76. Provide plan and profile for all storm drainage work. The Storm Drain Plan for the proposed
subdivision shall be accompanied by hydrology and hydraulic analysis prepared by a licensed
engineer and shall be designed per the San Bernardino County Hydrology Manual employing

1 the rational method. The project may only discharge downstream an amount of storm run-off
2 equivalent to the historic flow discharged prior to project development. The storm drain design
3 shall incorporate the drainage from the existing tracts along boundary of the proposed project.
4 If required, all of the sheet flow shall be collected offsite or onsite in a detention/retention basin
and shown on the Final Map. The detention/retention basin and open space areas shall be
landscaped and maintained by the Developer or HOA.

5 77. Submit to the City Engineering Department a separate Erosion Control plan of a scale of 1" =
6 20' prepared by a civil engineer registered in the State of California. The final drainage plan
7 shall be a 4 mil mylar, which the City Engineer will sign and retain at the City Engineer Office
for record.

8 78. Submit drainage/hydrology study calculations and a hydraulic analysis for both developed and
9 undeveloped conditions to the City of Colton for review and approval. All of the drainage from
10 each individual lot shall drain into the public right-of-way and not impact surrounding
11 properties, or a drainage easement acceptance letter from the adjacent landowner must be
12 obtained.

13 79. Owner/Developer shall notify adjacent property owners about the impact of the proposed
14 development on drainage configuration of existing adjacent properties. Such notification shall
15 be pre-approved by the City Engineer. Any drainage issues shall be resolved prior to issuance
16 of a grading permit.

17 80. The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be
18 contained within the street right-of-way. When either of these criteria is exceeded, additional
19 drainage facilities shall be installed.

20 81. Submit a letter to the Office of the City Engineer certifying that the owner is responsible for
21 complying with the National Pollutant Discharge Elimination System Ordinance, during and
22 after construction. In the letter, the following statement shall be included:

23 "No contaminated water shall be allowed to discharge on sidewalks, gutter, storm drains,
24 parkways and driveways at any time."

25 82. File a Notice of Intent and obtain an NPDES Construction Activity General Permit from the
26 State Regional Water Quality Control Board and submit a copy of each to the Engineering
27 Division. Ensure that Best Management Practices (BMPs) are followed, per NPDES
28 requirements to reduce storm water runoff during, construction and thereafter. Temporary
erosion control measures shall be implemented immediately following rough grading to prevent
deposition of debris into downstream properties or drainage facilities.

83. The Developer shall install California State Water Resources Control Board Certified and
Vector Control Accessibility verified full capture trash treatment devices at storm drain catch
basins in accordance with local, state, and federal NPDES/Stormwater regulations.

- 1 84. Submit a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management
2 Practices (BMPs) that will prevent all construction pollutants from contacting storm water and
3 with the intent of keeping all products of erosion from moving off site into receiving waters for
4 review.
- 5 85. Prior to the City of Colton's issuance of building permits for structures located within the 100-
6 year floodplain (as shown on applicable FEMA Flood Insurance Rate Maps), the Project
7 Applicant shall provide evidence to the City of Colton that a Conditional Letter of Map
8 Revision (CLOMR) has been issued by FEMA for the Project. The grading plan shall be found
9 to substantially conform to the CLOMR prior to the issuance of a building permit in this area.
10 (4.8-1)
- 11 86. Prior to the City of Colton's issuance of building permits for structures located within the 100-
12 year floodplain (as shown on applicable FEMA Flood Insurance Rate Maps), the Project
13 Applicant shall provide evidence to the City of Colton that a Final Letter of Map Revision
14 (LOMR) has been issued by FEMA verifying that flood control measures have been completed
15 and the residential development areas are permanently removed from the FEMA 100-year
16 floodplain. (4.8-2)
- 17 87. Final TM 19983 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 **WATER AND WASTEWATER REQUIREMENTS**

- 22 88. The development shall meet all the requirements as set forth by the water/wastewater
23 department for water, sewer and pre-treatment facilities
- 24 89. All construction shall conform to the current edition of the specifications for public works
25 construction (green book), and the current standards and specifications of the City of Colton
26 Water / Wastewater Division.
- 27 90. Water and sewer civil engineering plans shall be prepared by a civil engineer registered in
28 the state of California and provide an engineer's construction cost estimate along with water
and sewer calculations to support the design.
91. The water and sewer improvement plan must include plan and profile and show the size and
location of the existing or proposed connections to the existing facilities.
92. Reduced pressure principle backflow devices are required on all water meters for commercial
or industrial buildings, and on all landscape irrigation water meters.
93. Developer is responsible to provide necessary permits/easements to facilitate perpetual
maintenance of facilities being constructed and dedicated to the City. Project will not be
approved for occupancy unless these documents are provided to and accepted by the city. All

- 1 proposed easement shall be 20' wide for utility purposes for the city of Colton in proposed
2 development area. Easement shall not have structures built within the easement area and
3 must be accessible by City personnel to facilitate line repairs or replacement.
- 4 94. Non domestic water: pretreatment plans submitted for plan check for monitoring facilities,
5 flow metering facilities, and other pretreatment facilities must be stamped and signed by a
6 registered civil engineer in conformance with city standard drawings and specifications.
- 7 95. Public fire hydrant is required by the fire department. Provide for location of
8 commercial/industrial public fire hydrant per City of Colton standard drawings.
- 9 96. Colton Municipal Code 13.08.235 and 13.08.253, requires the installation of a grease
10 interceptor for commercial or industrial generators of grease (restaurants, cafes, cafeterias,
11 auto body shops, etc). Clearly show the connection to grease interceptor on plans.
- 12 97. All connection fees and charges shall be levied at rate scheduled by city council at the time
13 of payment by developer.
- 14 98. Bond and construct all offsite improvements per the approved water and sewer improvement
15 plans. The project developer shall provide a bond to the City guaranteeing the installation of
16 all water and sewer infrastructures and shown on the approved development plan or otherwise
17 required as part of this development. The project developer shall provide an itemized cost
18 estimate of said improvements, to be submitted with the bond, for the review and approval of
19 the director prior to approval of the final plan.
- 20 99. The City of Colton and developer may enter into oversizing agreement whereby the developer
21 will be reimbursed for the oversizing costs from other users connecting into such extension
22 within a ten year period.
- 23 100. The City and developer may enter into agreement whereby the City shall provide
24 development some fee credits in exchange for the developer to build the lift station at Center
25 Street.
- 26 101. The developer shall connect to the existing 24 inch dip water pipeline located to the south of
27 Santa Ana River and will be extended with 24 inch waterline (D.I. CMLC, or PVC C-905) to
28 the east of proposed development.
102. The developer shall submit a water supply and distribution feasibility study prepared by a
qualified registered civil engineer for review and approval by the City Engineer. Additional
water infrastructure or further engineering review may be required by the developer based on
the information provided in the study.

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103. The developer shall submit a wastewater collection system feasibility study prepared by a qualified registered civil engineer for review and approval by the city engineer. Additional wastewater infrastructure or further engineering review may be required by the developer based on the information provided in the study.

BONDINGS

104. Amount of bonding of public improvements shall be as follows:

Faithful Performance Bond.....	100% of Estimated Cost
Labor & Material Bond.....	100% of Estimated Cost
Monumentation Bond	\$15,000.00

The amounts shall be on file in the City Clerk’s Office prior to the Final Tract Map going to City Council for approval.

105. Unit prices for bonding estimates shall be those specified or approved by the City Engineer.

106. The developer shall submit Faithful Performance, Labor and Materials (Payment), Maintenance Warranty, and Monumentation Bonds and a Subdivision Improvement Agreement for required main thoroughfare public infrastructure improvements prior to the sale of any lettered or numbered lots, issuance of any permits, or recordation of Final Tract Map 19983.

107. In accordance with Section 66499-66499.10 of the Subdivision Map Act (“SMA”), Final TM 19983 shall not be approved by the City Council or recorded until adequate bonding/improvement securities are provided to the Public Works Department and are accepted by the City Engineer.

108. For release of Faithful Performance Bond / Labor & Material Bond all improvements must be complete, all conditions of approval satisfied, final inspection performed and 10% maintenance bond for a period of one year submitted to the City Engineer’s Office. When all these requirements have been met, the Tract will be scheduled for City Council Approval. Upon Acceptance and Approval of Tract from City Council, the Faithful Performance and Labor & Material Bonds will be released.

109. The monumentation Deposit Bond will be returned after Engineer of Record, submits to the Engineering Office, monumentation ties and monument certification letter and field conditions have been verified.

110. The 10% Maintenance Bond will be authorized for final release at the end of one year period, subject to the final inspection clearance of the project.

1 111. All bonding estimates within the RRSP and its supplemental reports shall be adjusted for
2 inflation based on the rise of the annual Consumer Price Index (CPI) or the Engineering News
3 Record (ENR) Construction Cost Index, whichever is greater for the year in which the
4 improvements are contemplated and be paid to the City of Colton prior to recordation of any
5 interior Final TM 19983 and “master” Final TM 20041.

4 **FEES**

5
6 112. A Plan Check fee for final map review and all improvement plans for the proposed
7 subdivision shall be paid prior to plan checking proceedings in accordance with the fee
8 schedule in effect at the time the fees are paid.

8 113. Public Works Inspection fee shall be paid prior to the final map going to the City Council for
9 approval in accordance with the fee schedule in effect at the time the fees are paid. Public
10 Works permits are required prior to construction within the public right of way.

10 114. Sewer Connection fees shall be paid on a per lot basis, prior to the issuance of building
11 permits, for each lot within this subdivision in accordance with the fee schedule in effect at
12 the time the fees are paid.

12 115. A Traffic Signal Mitigation fee shall be paid on a per lot basis, prior to the issuance of building
13 permits, for each lot within this subdivision.

14 **IMPROVEMENT PLANS**

15 116. Prior to recordation of the Final Map, applicant shall cause to be established a Community
16 Facilities District (CFD), in compliance with the California State laws to construct public
17 improvements identified in the Roquet Ranch Specific Plan (RRSP), mitigation measures
18 from the Final EIR, and conditions of approval contained herein as follows:

- 18 a. Water wastewater and electric infrastructure identified in the RRSP.
- 19 b. Intersection improvements 21, 27, and 29 as identified in the Mitigation Measures
20 4.15-2.
- 20 c. Street improvements as identified in the Street Improvements Plans, consistent with
21 the RRSP (Circulation Plan, Section IIB) and Roadways Cross Sections (Figure II-4).
- 21 d. Public parks (Planning Areas 14B, 20F and 16)
- 22 e. Onsite and offsite drainage facilities
- 22 f. Noise barriers and walls.

22
23 117. The Community Facilities District (CFD) shall include ongoing maintenance responsibilities
24 for the following public facilities and services:

- 24 a. Onsite street improvements for Pellissier Road, Orange St. and Roquet Ranch Road.
25 All other onsite improvements shall be maintained by the Master Homeowners

- 1 Association (HOA), Residential Neighborhood Association (RNA) or other entity
2 established by the developer.
- 3 b. Water, wastewater (sewer and drainage facilities) and electric infrastructure
4 constructed to serve the project.
- 5 c. Public parks (Planning Areas 14B, 20F and 16)
- 6 d. Fire protection services (including equipment and personnel) to serve the project
- 7 e. Police services (including equipment and personnel) to serve the project.
- 8
- 9 118. Improvement Plans for the proposed subdivision shall be prepared as a separate set of
10 drawings for each of the following categories:
- 11 a) Rough Grading
- 12 b) Street and Storm Drain
- 13 c) Sewer
- 14 d) Precise Grading and Plot Plan
- 15 e) Electrical Improvement Plan
- 16 f) Striping Plan
- 17 g) Landscaping Plan
- 18
- 19 119. Street Improvement Plans for the proposed subdivision shall be supplemented with a soil and
20 geology report prepared by a licensed engineer for street structural section design.
- 21
- 22 120. Submit a Rough and Precise Grading Plan to the City for review and approval. All of the
23 grading shall conform to the latest edition of the Uniform Building Code (U.B.C.) and the
24 grading permit must be obtained prior to the commencement of any grading activity. Submit
25 a soil analysis report prepared by a licensed engineer, along with a grading plan.
- 26
- 27 121. The Developer shall repair any areas of existing improvements that become damaged during
28 any phase of construction of the project, as determined by the Office of the City Engineer.
The contractor working in the right-of-way must submit proof of a Class "A" Contractor
License, City of Colton Business License, and liability insurance. The City Engineer shall
determine if any existing streets are damaged to the extent that a full 1 ½" A.C. overlay is
required.
122. All street centerline monument ties shall be submitted to the Engineering Division.
123. Submit a copy of the Title Report to the Engineering Division.
124. All plans, including grading plans shall be drawn on 24" x 36" 4 mil mylar.
125. Final Map shall be accompanied by closure calculations, vesting deeds, title report and record
maps of adjoining properties.
126. Original drawings shall be revised to reflect As-Built conditions by the Design Engineer prior
to final acceptance of the work by the City. Water service lines, water meters, sewer laterals

- 1 and electric, irrigation lines, etc., within the street right-of-way and 5' outside of the street
2 right-of-way shall be shown on the As-Built Water/Sewer Plans. Construction plans for gas,
3 telephone, electric and cable TV etc., shall be submitted to the City for records.
- 4 127. A small index map shall be included on the title sheet of each set of plans, showing the overall
5 layout of the public improvements.
- 6 128. A map of the proposed subdivision drawn to scale 1" = 200', showing the outline of streets
7 and street names, shall be submitted to the City to update the City wall atlas map.
- 8 129. An original mylar of the final map (after it is recorded) shall be provided to the City for the
9 City's map files.
- 10 130. The street name signs and traffic control devices shall be relocated or installed as required per
11 the approved plans and City of Colton Standard Specifications.
- 12 131. Contact all affected agencies, (Army Corps of Engineers, California Department of Fish &
13 Game, Regional Water Quality Control Board, and San Bernardino County Flood Control &
14 Water Conservation District, etc.), and obtain the necessary approvals with regards to the
15 proposed development, which. Submit copies of correspondence with the agencies to the
16 Engineering Division.
- 17 132. Submit improvement plans to all affected utilities, including the Gas Company, Cable
18 Companies, Verizon California, etc., prior to issuance of the Building Permit and transmit
19 correspondence to the Engineering Division.

20 **CONSTRUCTION & MAINTENANCE OF PUBLIC IMPROVEMENTS**

- 21 133. In accordance with the RRSP, Final TM 19983 shall follow the Construction Phasing of all
22 infrastructure as indicated in the RRSP, including utilities, roadways, drainage systems, etc.
23 The developer shall submit the construction phasing plan for review to ensure concurrence
24 with the RRSP.
- 25 134. All required water lines and fire hydrants shall be installed and made operable before any
26 building permits for framing are issued. This may be done in phases if the construction work
27 is in progress for emergency vehicles.
- 28 135. Vehicular access shall be maintained at all times to all parts of the proposed subdivision,
where construction work is in progress, for emergency vehicles.
136. All precautions shall be taken to prevent washouts, undermining and subsurface ponding,
caused by rain or runoff to all surface structures (curbs, gutters, sidewalks, paving, etc.). The
Engineering Division may order repair, removal and replacement, extra compaction tests,
load tests, etc. or any combination thereof for any such structure that was damaged or appears

- 1 to have been damaged. All of the additional work, testing, etc., shall be at the expense of the
2 developer.
- 3 137. All required public improvements for each tract shall be completed, tested and approved by
4 the Engineering Division prior to the issuance of any Certificate of Occupancy for such tract.
- 5 138. Sewer laterals shall be maintained by individual property owners or applicable homeowners
6 association in accordance with the existing City policy.
- 7 139. A standard agreement for Construction of Public Improvements for the proposed subdivision
8 shall be executed prior to final map approval.
- 9 140. The Master Homeowners Association (HOA) or Residential Neighborhood Associations
10 (RNA) will be responsible for the maintenance and upkeep on all landscaping.
- 11 141. Owner/Contractor(s) shall comply with these requirements and City Engineer's directions
12 during the course of construction.
- 13 142. In accordance with § 9.27.190 (E) of the City of Colton Municipal Code, the applicant shall
14 immediately remove any graffiti present before construction, during construction, and post
15 construction.

16 **CODE ENFORCEMENT/POLICE**

- 17 143. Landscaping: Property manager or tenant will maintain all approved landscaping in good
18 condition, including but not limited to adequate irrigation, mowing of grass, and replacing
19 dead trees and shrubs. Above ground landscaping controls or backflow valves will be secured
20 in a locked metal cage to prevent theft or vandalism.
- 21 144. Litter/Graffiti: The exterior of the vacant lots and areas adjacent to the vacant lots over which
22 they have control, including all signs and accessory buildings and structures, shall be
23 maintained free of litter and graffiti at all times. The owner or operator shall provide for daily
24 removal of trash, litter and debris from the premises and on all abutting sidewalks and parking
25 lots within twenty (20) feet of the premises. Graffiti shall be removed within forty-eight (48)
26 hours with a color-matching paint. The expectation for graffiti cover up is an appearance that
27 the graffiti never existed.
- 28 145. The applicant shall grant "right of access" by the city or agent to remove graffiti.
146. Exterior Lighting: All lightning will be maintained in good working order. All lighting shall
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

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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.

147. 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.

148. 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.

149. 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.

150. 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.

Attachment-3
Architectural Renderings of RRSP Development –
Presentation Purposes

ROQUET RANCH

COLTON, CALIFORNIA



PA-3
 21.27 Net Acres (7.4 Du/Ac)
 22.39 Gross Acres (7.1 Du/Ac)
 158 Units
 • 40' x 85' Lots
 • 3,400 S.F. Min.

PA-10
 2.96 Net Acres (17.6 Du/Ac)
 3.30 Gross Acres (15.8 Du/Ac)
 52 Units
 • 3 Story
 • Interlocking Townhomes
 • 2.25 Sp/Du.

PA-6
 5.69 Net Acres (7.4 Du/Ac)
 7.03 Gross Acres (6.0 Du/Ac)
 42 Units
 • 35' x 85' Lots
 • 2,975 S.F. Min.

PA-8
 4.46 Gross Acres (17.7 Du/Ac)
 2.77 Net Acres (28.5 Du/Ac)
 79 Units
 • 3 Story
 • Active Seniors
 • 2.25 Sp/Du

PA-9 & 13
 11.26 Gross Acres (13.1 Du/Ac)
 8.99 Net Acres (16.5 Du/Ac)
 148 Units
 • 3 Story
 • Stacked Flats
 • 2.25 Sp/Du

PA-2
 14.76 Net Acres (7.6 Du/Ac)
 18.77 Gross Acres (6.0 Du/Ac)
 112 Units
 • 35' x 85' Lots
 • 2,975 S.F. Min.

PA-1
 9.95 Net Acres (5.0 Du/Ac)
 16.36 Gross Acres (3.1 Du/Ac)
 50 Units
 • 50' x 100' Lots
 • 5,000 S.F. Min.

PA-4
 5.97 Gross Acres (13.1 Du/Ac)
 5.97 Net Acres (13.1 Du/Ac)
 78 Units
 • 3 Story Stacked Flats
 • Tuck Under Parking

PA-5
 11.04 Net Acres (5.7 Du/Ac)
 11.04 Gross Acres (5.7 Du/Ac)
 63 Units
 • 50' x 80' Lots
 • 4,000 S.F. Min.

PA-7
 2.83 Gross Acres (7.4 Du/Ac)
 2.83 Net Acres (7.4 Du/Ac)
 21 Units
 • 35' x 85' Lots
 • 2,975 S.F. Min.

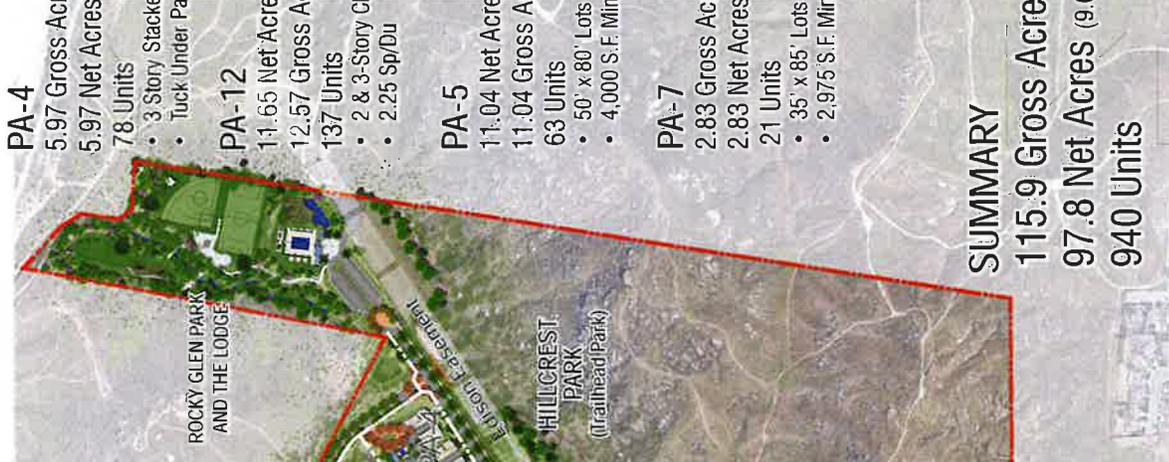
PA-12
 11.65 Net Acres (11.8 Du/Ac)
 12.57 Gross Acres (10.9 Du/Ac)
 137 Units
 • 2 & 3-Story Cluster Court S.F.D.
 • 2.25 Sp/Du

PA-11
 11.04 Net Acres (5.7 Du/Ac)
 11.04 Gross Acres (5.7 Du/Ac)
 63 Units
 • 50' x 80' Lots
 • 4,000 S.F. Min.

PA-12
 11.65 Net Acres (11.8 Du/Ac)
 12.57 Gross Acres (10.9 Du/Ac)
 137 Units
 • 2 & 3-Story Cluster Court S.F.D.
 • 2.25 Sp/Du

PA-12
 11.65 Net Acres (11.8 Du/Ac)
 12.57 Gross Acres (10.9 Du/Ac)
 137 Units
 • 2 & 3-Story Cluster Court S.F.D.
 • 2.25 Sp/Du

PA-12
 11.65 Net Acres (11.8 Du/Ac)
 12.57 Gross Acres (10.9 Du/Ac)
 137 Units
 • 2 & 3-Story Cluster Court S.F.D.
 • 2.25 Sp/Du



SUMMARY
 115.9 Gross Acres (8.1 Du/Ac)
 97.8 Net Acres (9.6 Du/Ac)
 940 Units



ROQUET RANCH
COLTON, CALIFORNIA

SUNMEADOWS LLC

DEVELOPMENT PRESENTATION
SEPTEMBER 22, 2022

RENDERING
MAIN ENTRY TO ROQUET RANCH
PELLISSIER ROAD & LA CADENA

A-2.0



Existing Santa Ana Trail

Pocket Park

Overflow Parking

RV Parking

Primary Parking

Shade Structure and BBQ Area

Baseball/Softball

Soccer

Recreation Area

- Pool
- Cabana Dining Area
- Shaded Fireplace/ Lounge
- Multi Purpose Room

Wooden Trestle Bridge To Meadows/ Dog Park

Restrooms

Large and Small Dog Park

Tot Lot



PA-4

5.97 Gross Acres (13.1 Du/Ac)

5.97 Net Acres (13.1 Du/Ac)

78 Units

- 3 Story Stacked Flats
- Tuck Under Parking

10 Plex

Plan B1	1,041 s.f.	4 Units	2 Bed
Plan B2	1,047 s.f.	3 Units	2 Bed
Plan C1	1,326 s.f.	3 Units	3 Bed

8 Plex

Plan B1	1,041 s.f.	4 Units	2 Bed
Plan B2	1,047 s.f.	2 Units	2 Bed
Plan C1	1,326 s.f.	2 Units	3 Bed

Unit Summary

Plan B1	32 Units	2 Bed	40%
Plan B2	23 Units	2 Bed	30%
Plan C1	23 Units	3 Bed	30%
Leasing / Amenity	2,652 sf		

Total Liveable S.F.
87,765

Avg. S.F.
1,125

Parking

Open	98
Attached Garages	72
Independent Garages	6
Total	176
Ratio	2.25



ROQUET RANCH
COLTON, CALIFORNIA

SUNMEADOWS LLC

DEVELOPMENT PRESENTATION
SEPTEMBER 22, 2022

RENDERING
ENTRY TO PA 9 & 13

A-5.0



PA-9 & 13

11.26 Gross Acres (13.1 Du/Ac)
 8.99 Net Acres (16.5 Du/Ac)

- 148 Units
- 3 Story/ Stacked Flats
 - 2.25 Sp/Du
 - 5 Office Lofts (Two Lofts/Building)
 4,500 S.F.

8 Plex

Plan B1	1,041 s.f.	4 Units	2 Bed
Plan B2	1,047 s.f.	2 Units	2 Bed
Plan C1	1,326 s.f.	2 Units	3 Bed

10 Plex

Plan B1	1,041 s.f.	4 Units	2 Bed
Plan B2	1,047 s.f.	3 Units	2 Bed
Plan C1	1,326 s.f.	3 Units	3 Bed

20 Plex

Plan B1	1,041 s.f.	8 Units	2 Bed
Plan B2	1,047 s.f.	9 Units	2 Bed
Plan C1	1,326 s.f.	3 Units	3 Bed

Unit Summary

Plan B1	60 Units	2 Bed	40%
Plan B2	59 Units	2 Bed	40%
Plan C1	29 Units	3 Bed	20%

Total Liveable S.F. 162,687
 Avg. S.F. 1,099 sf

Parking

Open	174
Garages in Buildings	120
Garages Independent	20
Carports	20
Total	334
Ratio	2.3

PA-9 & 13 SITE PLAN

DEVELOPMENT PRESENTATION
 SEPTEMBER 22, 2022

SUNMEADOWS LLC

ROQUET RANCH
 COLTON, CALIFORNIA

A-6.0



PA-8

- 4.46 Gross Acres (8.96 Du/Ac)
- 2.77 Net Acres (14.44 Du/Ac)
- 40 Units
- 3 Story Townhomes
- Tuck Under Parking

3 Plex

Plan 2 1,910 s.f. 3 Units 3 Bed

5 Plex

Plan 1 1,186 s.f. 2 Units 2 Bed
 Plan 2 1,910 s.f. 3 Units 3 Bed

6 Plex

Plan 1 1,186 s.f. 2 Units 2 Bed
 Plan 2 1,910 s.f. 4 Units 3 Bed

Unit Summary

Plan 1 12 Units 2 Bed 70%
 Plan 2 28 Units 3 Bed 30%

Total Liveable S.F. 67,712
 Avg. S.F. 1,692

Parking

Open 23
 Garages 80
 Total 103
 Ratio 2.57



ROQUET RANCH
COLTON, CALIFORNIA

SUNMEADOWS LLC

DEVELOPMENT PRESENTATION
SEPTEMBER 22, 2022

RENDERING
PELLISSIER ROAD

A-3.0



PA-12

11.65 Net Acres (11.8 Du/Ac)

12.57 Gross Acres (10.9 Du/Ac)

137 Units

- 2 & 3-Story Cluster Court S.F.D.
- 2.25 Sp/Du

S.F.D.

Plan 1	1,400 s.f.	45 Units	3 Bed
Plan 2	1,580 s.f.	31 Units	3 Bed
Plan 3	1,700 s.f.	30 Units	3 Bed
Plan 4	2,060 s.f.	31 Units	3 Bed
		137 Units	

Total Liveable S.F. 225,910
Avg. S.F. 1,649

Three Bedrooms 100%

Parking

Open	43
Garages	274
Total	317
Ratio	2.31



ROQUET RANCH
COLTON, CALIFORNIA

SUNMEADOWS LLC

DEVELOPMENT PRESENTATION
SEPTEMBER 22, 2022

RENDERING
MAIN ENTRY TO ROQUET RANCH/ COMMERCIAL PARCEL
PELLISSIER ROAD & LA CADENA

A-10.0



PA-1

- 9.95 Net Acres (5.0 Du/Ac)
- 16.36 Gross Acres (3.1 Du/Ac)
- 50 Units
 - 50' x 100' Lots
 - 5,000 S.F. Min.

PA-5

- 11.04 Net Acres (5.7 Du/Ac)
- 11.04 Gross Acres (5.7 Du/Ac)
- 63 Units
 - 50' x 80' Lots
 - 4,000 S.F. Min.



PA-1 (SPECIFIC PLAN REQUIREMENTS)

<u>Typical Lot</u>	
Lot Size	5,000 S.F.
Lot Width	50'
Lot Depth	100'
<u>Lot Coverage (Max.)</u>	
One Story Home	70%
With Porch/ Covered Patio	80%
Two Story Home	70%
With Porch/ Covered Patio	80%
<u>Front Setbacks (Min.)</u>	
Living Area	10'
Garage	18'
Porch/ Balcony/ Courtyard Wall	8'
<u>Side Setbacks (Min.)</u>	
Street Side	10'
Interior Side	5'
Encroachment Area	1.5'
<u>Rear Setbacks (Min.)</u>	
Living Area	10'
Porch/ Covered Patio	5'
Building Height (Max.)	35'
<u>Parking Requirement</u>	
	Min. 2 Car Garage
	+ One Guest Per 4 Units
<u>Dwelling Unit Size (Min.)</u>	1,000 S.F.



PA-5 (SPECIFIC PLAN REQUIREMENTS)

<u>Typical Lot</u>	4,000 S.F.
Lot Size	50'
Lot Width	80'
Lot Depth	70%
<u>Lot Coverage (Max.)</u>	80%
One Story Home	70%
With Porch/ Covered Patio	80%
Two Story Home	70%
With Porch/ Covered Patio	80%
<u>Front Setbacks (Min.)</u>	
Living Area	10'
Garage	18'
Porch/ Balcony/ Courtyard Wall	8'
<u>Side Setbacks (Min.)</u>	
Street Side	10'
Interior Side	5'
Encroachment Area	1.5'
<u>Rear Setbacks (Min.)</u>	
Living Area	10'
Porch/ Covered Patio	5'
<u>Building Height (Max.)</u>	35'
<u>Parking Requirement</u>	Min. 2 Car Garage + One Guest Per 4 Units
<u>Dwelling Unit Size (Min.)</u>	1,000 S.F.



PA-2

- 14.76 Net Acres (7.6 Du/Ac)
- 18.77 Gross Acres (6.0 Du/Ac)
- 112 Units
- 35' x 85' Lots
- 2,975 S.F. Min.

PA-6

- 5.69 Net Acres (7.4 Du/Ac)
- 7.03 Gross Acres (6.0 Du/Ac)
- 42 Units
- 35' x 85' Lots
- 2,975 S.F. Min.

PA-7

- 2.83 Gross Acres (7.4 Du/Ac)
- 2.83 Net Acres (7.4 Du/Ac)
- 21 Units
- 35' x 85' Lots
- 2,975 S.F. Min.



PA-2, 6 & 7 (SPECIFIC PLAN REQUIREMENTS)

<u>Typical Lot</u>	2,975 S.F.
Lot Size	35'
Lot Width	85'
Lot Depth	
<u>Lot Coverage (Max.)</u>	
One Story Home	70%
With Porch/ Covered Patio	80%
Two Story Home	70%
With Porch/ Covered Patio	80%
<u>Front Setbacks (Min.)</u>	
Living Area	10'
Garage	18'
Porch/ Balcony/ Courtyard Wall	8'
<u>Side Setbacks (Min.)</u>	
Street Side	10'
Interior Side	3.5'
Encroachment Area	0'
<u>Rear Setbacks (Min.)</u>	
Living Area	10'
Porch/ Covered Patio	5'
35'	
<u>Building Height (Max.)</u>	Min. 2 Car Garage
<u>Parking Requirement</u>	+ One Guest Per 4 Units
<u>Dwelling Unit Size (Min.)</u>	1,000 S.F.

PA-3

21.27 Net Acres (7.4 Du/Ac)
22.39 Gross Acres (7.1 Du/Ac)

- 158 Units
- 40' x 85' Lots
- 3,400 S.F. Min.





PA-3 (SPECIFIC PLAN REQUIREMENTS)

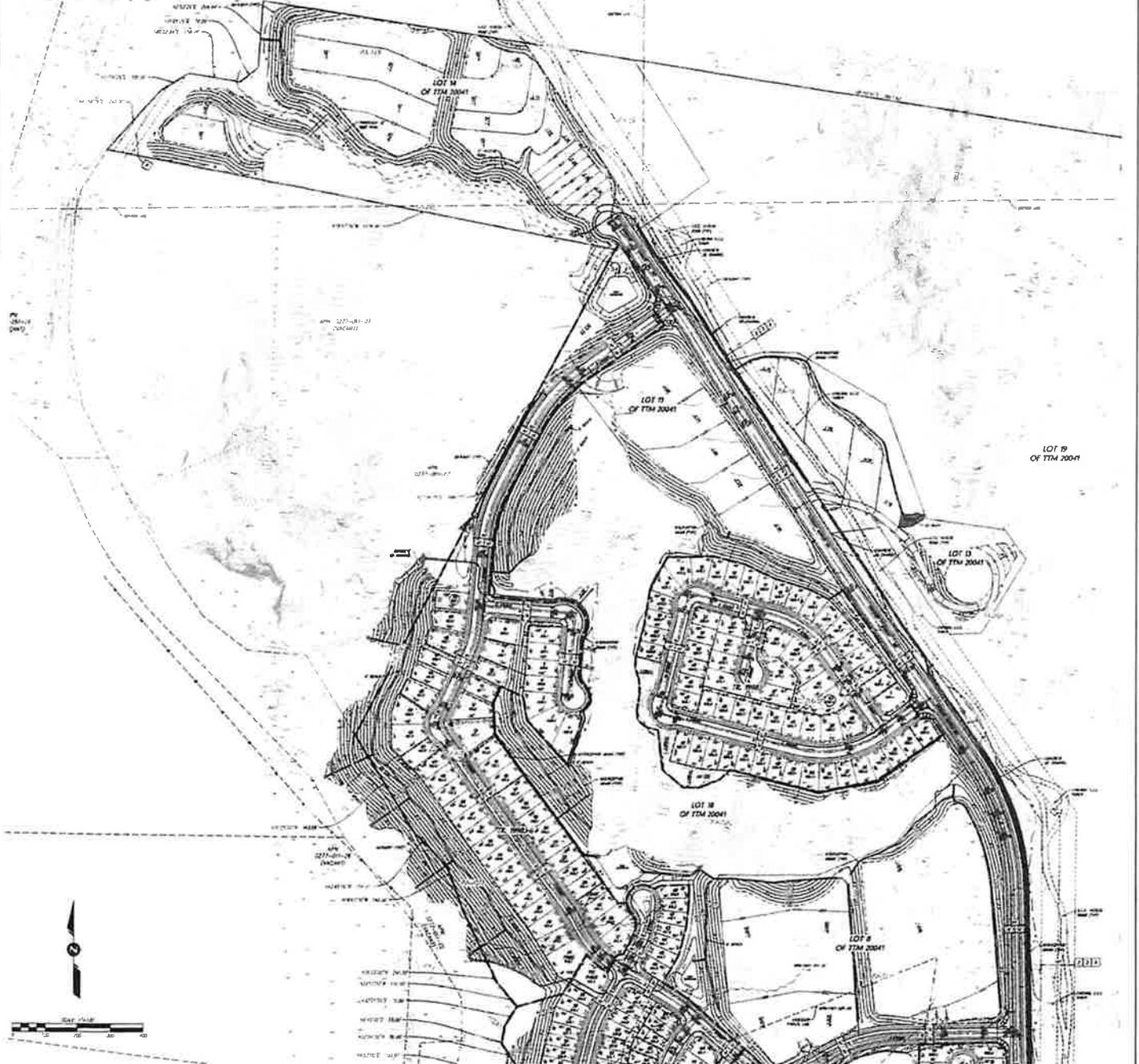
<u>Typical Lot</u>	3,400 S.F.
Lot Size	40'
Lot Width	85'
Lot Depth	
<u>Lot Coverage (Max.)</u>	
One Story Home	70%
With Porch/ Covered Patio	80%
Two Story Home	70%
With Porch/ Covered Patio	80%
<u>Front Setbacks (Min.)</u>	
Living Area	10'
Garage	18'
Porch/ Balcony/ Courtyard Wall	8'
<u>Side Setbacks (Min.)</u>	
Street Side	10'
Interior Side	5'
Encroachment Area	1.5'
<u>Rear Setbacks (Min.)</u>	
Living Area	10'
Porch/ Covered Patio	5'
<u>Building Height (Max.)</u>	35'
<u>Parking Requirement</u>	Min. 2 Car Garage + One Guest Per 4 Units
<u>Dwelling Unit Size (Min.)</u>	1,000 S.F.

Attachment-4
Tentative Tract Map No. 19983

TENTATIVE TRACT MAP NO. 19983

CITY OF COLTON - ROQUET RANCH SPECIFIC PLAN

APN
015-20-23
1000000

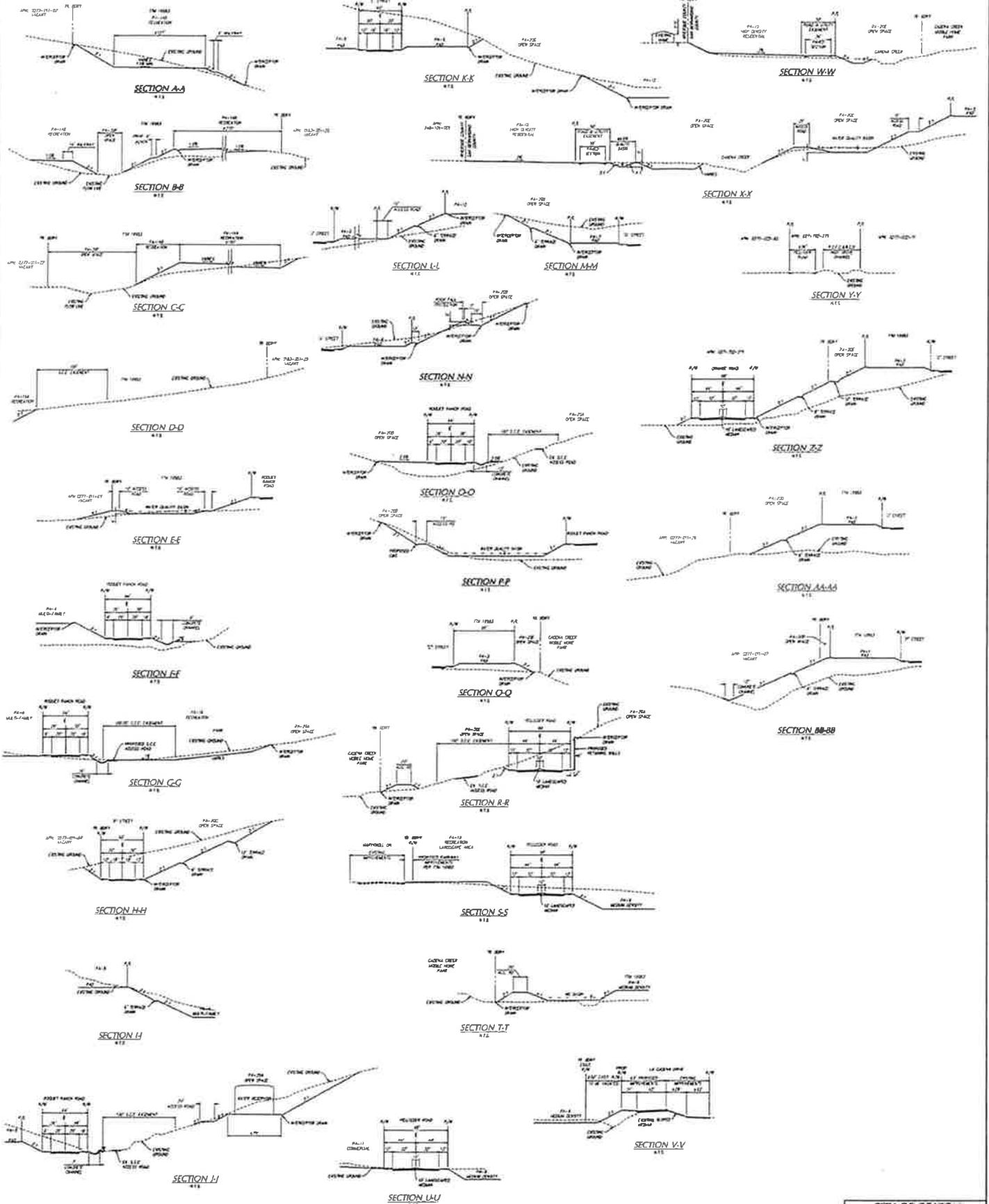


- EXISTING EASEMENT NOTES**
- 1. AN EASEMENT GRANTED TO THE PUBLIC FOR THE USE AND ENJOYMENT OF THE PUBLIC HIGHWAY AND HIGHWAY RIGHT-OF-WAY IS SHOWN BY THE DASHED LINE WITH THE WORDS "PUBLIC HIGHWAY" THEREON.
 - 2. AN EASEMENT FOR THE USE OF THE PUBLIC HIGHWAY AND HIGHWAY RIGHT-OF-WAY IS SHOWN BY THE DASHED LINE WITH THE WORDS "PUBLIC HIGHWAY" THEREON.
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 - 14. AN EASEMENT FOR THE USE OF THE PUBLIC HIGHWAY AND HIGHWAY RIGHT-OF-WAY IS SHOWN BY THE DASHED LINE WITH THE WORDS "PUBLIC HIGHWAY" THEREON.

<p>CITY OF COLTON ROQUET RANCH SPECIFIC PLAN TENTATIVE TRACT MAP NO. 19983 BEING A DIVISION OF TTM 20041 SHEETS 1, 2, 3, 4, 5, AND 6</p>	<p>KA ENGINEERING LAND PLANNING SURVEYING</p>	<p>300 W. CENTER STREET SUITE 100 COLTON, CALIFORNIA 95310 TEL: (209) 778-1000 FAX: (209) 778-1000</p>	<p>DATE: 11/15/04 DRAWN: J. BROWN CHECKED: J. BROWN SCALE: AS SHOWN</p>
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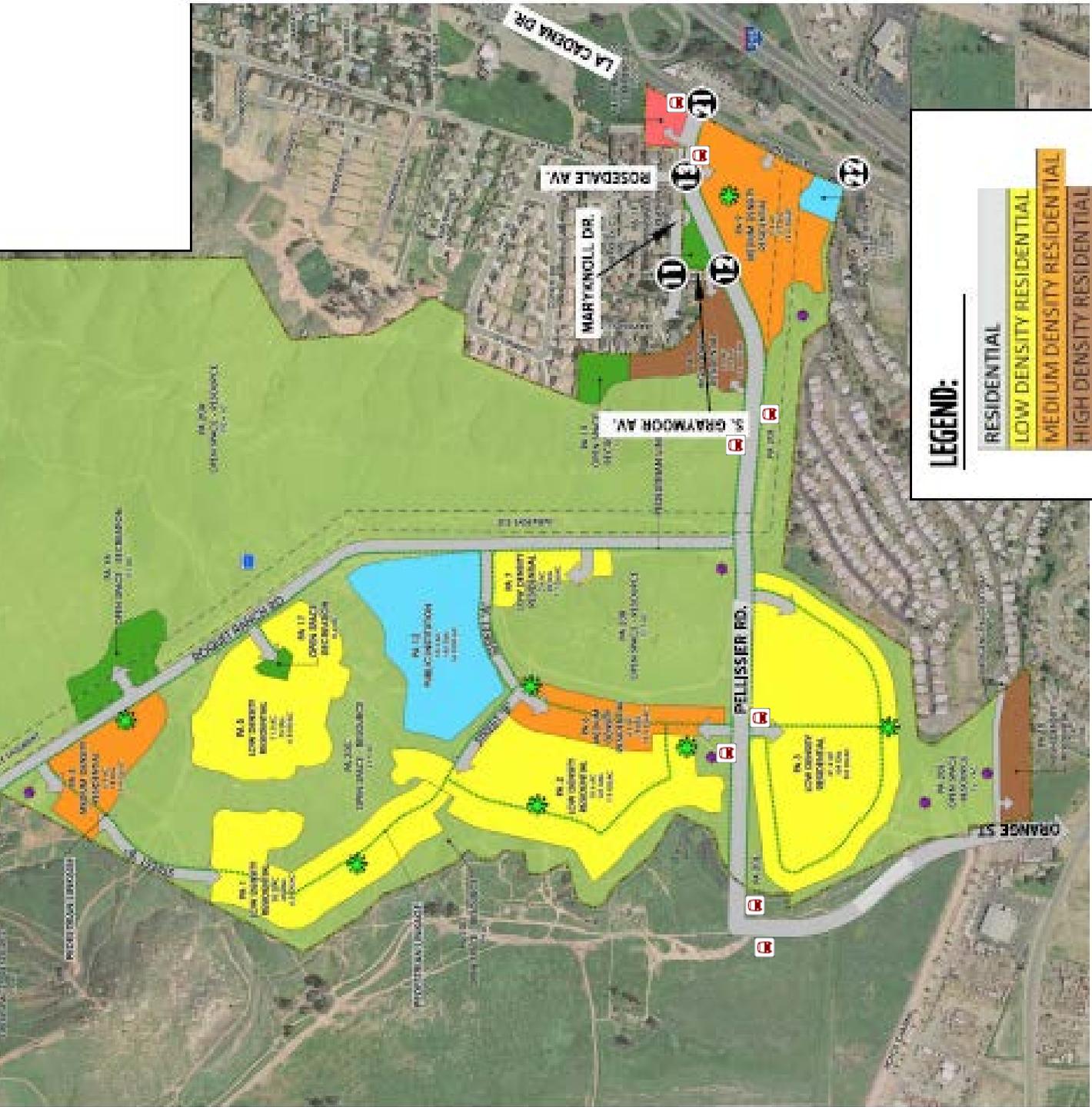
TENTATIVE TRACT MAP NO. 19983

CITY OF COLTON - ROQUET RANCH SPECIFIC PLAN



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">REVISION</th> <th style="text-align: left;">DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	DATE								<p>ENGINEERING LAND PLANNING SURVEYING</p> <p>214 N. BROWN STREET SUITE 117 COLTON, CALIFORNIA 92324 (916) 276-7888 (916) 276-7889</p>	<p style="text-align: center;">CITY OF COLTON</p> <p style="text-align: center;">ROQUET RANCH SPECIFIC PLAN</p> <p style="text-align: center;">TENTATIVE TRACT MAP NO. 19983</p> <p style="text-align: center;">ISSUE A DISPOSITION OF THE TRACT, CITY</p> <p style="text-align: center;">SECTION 4, 5 AND 6</p> <p style="text-align: right;">SHEET 1 OF 2 SHEETS</p>
REVISION	DATE										

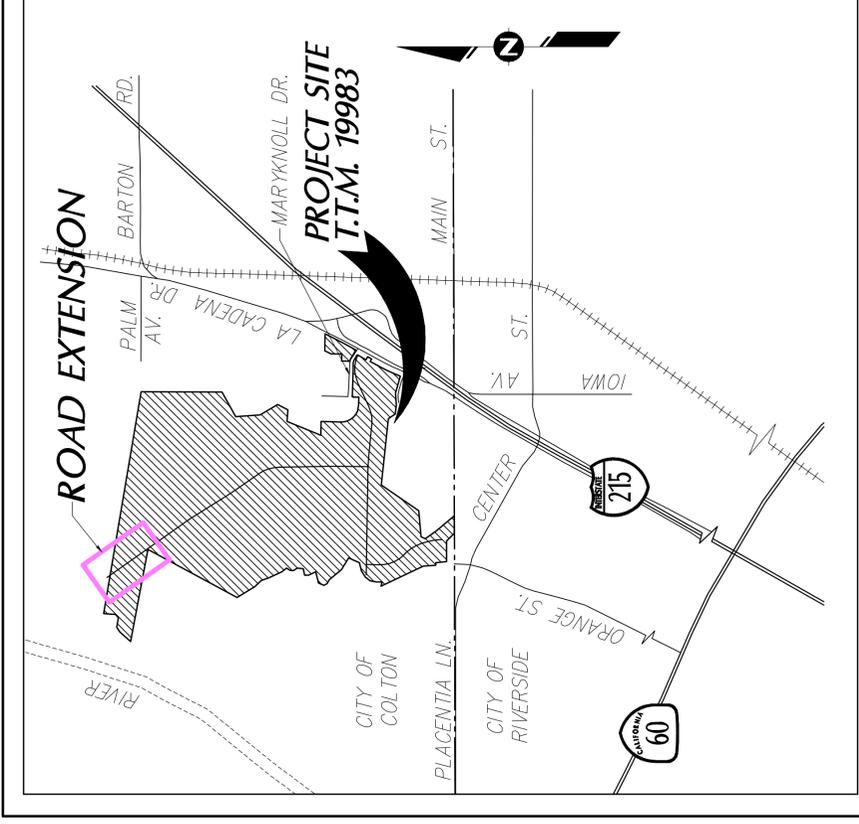
ATTACHMENT 2



LEGEND:

- RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

ATTACHMENT 3



Underground Service Alert
Call: TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

PREPARED BY:

ENGINEERING
LAND PLANNING
SURVEYING
 557 N. SHERIDAN STREET
 SUITE 117
 CORONA, CALIFORNIA 92880
 TEL. (951) 279-1800
 FAX (951) 279-4380

REVISIONS

NO.	DATE	APPR.	SCALE
1	6/20/23	WCTOR ORTIZ, P.E.	EXP. 6/20/23

CITY OF COLTON
PUBLIC WORKS DEPARTMENT

ROQUET RANCH ROAD
NORTHERLY EXTENSION
TRACT MAP 19983

PREPARED BY: _____ **DATE:** _____

PLAN NO. _____ **SHEET** **OF** _____

ATTACHMENT 4

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RESOLUTION NO. R-21-22

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION 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 (RRSP). (FILE INDEX NO. 001-764)

WHEREAS, 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 (RRSP). APNs: 1167-021-01and 1167-011-01; 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 Mitigation Monitoring and Reporting Program, and adopted Ordinance No. O-07-18 to incorporate the Roquet Ranch Specific Plan into the Zoning Code Text and Map.

WHEREAS, the proposed Tentative Tract No. 19983 is internally consistent, as conditioned, with the General Plan; the adopted Roquet Ranch Specific Plan and the Zoning Code; and

WHEREAS, 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 Tentative Tract Map No. 19983 solely for the purposes of

1 creating single family residential lots and conveying title for implementing a residential land uses
2 of the approved Roquet Ranch Specific Plan; and

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

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

5 **SECTION 1.** Based on the entire record before the Planning Commission and all written
6 and oral evidence presented, and the findings made for **Tentative Tract Map No. 19983** in this
7 Resolution, the Planning Commission hereby finds that:

- 8
- 9 a. The proposed subdivision is designed, to the extent feasible, to provide for passive or natural
10 heating or cooling opportunities because the subdivision layout provides an east to west
11 orientation and adequate location of window placement to provide passive and natural
12 heating and cooling opportunities. The project materials and construction will be required
13 to comply with City of Colton adopted California Codes including energy efficient
14 standards and green code requirements for future residential and commercial land uses of
15 the Roquet Ranch Specific Plan.
- 16 b. The proposed subdivision and the provisions for its design and improvement are consistent
17 with the General Plan for the City of Colton (“General Plan”), because the proposed
18 subdivision and adopted Specific Plan will provide diverse housing types consistent with
19 the General Plan land use goals and policies, the “Specific Plan” land use designation, and
20 with the residential housing density parameters set by the City’s Housing Element, by
21 maintaining 5.9 dwelling units an acre, with 466 single family homes to be developed on
22 78.4 acres consistent with the Low Density Residential (LDR) Land Use designation of the
23 Roquet Ranch Specific Plan. The plan is also designed to preserve views, steep slopes and
24 major ridgelines of the La Loma Hills. Hillside preservation is estimated to be preserved
25 on 59.40 percent of the overall Roquet Ranch Specific Plan Area or 336 acres.
- 26 c. The Subject Site is physically suitable for the type and density of development proposed in
27 the Tentative Tract Map No. 19983 being a part of recently approved Tentative Tract Map

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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. 19983 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. 19983 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. 19983 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. 19983 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

1 in making sure the discharge of wastewater is designed correctly so it does not impact
2 existing water resources.

3 **SECTION 2.** Under California Public Resources Code section 21080.17, the California
4 Environmental Quality Act (“CEQA”), Section 15182 (Projects Pursuant to a Specific Plan), a. and
5 c. as the project is consistent with the approved Roquet Ranch Specific Plan and certified
6 Environmental Impact Report for Tentative Tract Map Number 19983 being the subdivision of
7 Tentative Tract Map No. 20041 consistent with approved “Low Density Residential” land use of
8 Roquet Ranch Specific Plan. Two major access roads will include South La Cadena Drive and
9 Orange Street. A future street to the north of the site is also planned for access from the northern
10 properties. Moreover, the project is a residential project undertaken pursuant to and in conformity with a
11 specific plan for which an EIR has been prepared and, therefore, is exempt from CEQA pursuant to CEQA
12 Guidelines 15182(c)

13 **SECTION 3.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the
14 Planning Commission hereby approves **Tentative Tract Map No. 19983 (DAP-001-764) being a**
15 **subdivision of Tentative Tract Map No. 20041 (DAP-001-748)**, subject to the attached
16 conditions of approval (Exhibit “A”).

17 **SECTION 4.** Tentative Tract Map No. 19983 shall become null and void if not exercised
18 within two (2) years of the effective date of this Map, and the applicant has not been granted an
19 extension of time by the Planning Commission, pursuant to the Subdivision Map Act Term of
20 Tentative Map Approvals.

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

22
23 PASSED, APPROVED, AND ADOPTED this 13th day of December 2022.

24
25
26 _____
27 Planning Commission Chairperson

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Richard Prieto

ATTEST:

Planning Commission Secretary
Mark R. Tomich, AICP

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 December 13, 2022, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

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-001-764 (TENTATIVE TRACT MAP NO. 19983).

HOLD HARMLESS

1. 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

2. 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

3. 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.
4. This approval is for Tentative Tract Map No. 19983, as conditioned and modified herein, for the division of land solely for the purpose of single family residential lots or conveying title to all or a portion of the land within the Roquet Ranch Specific Plan (RRSP), to develop 446 single family lots on 78.4 acres located west of La Cadena Drive and east of Old Pellissier Road, San Bernardino County as shown on plans stamped June 20, 2022 by the Development Services Department, unless modified herein.
5. The applicant shall place a signed copy of these conditions of approval on the plan check sheet of the proposed project including any plan check reviews conducted by Public Works

1 Department, subject to review and approval by the Development Services Director or City
2 Engineer or designee.

3 4. Any requests for modifications, including any deviation from the approved plans and/or
4 conditions of approval, shall be submitted to the Development Services Director for review,
prior to scheduling for Planning Commission meeting, if required.

5 5. The applicant and/or property owner shall comply with all applicable requirements of all
6 reviewing agencies and shall comply with all applicable local, state, and federal rules, laws, and
regulations.

7 6. Prior to issuance of the first building permit, the applicant shall annex to Community Facilities
8 District (CFD) No. 2021-1 for Public Safety Operations and to Community Facilities District
9 (CFD) No. 2021-2 for maintenance services for public facilities associated with the project and
10 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.

11 7. All mitigation measures for Roquet Ranch Specific Plan shall be met.

12 8. No City Permits, including grading or other building permits shall be issued, until an agreement
13 between the applicant and City of Riverside that would allow the construction of second access
roadway and improvements along Central and N. Orange Streets.

14 9. Provide of final permit sign off for road construction, site grading, and related improvements
15 to: Central Street and along North Orange Street with the City of Riverside and/or Flood Control
16 District and City of Colton; grading plans approval addressing concerns of the property located
17 at APN: 0277-011-05; and compliance with Settlement Agreement Terms of Agreement, prior
to any building, grading, or other permits sign-off of the project proposed to be built, subject to
review and approval by the Development Services Director or designee.

18 10. An Architectural and Site Plan Review shall be processed for park, open space, and trails plans
19 with detailed development information, subject to Development Services Director's approval.

20 11. All new homes and any other new structure shall be reviewed by the City via Architectural and
21 Site Plan Review, subject to Development Services Director's approval.

22 12. All development projects shall comply with "Project Approvals" section of the Roquet Ranch
23 Specific Plan. This includes adding the plan for Roquet Ranch Road Northerly Extension of
Tentative Tract Map 19983.

24 13. The applicant shall provide permanent signage at various locations of all private parks and open
25 space indicating HOA reserves the right to revoke access, signage subject to review and
approval by the Development Services Department.

- 1 14. The applicant shall show and provide Fire Department with all radius dimensions of each cul-
2 de-sac, subject to review and approval by the Fire Marshal or designee.
- 3 15. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical
4 equipment installed by the developer shall be inconspicuously located and screened, as
5 approved by the Development Services Department. (Location of this equipment shall be
6 clearly noted on landscape construction documents.)
- 7 16. Electrical and other service facilities serving commercial, recreational, multi-family residential
8 or homeowners association uses shall be located within an interior electrical room or approved
9 comparable location. All such electrical service facilities shall be fully screened from public
10 view, as approved by the Planning Division.
- 11 17. The applicant shall work with OmniTrans to provide minimum bus stop design including
12 additional sidewalk for future use as bus stops at or near locations as shown on the map as
13 provided by OmniTrans, subject to review and approval by the Public Works City Engineer or
14 assigned designee.
- 15 18. The applicant shall install a traffic signal and related improvements at the intersection of Orange
16 Street and West Center Street and restripe eastbound approach to provide for a dedicated left
17 turn lane and a shared through right turn lane or make changes to the traffic signal timing or
18 make no changes if warranted at Main Street / Strong Street, subject to review and approval by
19 the City of Riverside.

20 **BUILDING**

- 21 19. The project shall comply with California Building Codes (Title 24; CBC, CEC, CMC, EES,
22 CGC, and the CPC) and city ordinances and regulations, as applicable. Proposed project shall
23 submit construction plans, structural calculations, soils analysis report, and supporting data to
24 the Building and Safety Division for its review and approval as a separate submittal.
- 25 20. Prior to final inspection, electronic copies all plans will be placed on a CD for reference and
26 verification. Plans will include “as built” plans, revisions and changes. The CD will also
27 include Title 24 energy calculations, structural calculations and all other pertinent information.
28 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
review prior to final inspection and building occupancy. The CD will become the property of
the Colton Building & Safety Division at that time.
- 21 21. During grading and construction phases, the construction manager shall serve as the contact
22 person in the event that dust or noise levels become disruptive to surrounding businesses. A
23 sign shall be posted at the project site with the construction manager’s contact phone number.
- 24 22. The applicant and/or property owner shall ensure that a copy of this Resolution is reproduced
25 on the first page of the construction drawings and shall be distributed to all design professionals,
26 contractors, and subcontractors participating in the construction phase of the Project.

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ELECTRIC DEPARTMENT:

23. It has been determined that the project is within the City of Colton. The City of Colton will provide service to this project. The developer shall meet all City of Colton Electric Utility service requirements and pay all applicable fees.
24. The project developer/applicant shall comply with all customer service policies of the City of Colton Electric Utility Department. The developer shall provide the Electric Utility with all information necessary to determine the project's electric service requirements; and if necessary and at their own expense, install all conduit and vault systems associated with underground primary/service line extensions and street-lighting as per the Electric Utility's approved design. The developer shall pay all charges associated with the Electric Utility's cost to construct underground line extensions and street-lighting.
25. Conditions and requirements specific to the project:
- A. The project developer/applicant shall make a fair share contribution to the City in the amount of \$135,000 per Megawatt of estimated project service demand to pay for the projects' fair share cost of the existing West Substation, the cost of the City's extension of a power line from the West Substation to the project site with adequate capacity to serve the project, and the cost of the City's implementation of Electric Department Conditions set forth below for TTM No. 20041 or TTM No. 19983:
 - a) The project developer/applicant shall be responsible for installing an underground primary and secondary vault/conduit system to TTM No. 20041 or TM No. 19983.
 - b) The project developer/applicant shall be responsible for all costs associated with the installation of street lighting along the project frontage of the west side of La Cadena Drive and throughout TTM No. 20041 or TM No.19983.
 - c) The project developer/applicant shall be responsible for a proportionate share of the 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 associated
2 fees for all permits required for this project. For example, a permit will be required to
3 attach conduits going over the Santa Ana River bed.
- 4 h) The project developer/applicant shall give Colton Electric Utility, if needed, easements
5 associated with the project area.
- 6 i) Although not a Project requirement, in order to improve reliability of back-up electric
7 services and electric power for the Project and adjacent lands, the applicant shall
8 consider contributing, on a "fair share" basis, to the cost of an extension of electric utility
9 lines, to be constructed by City of Colton or its designee, where it will be beneficial for
10 both the Project and Colton Electric Utility, which construction may include the
11 installation of overhead and underground utility lines through La Loma Hills toward
12 Litton Avenue and to the satisfaction of the City Utility Director.

10 **FIRE DEPARTMENT**

- 11 26. The development shall conform with all the requirements of the city of Colton's Municipal
12 Code requiring on-site fire protection prior to construction.
- 13 27. Access roadways (minimum 26 feet clear width) shall be provided in accordance with the City's
14 Municipal Code. Please refer to Colton Fire plan submittal standards, found at
15 www.coltonfire.com for further requirements on road widths and parking configurations.
- 16 28. A municipal water supply system (public fire hydrants) shall be provided, capable of providing
17 the required fire flow for the proposed type of construction. Minimum fire flow for this project
18 shall be 1500 g.p.m.
- 19 29. On-site fire hydrants will be required for this project and installed prior to construction.
20 Detailed drawings with supporting calculations shall be submitted to the Fire Department/Fire
21 Safety Division for review, approval, and permit issuance prior to installation.
- 22 30. An engineered automatic fire sprinkler system is required for this project. Detailed drawings
23 and calculations shall be submitted to the fire department for review, approval and permit
24 issuance, and prior to installation.
- 25 31. Premise identification shall be provided in accordance with the City's' Security Ordinance #0-
26 13-89, Section XIV (residential), Section XV (commercial). Premise identification shall be
27 contrasting to their background, a minimum 4" height and minimum 1/2" stroke with Arabic
28 numbers or alphabet letters and internally illuminated by means of a low voltage power source
 during the hours of darkness.

- 1 32. The proposed facility's use and/or operations shall be designed and maintained in accordance
2 with the 2018/2019 editions of the International Fire and Building Codes / California Fire and
3 Building Codes (Title 24).
- 4 33. If temporary fencing is used to enclose the construction site, at least two (2) means of
5 unobstructed access must be installed and maintained in locations as to give maximum access
6 to all parts of the site, and in accordance with the Fire Departments' requirements.
- 7 34. All fences constructed adjacent to fuel modification areas, as determined by the fire chief, shall
8 be of non- combustible materials as defined by the International Building Code.
- 9 35. These proposed homes are in a designated VHFHSZ and will require a fuel modification plan.
A fuel modification plan is a separate submittal directly to the Fire Department for plan review
and permitting. Place a Fire Department Note on the plans listing Fuel Modification Plan as a
deferred submittal to the Fire Department.
- 10 36. A Fire Department Access Plan is a direct submittal to the Fire Department and will be
11 required showing at a minimum:
- 12 a. Existing street hydrants and proposed fire hydrants
 - 13 b. Access road location
 - 14 c. Roadway weight capacity
 - 15 d. All turning radiuses and grades
 - 16 e. Signage detail and location (Red Curbs, Entrance Sign, Fire Lane, Gates, etc)
 - 17 f. Gates shall be identified if they are manually or electrically operated. If manual
18 specify the gate will be provided with a Knox Lock; if electrical specify and show
19 location of the Knox over-ride switch.
- 20 37. Deferred plan submittals to the Fire Department and separate permits from the Fire Department
21 are required on the following:
- 22 a. automatic fire suppression/sprinkler systems
 - 23 b. onsite fire mains and fire hydrants
 - 24 c. fuel modification plan

25 **PUBLIC WORKS**

26 **FINAL MAP**

- 27 38. The developer shall submit Final Tract Map No. 19983 (“TM 19983”), prepared by a registered
28 Land Surveyor in the State of California, to the Engineering Division of the Public Works
Department identifying local street layouts and proposed individual lettered and numbered lots
in accordance with the Roquet Ranch Specific Plan (“RRSP”) for review and approval.

- 1 39. Prior to issuance of any permits, the following roadways shall be offered for dedication to the
2 City of Colton via recordation of Final TM 19983: Pellisier Road, Orange Street and Roquet
3 Ranch Road. All other roadways, including secondary, collector, local streets and future
4 extension of Roquet Ranch Road to the north through Planning Area 15, shall be owned and
5 maintained by the Master Homeowners Association (HOA) or Residential Neighborhood
6 Associations (RNAs), as appropriate. Dedication verbiage needs to be included in the Final
7 Map. It is currently missing in Tentative Tract Map No. 19983 (“TTM 19983”).
- 8 40. Prior to Final Tract Map No. 19983 plan check approval, Final Tract Map No. 20041 shall be
9 plan checked, approved, and recorded.
- 10 41. Any development of the land shall require the approval of a subdivision map or land use
11 entitlement or permit or any combination thereof in accordance with applicable city ordinance
12 and or the Subdivision Map Act.
- 13 42. Final Map shall be accompanied by closure calculations, vesting deeds, title report and record
14 maps of adjoining properties.
- 15 43. Submit a copy of the Title Report to the Engineering Division, not older than 90 days.
- 16 44. All street centerline monument ties shall be included in Final Tract Map 19983 and submitted
17 to the Public Works Department.

18 **STREET IMPROVEMENTS**

- 19 45. Prior to the issuance of grading or building permits, the Project Applicant shall prepare a
20 temporary traffic control plan for the City to review and approve. The temporary traffic control
21 plan shall comply with the applicable requirements of the California Manual on Uniform Traffic
22 Control Devices (“MUTCD”). A requirement to comply with the temporary traffic control plan
23 shall be noted on all public improvement plans and utility plans, including grading plans and
24 also shall be specified in bid documents issued to prospective construction contractors. (*MM*
25 *4.14-4*)
- 26 46. Construct street improvements consisting of curb, gutter, ADA compliant sidewalk, A.C.
27 pavement, driveway approaches, handicap access ramps, streetlights, street trees, street signs,
28 and roadway striping, etc., as per the approved Street Improvement Plans and Roquet Ranch
Specific Plan (Circulation Plan) and *Roadway Cross Sections* (Figure II-4) including applicable
trails. The applicant shall delineate Public, Private and one-way streets on development plans.
47. An automatic sprinkler system shall be installed within any landscaped open space areas,
including between the sidewalk and the tract at the right-of-way line to be maintained by the
applicable association, not the City of Colton.
48. Provide for a 5 foot easement adjacent to and outside of the public right-of-way to each side of
the interior streets for purpose of utility location. For private interior streets, provide for an

1 easement across the full width of the right-of-way plus 3 feet adjacent to and outside of the
2 right-of-way to each side of the private interior streets for purposes of utility location.

3 49. In the event road right-of-way or off-site easements are required to comply with these
4 Conditions of Approval, the developer shall obtain such right-of-way or easements. In the event
5 the City is required to condemn the right-of-way or easement, the developer shall enter into an
6 agreement with the City for the acquisition of such right-of-way or easement pursuant to
7 Government Code Section 66462.5, and pay for all costs associated with the condemnation
8 process.

9 50. Sidewalks, curbs, gutters, handicapped curb cuts, trails, etc. shall be installed on both sides of
10 the streets in accordance with Specific Plan design specifications

11 51. All lots must have legal access either by lot configuration or by a separate recorded document;
12 however, preferably by including in Final Tract Map No. 19983. A conceptual and final
13 engineering design shall be submitted to provide assurance that access can be designed and
14 constructed.

15 52. Main Collector Street, Roquet Ranch Road, and Secondary Arterial Streets, Pellissier Road and
16 Orange Street, must be fully constructed to ultimate right-of-way from the easterly boundary to
17 the westerly boundary and from the southerly boundary to the northerly boundary of proposed
18 Final Tract Map No. 19983, including wet and dry utilities, prior to the sale of any lettered or
19 numbered lots and provide adequate fire access on each lettered or number lot in accordance
20 with Standard Drawings.

21 53. In accordance with the RRSP, Orange Street, Pellisier Road, and Roquet Ranch Road are to be
22 public roads and to be maintained by a Community Service Area (“CSA”) or Community
23 Facilities District (“CFD”). Therefore, upon future subdivision development, and prior to the
24 issuance of any permits, a CSA or a CFD must be created for such maintenance purposes.

25 54. The bylaws of the recorded Master Homeowners Association CC&Rs (covenants, conditions
26 and restrictions) or Residential Neighborhood Associations (RNAs), as appropriate, shall
27 include language requiring maintenance and upkeep of all privately-owned roadways,
28 pedestrian linkages, multi-purpose trail, Class II bike lanes, and landscaping, subject to review
and approval by the Development Services Director, in consultation with Public Works.

55. The cross section of Orange Street on TTM 19983 does not match the cross section referenced
in the RRSP. The respective cross section on Final Tract Map 19983 needs to match the cross
section referenced in the RRSP. The required trail referenced in the RRSP is missing on TTM
19983.

56. 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 this 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

1 Public Works Department prior to recordation of Final Tract Map 19983 and prior to the sale
2 of any lettered or numbered lots.

3 57. In accordance with the RRSP, local streets may be public or private; however, shall be opened
4 to the public and shall be maintained by the Master HOA, CSA, or CFD, as appropriate.

5 58. All future subdivision developments, including those referenced under Final TM 19983 within
6 the RRSP, shall be fully functional with all interior utilities, roadways and public improvements
7 as well as multiple means of ingress and egress prior to the sale of any lettered or numbered lot
8 and occupancy.

9 59. In accordance with the RRSP, a permanent master maintenance organization shall be
10 established for the Specific Plan area to assume ownership and maintenance responsibility for
11 all roadways, trails, drainage area, and landscape areas that are not under the maintenance
12 responsibility of the City of Colton, or another public or quasi-public organization.
13 Furthermore, prior to the first recorded tract map for individual residential lots, verification
14 shall be submitted to the Public Works Department that a permanent master maintenance
15 organization has been established to assume ownership and maintenance of all roadways, trails,
16 drainage areas, and landscape areas not under the responsibility of the City of Colton.

17 60. All future subdivision developments within the RRSP shall create or join the Home Owner's
18 Association ("HOA") for maintenance of all public landscaping areas in accordance with the
19 landscaping and conservation requirements of the RRSP and maintenance of proposed drainage
20 basins in accordance with Water Quality Management Plan ("WQMP") standards prior to the
21 sale of any lettered or numbered lots prior to the recordation of Final TM 19983.

22 61. All common areas, bikeways, and American with Disability Act ("ADA") compliant walkways
23 shall be interconnected between all future subdivisions in accordance with the RRSP and City
24 Standard Drawings.

25 62. Any street cuts for utilities proposed after newly constructed pavement is completed shall be
26 subject to the Street Cut Moratorium abiding by stricter street repair standards found at the
27 following City of Colton website link: <https://www.ci.colton.ca.us/1029/Street-Cut-Moratorium>

28 **TRAFFIC IMPROVEMENTS**

63. Prior to issuance of the first certificate of occupancy for the Project, the City of Colton Public
Works Department shall verify that the Project has implemented the following intersection
improvements in accordance with the recommendations identified in the "Roquet Ranch
Specific Plan Traffic Impact Analysis," prepared by Urban Crossroads (dated November 30,
2016):

- 1 • Intersection #21 – South La Cadena Drive / West Maryknoll Drive: (1) Add a traffic
2 signal, (2) Add a northbound left turn lane, and (3) Add an eastbound left turn lane and
3 an eastbound shared right turn lane.
- 4 • Intersection #27 – South Iowa Avenue / South La Cadena Drive / I-215 southbound off-
5 ramp: (1) Install/Modify a traffic signal, (2) Add 2nd eastbound left turn lane, and (3)
6 Add 2nd northbound through lane.
- 7 • Intersection #29 – South Iowa Avenue / I-215 northbound ramps: (1) Add southbound
8 right turn lane, and (2) Add 2nd eastbound left turn lane. (3) traffic signal modification.
9 (*MM 4.14-2*)

10 64. Prior to issuance of the first certificate of occupancy for the Project, the Project Applicant shall
11 make a fair share fee payment to the City of Colton for the roadway improvements listed in
12 Table 1-5 of the “Roquet Ranch Specific Plan Traffic Impact Analysis,” prepared by Urban
13 Crossroads (dated November 30, 2016) and adjusted for inflation, that are located within the
14 geographical limits of the City of Colton and not included within the City of Colton’s
15 Development Impact Fee (DIF) program. The fair share fee attributable to the Project shall be
16 calculated according to the percentages specified in Table 1-5 of the “Roquet Ranch Specific
17 Plan Traffic Impact Analysis,” prepared by Urban Crossroads (dated November 30, 2016).
18 Specifically, the fair share fee payment required by this Mitigation Measure shall be used by
19 the City to make the following improvements:

- 20 • Intersection #1 – South Riverside Avenue / Main Street / Placentia Lane: (1) Install a
21 traffic signal, and (2) Add 2nd westbound left turn lane.
- 22 • Intersection #18 – South La Cadena Drive / West Litton Avenue: Installation of the
23 traffic signal.
- 24 • Intersection #20 – South La Cadena Drive / South Iowa Avenue: (1) Add northbound
25 through lane, and (2) Add southbound through lane.
- 26 • Intersection #22 – La Cadena Drive South / Pellissier Road / I-215 southbound on-ramp:
27 Install a traffic signal. (*MM 4.4-3*)

28 65. The Project Applicant shall use reasonable efforts to work with the City of Riverside to prepare
a fee study and establish a mitigation fee program that identifies fair share funding sources
attributable to and paid from private and public development to supplement other funding
sources to construct the following improvements:

- Intersection #3 – Main Street / Strong Street: Restripe eastbound approach to provide
for a dedicated left turn lane and a shared through-right turn lane.
- Intersection #5 – Orange Street / West Center Street: Install a traffic signal.
The Project Applicant shall use reasonable efforts to engage the City of Riverside to
undertake this study, but it is acknowledged that the Project Applicant cannot compel
the City of Riverside to participate in this process. The study shall identify fair-share
fees related to private and/or public development based on nexus requirements
contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of
Regs. § 15126.4(a)(4). The fee study shall also be compliant with Government Code §

1 66001(g) and any other applicable provisions of law. If the fee study is completed and
2 a mitigation fee program is adopted by the City of Riverside for the above-listed
3 improvements to Intersection #3 – Main Street / Strong Street and Intersection #5 –
4 Orange Street / West Center Street, the Project Applicant shall pay the fair share amount
5 to the City of Riverside within one year of the issuance of the Project's first certificate
6 of occupancy. If the City of Riverside chooses to accept the Project Applicant's fair
7 share payment, the City of Riverside shall apply the payment to the fee program adopted
8 by the City of Riverside to construct the above-listed improvements to Intersection #3
9 – Main Street / Strong Street and Intersection #5 – Orange Street / West Center Street.
10 The City of Riverside shall only accept the fair share payment if the fair share fee study
11 has been completed and mitigation fee program established. If, within three (3) years
12 from the date that the first certificate of occupancy is issued for the Project, the City of
13 Riverside has not completed the fair share fee study and established a mitigation fee
14 program for construction of above-listed improvements to Intersection #3 – Main Street
15 / Strong Street and Intersection #5 – Orange Street / West Center Street, then the Project
16 Applicant shall have no further obligation to attempt to comply with this mitigation
17 measure. (MM 4.14-4)

11 66. The Project Applicant shall use reasonable efforts to work with the City of Grand Terrace to
12 prepare a fee study and establish a mitigation fee program that identifies fair share funding
13 sources attributable to and paid from private and public development to supplement other
14 funding sources to construct the following improvements:

- 14 a. Intersection #36 – Michigan Avenue / West Main Street: Add southbound right-
15 turn lane; and
- 16 b. Intersection #38 – Mt. Vernon Avenue / Main Street: (1) Install a traffic signal; (2)
17 Add eastbound left-turn lane.

17 The Project Applicant shall use reasonable efforts to engage the City of Grand Terrace to
18 undertake this study, but it is acknowledged that the Project Applicant cannot compel the City
19 of Grand Terrace to participate in this process. The study shall identify fair-share fees related
20 to private and/or public development based on nexus requirements contained in the Mitigation
21 Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a)(4). The fee study
22 shall also be compliant with Government Code § 66001(g) and any other applicable provisions
23 of law. If the fee study is completed and a mitigation fee program is adopted by City of Grand
24 Terrace for the improvements to Intersection #36 and Intersection #38 described above, the
25 Project Applicant shall pay the fair share amount to the City of Grand Terrace within one year
26 of the issuance of the Project's first certificate of occupancy. If the City of Grand Terrace
27 chooses to accept the Project Applicant's fair share payment, the City of Grand Terrace shall
28 apply the payment to the fee program adopted by the City of Grand Terrace to construct the
29 improvements to Intersection #36 and Intersection #38 described above. The City of Grand
30 Terrace shall only accept the fair share payment if the fair share fee study has been completed
31 and mitigation fee program established. If, within three (3) years from the date that the first
32 certificate of occupancy is issued for the Project, the City of Grand Terrace has not completed
33 the fair share fee study and established a mitigation fee program for the improvements to

1 Intersection #36 and Intersection #38 described above, then the Project Applicant shall have no
2 further obligation to attempt to comply with this mitigation measure. (MM 4.4-5)

- 3 67. In the event that Caltrans prepares a valid study, as defined below, that identifies fair share
4 contribution funding sources attributable to and paid from private and public development to
5 supplement other regional and State funding sources necessary undertake improvements to I-
215 in the Project study area, then the Project Applicant shall use reasonable efforts to pay the
applicable fair share amount to Caltrans.

6 The study shall include fair share contributions related to private and/or public development
7 based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.)
8 and 14 Cal. Code of Regs. § 15126.4(a)(4) and, to this end, the study shall recognize that
9 impacts to Caltrans I-215 facilities that are not attributable to development located within the
10 City of Colton are not required to pay in excess of such developments' fair share obligations.
11 The fee study shall also be compliant with Government Code § 66001(g) and any other
applicable provisions of law. The study shall set forth a timeline and other relevant criteria for
implementation of the recommendations contained within the study to the extent the other
agencies agree to participate in the fee study program. (MM 4.4-6)

12 **DRAINAGE GRADING/GEOTECHNICAL**

- 13 68. Submit to the City Public Works Department a preliminary and final grading plan of a scale of
14 1" = 20' prepared by a civil engineer registered in the State of California. The grading plan
15 shall include a topographic contour map of the site and 15 feet beyond the property lines, with
16 a one-foot contour interval, and shall be consistent with the Grading Plan Development
Standards and Hillside Ordinance as described in Section IIA of the Roquet Ranch Specific
Plan. This contour map shall be prepared within the last 12 months.

- 17 69. Prior to the issuance of a demolition permit or a grading permit for the Project involving the
18 portion of the Project site subject to the current or former operation of the Roquet Paving
19 Company facility, the Project Applicant shall provide a Phase II soil investigation report to the
20 Building Official or their designee and Public Works and Utility Services Director or City
21 Engineer or their designee for review and approval. The Phase II soil investigation shall be
22 conducted by a qualified professional in accordance with local, State, and federal regulations
23 to confirm whether hazardous materials are present within the portion of the Project site
24 containing the Roquet Paving Company facility. If the Phase II soil investigation report
25 demonstrates that hazardous materials are present in the soils above levels considered safe by
26 local, State, and federal regulations for residential occupancy of the property, a
treatment/remediation plan shall be developed by the hazardous materials professional to bring
contaminant levels within the local, State, and federal requirements for the proposed residential,
commercial, and public/institution land uses in the Specific Plan. The treatment/remediation
plan may include soil removal, encapsulation, and/or onsite treatment such as in situ treatments
and natural degradation; groundwater management and treatment; and institutional controls.
Any remediation measures identified in the treatment/remediation plan shall be imposed as
condition(s) of approval for the demolition or grading permit. The treatment/remediation plan

1 shall be implemented under the oversight of the City, and at the City's direction include
2 oversight by a state environmental agency. A final report documenting implementation of any
3 required treatment and achievement of the remediation levels required for the safe reuse of the
4 site, shall be submitted to the City of Colton for review and approval prior to issuance of
building permits for occupied structures on areas of the site identified in the
treatment/remediation plan as requiring remediation. *(MM 4.7-1)*

5 70. Prior to issuance of any grading permit, the City of Colton Director of Public Works and Utility
6 Services or City Engineer or their designee shall require that a Project-specific geotechnical
7 investigation is prepared which shall, at a minimum, address: slope stability, landslides,
8 collapsible soils, and expansive soils. If warranted, the geotechnical investigation report shall
9 identify recommended remedial measures and Project design features that would address the
10 potential impacts of the identified geologic hazards on the proposed development. Remedial
11 measures to address slope stability and landslides may include removal, repositioning,
12 embedment, anchoring of the boulders; installation of catchment fences; and construction in
13 accordance with the recommendations of the project geotechnical engineer, CALGreen and any
14 City and/or County guidelines. Potential remedial measures that may be required to address
collapsible soils include overexcavation of all uncontrolled artificial fill and upper portion of
the surficial soils during site grading. Typical remedial measures undertaken to address
expansive soils include performing testing after grading of the proposed pads is completed and
prior to construction of the proposed foundations to evaluate the expansive potential of the
underlying soil, and providing the results to the structural engineer to design a foundation
system that is able to withstand the expansive potential of the underlying soils. *(MM 4.5-1)*

15 71. Prior to the issuance of the first grading or building permit, the Director of Public Works and
16 Utility Services or his designee shall ensure that a report is prepared by a licensed geotechnical
17 engineer that shall examine the western portion of the Project site near the Santa Ana River
18 where groundwater exists locally within a depth of approximately 30 feet. These areas shall be
19 examined by performing geotechnical explorations to a depth of at least 35 feet below the
20 existing grade or proposed grade, whichever is at the lower elevation. If the explorations reveal
21 that differential settlement or lateral movement would occur related to liquefaction, dry seismic
22 settlement, or lateral spreading, remedial measures shall be undertaken as recommended by the
23 licensed geotechnical engineer and approved by the City of Colton, as part of the grading
24 operation and construction phases. Measures may include but not be limited to the removal and
25 recompaction of near surface soils, the use of deep foundations and/or stone columns, and deep
26 dynamic compaction. The remedial measures undertaken shall ensure that potential differential
settlements and lateral movements calculated as a result of the geotechnical exploration and
analysis can be safely accommodated within habitable structures, paved roads, and wet or dry
utilities, thereby safeguarding habitable structures, roads, and utility lines against potential
seismic hazards. The findings of the geological explorations and recommendations shall be
documented in a report prepared by the licensed geotechnical engineer. The report shall be
approved by the City of Colton and the recommendations contained in the report shall be
implemented and required as grading permit and building permit conditions of approval. *(MM*
4.5-2)

1 72. In accordance with the RRSP, maintenance of major backbone drainage infrastructure shall be
2 maintained by the San Bernardino County Flood Control District; however, if this is not
3 confirmed with the County, the maintenance responsibility shall fall onto the Master HOA as
4 already required for any drainage/flood control facilities less than 42 inches in size (i.e. much
of the local drainage devices, inlets, catch basins, storm drains, etc., constructed in roadways
and drainage easements).

5 73. A conceptual and final drainage plan shall be submitted to the Public Works Department to
6 provide assurance that a drainage system can be properly designed and constructed.

7 74. A conceptual and final Erosion Control Plan shall be submitted to the Public Works Department
8 identifying the various phases of all future subdivision developments including interim
development conditions.

9 **WATER QUALITY/DRAINAGE**

10 75. Prior to issuance of a grading permit, the applicant shall submit a preliminary and final Water
11 Quality Management Plan (WQMP) specifically identifying Best Management Practices
12 (BMPs) that will be used offsite or onsite to reduce the pollutants into the storm drain system.
13 The WQMP shall comply with the Drainage and Water Quality Plan Development Standards
contained in Section IID of the Roquet Ranch Specific Plan.

14 76. The property's street and lot grading shall be designed in a manner that perpetuates the existing
15 natural drainage patterns with respect to tributary drainage area, outlet points and outlet
16 conditions; otherwise, a drainage easement shall be obtained from the affected property owners
17 for the release of concentrated or diverted storm flows. A copy of the recorded drainage
easement shall be submitted to the City of Colton for review prior to the recordation of the final
map. Onsite drainage facilities shall comply with the standards contained in Section IID
(Drainage and Water Quality Plan Development Standards) of the Roquet Ranch Specific Plan.

18 77. Offsite drainage facilities shall be located within publicly dedicated drainage easements
19 obtained from the affected property owner(s). The document(s) shall be recorded and a copy
20 submitted to the City of Colton prior to recordation of the final map. Offsite drainage facilities
21 shall comply with the standards contained in Section IID (Drainage and Water Quality Plan
Development Standards) of the Roquet Ranch Specific Plan.

22 78. Provide plan and profile for all storm drainage work. The Storm Drain Plan for the proposed
23 subdivision shall be accompanied by hydrology and hydraulic analysis prepared by a licensed
24 engineer and shall be designed per the San Bernardino County Hydrology Manual employing
25 the rational method. The project may only discharge downstream an amount of storm run-off
26 equivalent to the historic flow discharged prior to project development. The storm drain design
shall incorporate the drainage from the existing tracts along boundary of the proposed project.
If required, all of the sheet flow shall be collected offsite or onsite in a detention/retention basin
and shown on the Final Map. The detention/retention basin and open space areas shall be
landscaped and maintained by the Developer or HOA.

- 1
2 79. Submit to the City Engineering Department a separate Erosion Control plan of a scale of 1" =
3 20' prepared by a civil engineer registered in the State of California. The final drainage plan
4 shall be a 4 mil mylar, which the City Engineer will sign and retain at the City Engineer Office
5 for record.
- 6
7 80. Submit drainage/hydrology study calculations and a hydraulic analysis for both developed and
8 undeveloped conditions to the City of Colton for review and approval. All of the drainage from
9 each individual lot shall drain into the public right-of-way and not impact surrounding
10 properties, or a drainage easement acceptance letter from the adjacent landowner must be
11 obtained.
- 12
13 81. Owner/Developer shall notify adjacent property owners about the impact of the proposed
14 development on drainage configuration of existing adjacent properties. Such notification shall
15 be pre-approved by the City Engineer. Any drainage issues shall be resolved prior to issuance
16 of a grading permit.
- 17
18 82. The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be
19 contained within the street right-of-way. When either of these criteria is exceeded, additional
20 drainage facilities shall be installed.
- 21
22 83. Submit a letter to the Office of the City Engineer certifying that the owner is responsible for
23 complying with the National Pollutant Discharge Elimination System Ordinance, during and
24 after construction. In the letter, the following statement shall be included:
25 "No contaminated water shall be allowed to discharge on sidewalks, gutter, storm drains,
26 parkways and driveways at any time."
- 27
28 84. File a Notice of Intent and obtain an NPDES Construction Activity General Permit from the
State Regional Water Quality Control Board and submit a copy of each to the Engineering
Division. Ensure that Best Management Practices (BMPs) are followed, per NPDES
requirements to reduce storm water runoff during, construction and thereafter. Temporary
erosion control measures shall be implemented immediately following rough grading to prevent
deposition of debris into downstream properties or drainage facilities.
85. The Developer shall install California State Water Resources Control Board Certified and
Vector Control Accessibility verified full capture trash treatment devices at storm drain catch
basins in accordance with local, state, and federal NPDES/Stormwater regulations.
86. Submit a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management
Practices (BMPs) that will prevent all construction pollutants from contacting storm water and
with the intent of keeping all products of erosion from moving off site into receiving waters for
review.

1 87. Prior to the City of Colton’s issuance of building permits for structures located within the 100-
2 year floodplain (as shown on applicable FEMA Flood Insurance Rate Maps), the Project
3 Applicant shall provide evidence to the City of Colton that a Conditional Letter of Map
4 Revision (CLOMR) has been issued by FEMA for the Project. The grading plan shall be found
to substantially conform to the CLOMR prior to the issuance of a building permit in this area.
(4.8-1)

5 88. Prior to the City of Colton’s issuance of building permits for structures located within the 100-
6 year floodplain (as shown on applicable FEMA Flood Insurance Rate Maps), the Project
7 Applicant shall provide evidence to the City of Colton that a Final Letter of Map Revision
8 (LOMR) has been issued by FEMA verifying that flood control measures have been completed
and the residential development areas are permanently removed from the FEMA 100-year
floodplain. (4.8-2)

9 89. Final TM 19983 shall comply with the San Bernardino County Department of Public Works
10 conditions of approval under the Flood Control Planning & Water Resources Division as well
11 as the Permits/Operations Support Division as indicated in their letter to the City dated April
14, 2022.

12 **WATER AND WASTEWATER REQUIREMENTS**

13 90. The development shall meet all the requirements as set forth by the water/wastewater
14 department for water, sewer and pre-treatment facilities

15 91. All construction shall conform to the current edition of the specifications for public works
16 construction (green book), and the current standards and specifications of the City of Colton
Water / Wastewater Division.

17 92. Water and sewer civil engineering plans shall be prepared by a civil engineer registered in
18 the state of California and provide an engineer’s construction cost estimate along with water
and sewer calculations to support the design.

19 93. The water and sewer improvement plan must include plan and profile and show the size and
20 location of the existing or proposed connections to the existing facilities.

21 94. Reduced pressure principle backflow devices are required on all water meters for commercial
22 or industrial buildings, and on all landscape irrigation water meters.

23 95. Developer is responsible to provide necessary permits/easements to facilitate perpetual
24 maintenance of facilities being constructed and dedicated to the City. Project will not be
25 approved for occupancy unless these documents are provided to and accepted by the city. All
26 proposed easement shall be 20’ wide for utility purposes for the city of Colton in proposed
development area. Easement shall not have structures built within the easement area and
must be accessible by City personnel to facilitate line repairs or replacement.

- 1 96. Non domestic water: pretreatment plans submitted for plan check for monitoring facilities,
2 flow metering facilities, and other pretreatment facilities must be stamped and signed by a
3 registered civil engineer in conformance with city standard drawings and specifications.
- 4 97. Public fire hydrant is required by the fire department. Provide for location of
5 commercial/industrial public fire hydrant per City of Colton standard drawings.
- 6 98. Colton Municipal Code 13.08.235 and 13.08.253, requires the installation of a grease
7 interceptor for commercial or industrial generators of grease (restaurants, cafes, cafeterias,
8 auto body shops, etc.). Clearly show the connection to grease interceptor on plans.
- 9 99. All connection fees and charges shall be levied at rate scheduled by city council at the time
10 of payment by developer.
- 11 100. Bond and construct all offsite improvements per the approved water and sewer improvement
12 plans. The project developer shall provide a bond to the City guaranteeing the installation of
13 all water and sewer infrastructures and shown on the approved development plan or
14 otherwise required as part of this development. The project developer shall provide an
15 itemized cost estimate of said improvements, to be submitted with the bond, for the review
16 and approval of the director prior to approval of the final plan.
- 17 101. The City of Colton and developer may enter into oversizing agreement whereby the developer
18 will be reimbursed for the oversizing costs from other users connecting into such extension
19 within a ten year period.
- 20 102. The City and developer may enter into agreement whereby the City shall provide
21 development some fee credits in exchange for the developer to build the lift station at Center
22 Street.
- 23 103. The developer shall connect to the existing 24 inch dip water pipeline located to the south of
24 Santa Ana River and will be extended with 24 inch waterline (D.I. CMLC, or PVC C-905) to
25 the east of proposed development.
- 26 104. The developer shall submit a water supply and distribution feasibility study prepared by a
27 qualified registered civil engineer for review and approval by the City Engineer. Additional
28 water infrastructure or further engineering review may be required by the developer based on
the information provided in the study.
105. The developer shall submit a wastewater collection system feasibility study prepared by a
qualified registered civil engineer for review and approval by the city engineer. Additional
wastewater infrastructure or further engineering review may be required by the developer
based on the information provided in the study.

BONDINGS

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106. Amount of bonding of public improvements shall be as follows:

Faithful Performance Bond	100% of Estimated Cost
Labor & Material Bond.....	100% of Estimated Cost
Monumentation Bond	\$15,000.00

The amounts shall be on file in the City Clerk’s Office prior to the Final Tract Map going to City Council for approval.

107. Unit prices for bonding estimates shall be those specified or approved by the City Engineer.

108. The developer shall submit Faithful Performance, Labor and Materials (Payment), Maintenance Warranty, and Monumentation Bonds and a Subdivision Improvement Agreement for required main thoroughfare public infrastructure improvements prior to the sale of any lettered or numbered lots, issuance of any permits, or recordation of Final Tract Map 19983.

109. In accordance with Section 66499-66499.10 of the Subdivision Map Act (“SMA”), Final TM 19983 shall not be approved by the City Council or recorded until adequate bonding/improvement securities are provided to the Public Works Department and are accepted by the City Engineer.

110. For release of Faithful Performance Bond / Labor & Material Bond all improvements must be complete, all conditions of approval satisfied, final inspection performed and 10% maintenance bond for a period of one year submitted to the City Engineer’s Office. When all these requirements have been met, the Tract will be scheduled for City Council Approval. Upon Acceptance and Approval of Tract from City Council, the Faithful Performance and Labor & Material Bonds will be released.

111. The Monumentation Deposit Bond will be returned after Engineer of Record, submits to the Engineering Office, Monumentation ties and monument certification letter and field conditions have been verified.

112. The 10% Maintenance Bond will be authorized for final release at the end of one year period, subject to the final inspection clearance of the project.

113. All bonding estimates within the RRSP and its supplemental reports shall be adjusted for inflation based on the rise of the annual Consumer Price Index (CPI) or the Engineering News Record (ENR) Construction Cost Index, whichever is greater for the year in which the improvements are contemplated and be paid to the City of Colton prior to recordation of any interior Final TM 19983 and “master” Final TM 20041.

FEES

1 114. A Plan Check fee for final map review and all improvement plans for the proposed
2 subdivision shall be paid prior to plan checking proceedings in accordance with the fee
3 schedule in effect at the time the fees are paid.

4 115. Public Works Inspection fee shall be paid prior to the final map going to the City Council for
5 approval in accordance with the fee schedule in effect at the time the fees are paid. Public
6 Works permits are required prior to construction within the public right of way.

7 116. Sewer Connection fees shall be paid on a per lot basis, prior to the issuance of building
8 permits, for each lot within this subdivision in accordance with the fee schedule in effect at
9 the time the fees are paid.

10 117. A Traffic Signal Mitigation fee shall be paid on a per lot basis, prior to the issuance of building
11 permits, for each lot within this subdivision.

12 **IMPROVEMENT PLANS**

13 118. Prior to recordation of the Final Map, applicant shall cause to be established a Community
14 Facilities District (CFD), in compliance with the California State laws to construct public
15 improvements identified in the Roquet Ranch Specific Plan (RRSP), mitigation measures
16 from the Final EIR, and conditions of approval contained herein as follows:

- 17 a. Water wastewater and electric infrastructure identified in the RRSP.
- 18 b. Intersection improvements 21, 27, and 29 as identified in the Mitigation Measures
19 4.15-2.
- 20 c. Street improvements as identified in the Street Improvements Plans, consistent with
21 the RRSP (Circulation Plan, Section IIB) and Roadways Cross Sections (Figure II-4).
- 22 d. Public parks (Planning Areas 14B, 20F and 16)
- 23 e. Onsite and offsite drainage facilities
- 24 f. Noise barriers and walls.

25 119. The Community Facilities District (CFD) shall include ongoing maintenance responsibilities
26 for the following public facilities and services:

- 27 a. Onsite street improvements for Pellissier Road, Orange St. and Roquet Ranch Road. All
28 other onsite improvements shall be maintained by the Master Homeowners Association

- 1 (HOA), Residential Neighborhood Association (RNA) or other entity established by the
2 developer.
- 3 b. Water, wastewater (sewer and drainage facilities) and electric infrastructure
4 constructed to serve the project.
- 5 c. Public parks (Planning Areas 14B, 20F and 16)
- 6 d. Fire protection services (including equipment and personnel) to serve the project
- 7 e. Police services (including equipment and personnel) to serve the project.
- 8 120. Improvement Plans for the proposed subdivision shall be prepared as a separate set of
9 drawings for each of the following categories:
- 10 a) Rough Grading
- 11 b) Street and Storm Drain
- 12 c) Sewer
- 13 d) Precise Grading and Plot Plan
- 14 e) Electrical Improvement Plan
- 15 f) Striping Plan
- 16 g) Landscaping Plan
- 17 121. Street Improvement Plans for the proposed subdivision shall be supplemented with a soil and
18 geology report prepared by a licensed engineer for street structural section design.
- 19 122. Submit a Rough and Precise Grading Plan to the City for review and approval. All of the
20 grading shall conform to the latest edition of the Uniform Building Code (U.B.C.) and the
21 grading permit must be obtained prior to the commencement of any grading activity. Submit
22 a soil analysis report prepared by a licensed engineer, along with a grading plan.
- 23 123. The Developer shall repair any areas of existing improvements that become damaged during
24 any phase of construction of the project, as determined by the Office of the City Engineer.
25 The contractor working in the right-of-way must submit proof of a Class "A" Contractor
26 License, City of Colton Business License, and liability insurance. The City Engineer shall
27 determine if any existing streets are damaged to the extent that a full 1 ½" A.C. overlay is
28 required.
124. All street centerline monument ties shall be submitted to the Engineering Division.
125. Submit a copy of the Title Report to the Engineering Division.
126. All plans, including grading plans shall be drawn on 24" x 36" 4 mil mylar.
127. Final Map shall be accompanied by closure calculations, vesting deeds, title report and record
maps of adjoining properties.
128. Original drawings shall be revised to reflect As-Built conditions by the Design Engineer prior
to final acceptance of the work by the City. Water service lines, water meters, sewer laterals

- 1 and electric, irrigation lines, etc., within the street right-of-way and 5' outside of the street
2 right-of-way shall be shown on the As-Built Water/Sewer Plans. Construction plans for gas,
3 telephone, electric and cable TV etc., shall be submitted to the City for records.
- 4 129. A small index map shall be included on the title sheet of each set of plans, showing the overall
5 layout of the public improvements.
- 6 130. A map of the proposed subdivision drawn to scale 1" = 200', showing the outline of streets
7 and street names, shall be submitted to the City to update the City wall atlas map.
- 8 131. An original mylar of the final map (after it is recorded) shall be provided to the City for the
9 City's map files.
- 10 132. The street name signs and traffic control devices shall be relocated or installed as required per
11 the approved plans and City of Colton Standard Specifications.
- 12 133. Contact all affected agencies, (Army Corps of Engineers, California Department of Fish &
13 Game, Regional Water Quality Control Board, and San Bernardino County Flood Control &
14 Water Conservation District, etc.), and obtain the necessary approvals with regards to the
15 proposed development, which. Submit copies of correspondence with the agencies to the
16 Engineering Division.
- 17 134. Submit improvement plans to all affected utilities, including the Gas Company, Cable
18 Companies, Verizon California, etc., prior to issuance of the Building Permit and transmit
19 correspondence to the Engineering Division.

20 **CONSTRUCTION & MAINTENANCE OF PUBLIC IMPROVEMENTS**

- 21 135. In accordance with the RRSP, Final TM 19983 shall follow the Construction Phasing of all
22 infrastructure as indicated in the RRSP, including utilities, roadways, drainage systems, etc.
23 The developer shall submit the construction phasing plan for review to ensure concurrence
24 with the RRSP.
- 25 136. All required water lines and fire hydrants shall be installed and made operable before any
26 building permits for framing are issued. This may be done in phases if the construction work
27 is in progress for emergency vehicles.
- 28 137. Vehicular access shall be maintained at all times to all parts of the proposed subdivision,
where construction work is in progress, for emergency vehicles.
138. All precautions shall be taken to prevent washouts, undermining and subsurface ponding,
caused by rain or runoff to all surface structures (curbs, gutters, sidewalks, paving, etc.). The
Engineering Division may order repair, removal and replacement, extra compaction tests,
load tests, etc. or any combination thereof for any such structure that was damaged or appears

- 1 to have been damaged. All of the additional work, testing, etc., shall be at the expense of the
2 developer.
- 3 139. All required public improvements for each tract shall be completed, tested and approved by
4 the Engineering Division prior to the issuance of any Certificate of Occupancy for such tract.
- 5 140. Sewer laterals shall be maintained by individual property owners or applicable homeowners
6 association in accordance with the existing City policy.
- 7 141. A standard agreement for Construction of Public Improvements for the proposed subdivision
8 shall be executed prior to final map approval.
- 9 142. The Master Homeowners Association (HOA) or Residential Neighborhood Associations
10 (RNA) will be responsible for the maintenance and upkeep on all landscaping.
- 11 143. Owner/Contractor(s) shall comply with these requirements and City Engineer's directions
12 during the course of construction.
- 13 144. In accordance with § 9.27.190 (E) of the City of Colton Municipal Code, the applicant shall
14 immediately remove any graffiti present before construction, during construction, and post
15 construction.

14 **CODE ENFORCEMENT/POLICE**

- 15 145. 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
17 dead trees and shrubs. Above ground landscaping controls or backflow valves will be secured
18 in a locked metal cage to prevent theft or vandalism.
- 19 146. 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.
- 26 147. The applicant shall grant "right of access" by the city or agent to remove graffiti.
- 27 148. 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

1 by ordinance. The placement of the lighting fixtures shall be such that the angle of projected
2 light does not interfere or hinder the vision of police officers or security personnel patrolling
3 the areas. All lighting will be properly shielded so as to not trespass or disturb neighboring
4 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.

5 149. Storage: Parking and trash areas will not be used for storage of hazardous materials, including
6 but not limited to tires, waste oil, and inoperable or unregistered vehicles. Property manager
7 or tenant shall promptly abate hazardous materials or inoperable vehicles. General exterior
storage areas will be screened from public view.

8 150. Signage: Applicant will fully comply with Colton Municipal Code 18.50 Sign Ordinance as
9 amended. Temporary promotional signs require a permit and must be authorized by
10 Development Services prior to display. Refer to code for additional signage permitting and
requirements.

11 151. After hours Contact Information: Permittee will ensure after hours contact person
12 information is kept current and on file with the Colton Police Department dispatch
13 center. Ideally there should be several responsible persons available to respond in case of
14 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.

15 152. Right of Access: Permittee shall grant “right of access” to the City of Colton and its employees
16 or agents for the purposes of monitoring compliance with these Conditional Use Permit
17 conditions, patrolling, investigating crimes, and enforcing laws and ordinances on the subject
18 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.

19 153. The May 27, 2022, “Settlement Agreement and Release” between Sunmeadows, LLC, Colton
20 Coalition for the Environment, City of Colton as outlined in the executed “Settlement
Agreement and Release including the following Terms of Agreement:

21 Obligations of all Parties. The Parties hereby agree to the following mutual promises,
22 assignment of rights, and releases of obligations as consideration for settlement of the
Dispute.

23 A. Sewer Line Realignment. In the event that Sunmeadows determines in its sole and
24 absolute discretion to construct the Project, Sunmeadows agrees not to construct new
25 Project-related sewer improvements on the Cadena Creek Property, including the 12-
26 inch and 15-inch gravity feed sewer lines depicted on the Specific Plan's Conceptual
Off- Site Sewer Plan, attached hereto as Exhibit A. Sunmeadows further agrees to
27 revise its pending Project Map Application so as to (i) incorporate the 12-inch gravity
sewer alignment generally depicted on the attached Exhibit B and (ii) eliminate

1 reference to, and depiction of, any new Project-related sewer improvements on the
2 Cadena Creek Property. Sunmeadows further agrees and represents that no sewage
3 from the Project will flow through the existing sewer improvements within the Cadena
4 Creek Property. The City agrees that it shall not consider the pending Project Map
Application for approval unless it has first been revised by Sunmeadows in accordance
with, and is consistent with, the terms and conditions of this Section 2(A).

5 **B. Revise Map To Incorporate Landscape Plan.** Sunmeadows agrees to revise its pending
6 Project Map Application prior to the City's first public hearing related thereto so as to
7 incorporate the "Cadena Creek Mobile Home Park Landscape Interface" figure attached
8 hereto as Exhibit C-1, the "Mobile Home Park Entry Basin Landscape Interface" figure
9 attached hereto as Exhibit C-2, and the "Landscape Interface Trees At Initial Planting"
10 tree palate attached hereto as Exhibit C-3_(collectively, the "**Landscape Plans**"). The
11 City agrees that it shall not consider the pending Project Map Application for approval
12 unless it has first been revised by Sunmeadows in accordance with, and is consistent with,
13 the terms and conditions of this Section 2(B). The City agrees that, if approved, the
14 pending Project Map Application shall be made subject to the following condition of final
15 map approval, as modified by the City only to fill in any blanks with the appropriate
16 exhibit number or letter (which exhibits shall correspond to the exhibits described in this
17 Section 2(B) and to the exhibit titled "Drainage Area: Existing Condition" that is
18 described in Section 2(C) of this Agreement):

14 "Prior to the issuance of building permits for Roquet Ranch
15 Specific Plan planning areas PA 3, PA 9, PA 10 and PA 13,
16 applicant shall construct the private landscape improvements
17 described and depicted on the "Cadena Creek Mobile Home Park
18 Landscape Interface" landscape plan attached hereto as Exhibit C-
19 3, and as described and depicted on the "Mobile Home Park Entry
20 Basin Landscape Interface" landscape plan attached hereto as
21 Exhibit C-3. All trees planted in accordance with such landscape
22 plans shall be selected from the "Landscape Interface Trees at
23 Initial Planting" tree palate attached hereto as Exhibit C-3.
24 Applicant shall install appropriate landscape irrigation drainage in
the project site areas that are the subject of the Landscape Plans to
ensure that water draining off the Project Site does not drain onto
adjoining properties at a flow rate that exceeds the
predevelopment stormwater drainage flow rate as calculated on
the "Drainage Area: Existing Condition" map attached hereto
as Exhibit"

24 **C. Landscape Improvements.** In the event that Sunmeadows determines in its sole and
25 absolute discretion to construct the Project, Sunmeadows agrees to construct the
26 landscape improvements described in, and in accordance with, the Landscape
27 Plans prior to issuance of building permits within Roquet Ranch Specific Plan

1 planning areas PA 3, PA 9, PA 10 and PA 13, as depicted on the Specific Plan's
2 Land Use Plan attached hereto as Exhibit D. Sunmeadows represents and warrants
3 that it will install appropriate landscape irrigation drainage in the Project Site areas
4 that are subject to the Landscape Plans to insure that water does not drain onto the
5 Cadena Creek Property at a flow rate that exceeds the predevelopment stormwater
6 drainage flow rate as calculated on the "Drainage Area: Existing Condition" map
7 attached hereto as Exhibit E. Any revisions of, and amendments to, the Landscape
8 Plans shall be provided to the Coalition and Lake Cadena for its review, comment
9 and approval, which approval shall not be unreasonably withheld. The City agrees
10 that it shall not issue building permits within Roquet Ranch Specific Plan planning
11 areas PA 3, PA 9, PA IO and PA 13 unless and until Sunmeadows has first
12 constructed the landscape improvements described in the Landscape Plans. The
13 Parties agree that no provision of this Agreement shall restrict or otherwise limit
14 Sunmeadows right to commence grading activities, or to construct landscape,
15 fencing, gates, roads, drainage and water quality improvements, or utility
16 improvements, on any portion of the Project Site, or at any time, in a manner
17 consistent with the Project Approvals and applicable law, subject to the limitation
18 on construction hours described in Section 2(K).

12 D. Ongoing Maintenance of Interface Landscape Areas. The long-term
13 maintenance of the landscape improvements constructed by Sunmeadows in
14 accordance with the Landscape Plans, and all costs related thereto, shall be the
15 sole responsibility of Sunmeadows, provided that Sunmeadows may at any time,
16 and in its absolute and sole discretion, assign any or all of its obligations arising
17 under this Section 2(0) to one or more Project-related homeowners associations,
18 residential neighborhood associations, community facilities districts, or similar
19 entities established in accordance with the Specific Plan. In no event shall Lake
20 Cadena, the Coalition or its members be responsible for any costs associated with
21 the long-term maintenance of the landscape improvements constructed by
22 Sunmeadows in accordance with the Landscape Plans. The City agrees that, if
23 approved, the pending Project Map Application shall be made subject to the
24 following condition of final map approval, as modified by the City only to fill in
25 any blanks with the appropriate exhibit number or letter (which exhibits shall
26 correspond to Exhibits C-1 and C-2 of this Agreement):

21 "The long-term maintenance of the landscape improvements
22 described and depicted on the "Cadena Creek Mobile Home
23 Park Landscape Interface" landscape plan attached hereto as
24 Exhibit C-3, and as described and depicted on the "Mobile
25 Home Park Entry Basin Landscape Interface" landscape plan
26 attached hereto as Exhibit C-3, shall be the sole responsibility
27 of the applicant, provided that the applicant may assign its
28 obligations under this condition of approval to one or more
homeowners associations, residential neighborhood associations,

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community facilities districts, or similar entity established in accordance with the Roquet Ranch Specific Plan."

E. Project Fencing and Secondary Access Gate. In the event that Sunmeadows determines in its sole and absolute discretion to construct the Project, Sunmeadows agrees to construct fence improvements on the Project Site along or immediately adjacent to the property line separating the Project Site from the Cadena Creek Property, which fence improvements shall be consistent with the Specific Plan's Design Guidelines, Specific Plan Figure IV-26 (*Wall and Fence Plan*) and Specific Plan Figure IV-27 (*Wall and Fence Details*). Notwithstanding Specific Plan Figure IV-26 (*Wall and Fence Plan*), Sunmeadows agrees to construct fence improvements on the project Site along or immediately adjacent to the entirety of the property line separating the Project Site from the Cadena Creek Property and that such fence shall be consistent in design along the entirety of the property line separating the Project Site from the Cadena Creek Property. Fence improvements constructed in accordance with this section shall include Sunmeadow's installation of two vehicle access gates (one to be located at each of the two access points between the Project Site and the Cadena Creek Property as generally depicted on the attached Exhibit F-1), which gates shall be constructed in accordance with the gate design attached hereto as Exhibit F-2. Fence and gate improvements constructed by Sunmeadows in accordance with this Section 2(E) shall be constructed concurrent with Sunmeadows' construction of the landscape improvements described in Section 2(C). The City agrees that it shall not issue building permits (excluding required building permits for fence and gate improvements and required grading permits) within Roquet Ranch Specific Plan planning areas PA 3, PA 9, PA 10 and PA 13 unless and until Sunmeadows has constructed the fence and gate improvements pursuant to this provision. In the event Sunmeadows commences grading activities, or construction of landscape, fencing, gates, roads, drainage and water quality improvements, or utility improvements, on any portion of the Project Site prior to the construction of the fence and gate improvements provided herein, Sunmeadows shall install temporary construction fencing reasonably acceptable to Lake Cadena at all points where the Project Site intersects with Cadena Creek Property. The City agrees that, if approved, the pending Project Map Application shall be made subject to the following condition of final map approval, as modified by the City only to fill in any blanks with the appropriate exhibit number or letter (which exhibits shall correspond to Exhibit F-1 and F-2 of this Agreement):

"Fence improvements shall be consistent with the Specific Plan's Design Guidelines, Specific Plan Figures IV-26 (*Wall and Fence Plan*) and Specific Plan Figure IV-27 (*Wall and Fence Details*). Prior to the issuance of building permits (excluding required building permits for fence and gate improvements and required grading permits) within Roquet Ranch Specific Plan planning areas PA 3, PA 9, PA 10 and PA 13, applicant shall construct

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fence improvements adjacent to the Cadena Creek Mobile Home Park property and shall be consistent in design along the entirety of the property line separating the project site and the Cadena Creek Mobile Home Park property, and shall include two access gates (one to be located at each of the two access points between the Project Site and the Cadena Creek Property, as generally depicted on the attached Exhibit F-2), which gates shall be constructed in accordance with the gate design attached as Exhibit F-2.”

F. Ongoing Maintenance of Fence and Gate Improvements. Long-term maintenance of the fence and gate improvements constructed by Sunmeadows in accordance with Section 2(E), and all costs related thereto, shall be the sole responsibility of Sunmeadows, provided that Sunmeadows may at any time, and in its absolute and sole discretion, assign any or all of its obligations arising under this Section 2(F) to one or more Project-related homeowners associations, residential neighborhood associations, community facilities districts, or similar entities established in accordance with the Specific Plan. In no event shall Lake Cadena, the Coalition or its members be responsible for any costs associated with the long-term maintenance of the fence and gate improvements constructed by Sunmeadows in accordance with Section 2(E). The City agrees that, if approved, the pending Project Map Application shall be made subject to the following condition of final map approval, as modified by the City only to fill in any blanks with the appropriate exhibit number or letter (which exhibit shall correspond to Exhibit C-1 of this Agreement):

"The long-term maintenance of the fence and gate improvements constructed within the area of the project site depicted on the "Cadena Creek Mobile Home Park Landscape Interface" landscape plan attached hereto as Exhibit C-3, shall be the sole responsibility of the applicant, provided that the applicant may assign its obligations under this condition of approval to one or more homeowners associations, residential neighborhood associations, community facilities districts, or similar entity established in accordance with the Roquet Ranch Specific Plan."

G. Access Easement. The Parties acknowledge that an existing access easement benefits the Cadena Creek Property and burdens a portion of the Project Site, as recorded in Book 7407, page 781, of the Official Records of San Bernardino County, California ("**Existing Easement**"). No later than commencement of construction of planning area PA 9, or such earlier time as Sunmeadows may request, Sunmeadows and Lake Cadena shall cooperate to realign the Existing Easement in a manner that accommodates Sunmeadows' planned development of

1 PA 9 and provides the Cadena Creek Property the same rights of ingress and egress
2 and uninterrupted use as permitted the Cadena Creek Property under the Existing
3 Easement ("**Realigned Easement**"), subject to the terms and conditions of this
Section 2(G) and its subsections.

- 4 i. The Parties agree that the Realigned Easement shall (i) be incorporated into
5 and be consistent with the PA 9 internal roadway system, (ii) generally
6 extend from the southern terminus of the Existing Easement to the Pellissier
7 Road alignment depicted on Specific Plan Figure II-3, and (iii) that
8 Sunmeadows represents and warrants that the Realigned Easement shall be
improved in compliance with all applicable regulatory standards and shall
be of an adequate width to accommodate emergency and non-emergency
vehicle use from the Cadena Creek Property.
- 9 ii. Sunmeadows agrees that one of the vehicle access gates required by Section 2(E)
10 shall be constructed at the point where the southern terminus of the Realigned
11 Easement meets the planned fence improvements separating the Cadena Creek
12 Property and Project Site (which fence improvements shall be constructed in
13 accordance with Section 2(E)).
- 14 iii. The Realigned Easement shall be reflected in a recordable document mutually
15 acceptable to Sunmeadows and Lake Cadena, and subject to the provisions of
16 Section 2(N), and recorded in the Official Records of San Bernardino County,
17 California. Concurrent with recordation of the Realigned Easement, Lake
18 Cadena will execute and cooperate in the recordation of a quitclaim of the
19 Existing Easement in a form reasonably acceptable to Sunmeadows.
- 20 iv. During the period ("Initial Period") from recordation of the Realigned
21 Easement until December 31, 2032, the use of the Realigned Easement shall be
22 restricted to emergency ingress and egress uses only ("Usage Restrictions").
23 Following expiration of the Initial Period, use of the Realigned Easement shall
24 be for ingress and egress purposes without any Usage Restrictions.
- 25 v. In the event that, prior to the First PA9 Permit Date, any Project Approvals or
26 Future Project Approvals become the subject of any actual or threatened legal
27 action alleging traffic-related claims concerning the Existing Easement or
28 Realigned Easement, Sunmeadows may extend the Usage Restrictions for a
period of years not to exceed December 31, 2040 ("Extension Period"), which
election shall be made by written notice delivered by Sunmeadows to Lake
Cadena prior to the expiration of the Initial Period and in the manner provided
by Section 8 ("Extension Notice").
- vi. In consideration of Lake Cadena's agreements arising under this Section 2(G),
Sunmeadows shall pay to Lake Cadena one hundred fifty thousand dollars and

1 zero cents (\$150,000.00), half which total amount (\$75,000.00) shall be paid
2 upon final execution of this Agreement by the Parties and the remaining half
3 (\$75,000.00) shall be paid no later than one (1) year thereafter ("Up-Front
4 Consideration").

4 vii. Upon execution of the Realigned Easement and a quitclaim of the Existing
5 Easement in accordance with Section 2(G)(iv), Sunmeadows shall pay to
6 Lake Cadena three hundred thousand dollars (\$300,000.00) ("Initial Period
7 Consideration"). The Parties agree that, from the date this Agreement is
8 executed until such time as the Initial Period Consideration is paid in full,
9 the Initial Period Consideration amount shall be annually increased by a
10 percentage equal to the percentage by which the Consumer Price Index
11 ("CPI") for March of the current year exceeds the CPI for March of the
12 prior year. The term "CPI" shall mean the United States Department of
13 Labor, Bureau of Labor Statistics, Washington D.C. - Consumer Price
14 Index for the Riverside-San Bernardino-Ontario area or, if such CPI shall
15 be discontinued, then any other comparable index as shall be periodically
16 published by the United States Department of Labor or any other
17 department or division of the United States government.

13 viii. In the event Sunmeadows elects to deliver an Extension Notice to Lake Cadena
14 pursuant to 2(G)(vi), Sunmeadows shall concurrently pay to Lake Cadena an
15 amount equal to fifty thousand dollars (\$50,000.00) (which amount shall be
16 increased annually by a percentage equal to the percentage by which the CP[is
17 annually increased between the date of final execution of this Agreement and
18 the date of payment) multiplied by the total number of years in the Extension
19 Period, payable concurrently with Sunmeadows' delivery of the Extension
20 Notice.

18 ix. In the event payment required subsections (vii), (viii), or (ix) of this Section
19 2(0) are not paid when due, then Lake Cadena shall be entitled to recover
20 from Sunmeadows Lake Cadena's damages arising out of such
21 nonperformance (plus reasonable attorneys fee) and/or Lake Cadena may
22 elect to immediately terminate any current or future Usage Restrictions.

22 H. Ongoing Maintenance of Existing Drainage Swale. The Parties acknowledge and
23 agree that stormwater runoff originating on the Project Site drains over the Cadena
24 Creek Property to downstream drainage facilities, a portion of which is directed
25 through a concrete lined, stormwater runoff drainage swale located on the Project
26 Site and on the Cadena Creek Property, as depicted on Exhibits G-1 and G-2
27 ("Drainage Swale"). Sunmeadows agrees that such Drainage Swale or similar
28 drainage improvements shall be maintained at all times in the manner it was designed
to operate so as to ensure that stormwater drainage conveyed by way of such Drainage
Swale does not drain onto the Cadena Creek Property at a flow rate that exceeds the

1 historic pre-Project- development stormwater drainage flow rate as calculated on
2 the "Drainage Area: Existing Conditions" figure attached hereto as Exhibit E.
3 Long-term maintenance of that portion of the Drainage Swale located on the
4 Project Site, and all costs related thereto, shall be the sole responsibility of
5 Sunmeadows, provided that Sunmeadows may at any time, and in its sole and
6 absolute discretion, assign any or all of its obligations arising under this Section
7 2(H) to one or more homeowners associations or similar entity established in
8 accordance with the Specific Plan. In the event that Lake Cadena reasonably
9 determines that the Drainage Swale is not being maintained by Sunmeadows (or its
10 assigns) in accordance with the terms of this section, Lake Cadena shall submit a
11 written cure notice to Sunmeadows (or its assigns) that reasonably describes the basis
12 for its determination. Upon receipt of such a cure notice, Sunmeadows (or its assigns)
13 shall have ten days within which to cure the Drainage Swale maintenance deficiencies
14 described in such cure notice (the "Cure Period"). In the event Sunmeadows (or its
15 assigns) fails to cure such maintenance deficiencies within the Cure Period, Lake
16 Cadena or its assigned/designee shall have the right, but not the obligation, to cure
17 such Drainage Swale maintenance deficiencies, provided that, within fourteen days
18 following the expiration of the Cure Period, Lake Cadena first provides Sunmeadows
19 (or its assigns) five-days prior written notice of Lake Cadena's intent to initiate such
20 cure. Such cure notice and Cure Period shall not apply in the event of an emergency
21 and Lake Cadena may take such actions reasonably necessary to protect the Lake
22 Cadena Property. In the event Lake Cadena initiates any cure or other emergency
23 measures, Sunmeadows (or its assigns) shall reimburse Lake Cadena for any
24 commercially reasonable and verifiable Drainage Swale maintenance costs incurred
25 by Lake Cadena to complete such cure. The City agrees that, if approved, the pending
26 Project Map Application shall be made subject to the following condition of final map
27 approval, as modified by the City only to fill in any blanks with the appropriate exhibit
28 number of letter (which exhibits shall correspond to Exhibits E, H-1, and H-2 of this
Agreement):

"The long-term maintenance in of the concrete lined, stormwater runoff
drainage swale located on the on the Project Site, as depicted on Exhibits
C-1 and C-2, shall be the sole responsibility of the applicant, provided
that the applicant may assign its obligations under this condition of
approval to one or more homeowners associations, residential
neighborhood associations, community facilities districts, or similar
entity established in accordance with the Roquet Ranch Specific Plan.
The applicant or its assigns shall maintain such drainage swale in the
manner it was designed to operate so as to ensure that stormwater
drainage conveyed by way of such drainage swale does not drain on to
the Cadena Creek Mobile Home Park property at a flow rate that exceeds
the historic predevelopment stormwater drainage flow rate as calculated
in Exhibit E."

I. Drainage Improvement Notification. Sunmeadows has represented that additional

1 drainage and/or stormwater studies, analysis, plans, construction drawings will be
2 prepared for Roquet Ranch Specific Plan planning areas PA 3, PA 9, PA 10 and PA 13
3 as the Project proceeds through the development process and prior to construction of
4 the planning area that is the subject of such studies, analysis, plans, or drawings.
5 Sunmeadows agrees that, prior to, or concurrent with, any submittal to the City of such
6 drainage and/or stormwater studies, analysis, plans, construction drawings or upon
7 completion of any such drainage and/or stormwater studies, analysis, plans,
8 construction drawings (to the extent such are not submitted to the City), including but
9 not limited to any such documents related to the drainage improvements described in
10 Section 2(L) of this Agreement, Sunmeadows will deliver to the Coalition and Lake
11 Cadena paper or electronic copies of such documents.

8 J. No Inclusion in Assessment or Community Facility Districts. To the extent
9 Sunmeadows or the City imposes any assessment or community facility districts on
10 the Project Site, the Cadena Creek Property shall not be included in any such
11 assessment, community facility or other tax district without the prior written consent
12 of Lake Cadena as determined by Lake Cadena in its sole and absolute discretion.

11 K. Limitation on Construction Hours. Sunmeadows agrees to limit Project construction
12 activities located within 300-feet of the Cadena Creek Property so as to occur no
13 earlier than 8:00 a.m. and no later than 4:00 p.m. Monday through Friday only, and
14 further agrees that no Project construction activities shall occur within 300-feet of the
15 Cadena Creek Property on Saturday, Sunday or on federal holidays. The City agrees
16 that, if approved, the pending Project Map Application shall be made subject to the
17 following condition of final map approval:

16 "All project construction activities located within 300-feet of the Cadena
17 Creek Mobile Home Park shall occur no earlier than 8:00 a.m. and no
18 later than 4:00 p.m. Monday through Friday only, and no project
19 construction activities shall occur within 300-feet of the Cadena Creek
20 Mobile Home Park on Saturday, Sunday or on federal holidays."

19 L. Cadena Creek Drainage Improvements. On April 5, 2021, the Federal Emergency
20 Management Agency issued a Conditional Letter of Map Revision (CLOMR) concerning
21 certain Project drainage improvements to a portion of Cadena Creek, a drainage that
22 runs through the Cadena Creek Property (Cadena Creek is also referred to as the
23 Highgrove Channel on certain FEMA maps). The drainage improvements described
24 in the CLOMR include (i) an approximately 1,100 foot long, double 7'x8' box culvert that
25 will be located approximately 300 feet upstream of La Cadena Drive and will outlet to the
26 Cadena Creek/Highgrove Channel just upstream of the Cadena Creek Property, and (ii)
27 the replacement of existing culverts with a Triple 10'x7' RCB culvert where the Cadena
28 Creek/Highgrove Channel intersects Orange Street downstream of the Cadena Creek
Property. Sunmeadows agrees that it will construct the drainage improvements described
in the CLOMR in such a manner so as to ensure that the velocity of water moving
through the segment of the Cadena Creek/Highgrove Channel that passes through the

1 Cadena Creek Property does not exceed the water velocity as calculated in Exhibit H,
2 and further agrees that if, after construction of the drainage improvements described in
3 the CLOMR, such improvements cause such post-construction water velocity to exceed
4 the water velocity as calculated in Exhibit H, then Sunmeadows shall be responsible
for addressing and mitigating any adverse condition that may occur as a result of such
increased velocity.

5 M. No Opposition to Consistent Future Approvals. The Coalition and each of its members
6 (i.e., Colton Coalition for the Environment, Lake Cadena and MCM) collectively and
7 individually agree not to oppose (to the extent consistent with the Project Approvals
and this Agreement) the pending Project Map Application Map Application and any
other further discretionary or ministerial approvals for the Project.

8 N. Further Cooperation. The Parties shall cooperate and promptly execute any and all
9 documents and perform any and all acts necessary to effectuate the provisions of this
10 Agreement. The Parties to this Agreement agree to execute any further
11 documentation, including any easements or quitclaim deeds, that may be reasonably
12 required to effectuate the purpose of this Agreement, provided, however, that the
13 obligations of Lake Cadena, the Coalition and its members that may arise under such
14 further documentation may be subject to the consent of any then lender to the Cadena
15 Creek Property, California Department of Housing and Community Development or
16 other governmental entities with regulatory authority over mobile home parks. If any
17 dispute related to the terms of this Agreement arise between the Parties, they will first
18 meet and discuss the dispute in good faith in an attempt to resolve it. In the event the
19 Parties are unable to resolve the dispute informally, prior to pursuing court action,
20 they will participate in mediation with the cost borne equally by each Party.

21 O. The Coalition's Limited Waiver and Release.

22 i. The Coalition, inclusive of Colton Coalition for the Environment, Lake Cadena
23 and MCM, and their respective affiliates, officers, directors, owners, managers,
24 members, board members, employees, agents, attorneys, representatives and
25 legal successors, heirs and assigns, and each of them, voluntarily and knowingly
26 waive, release and discharge forever Sunmeadows, its affiliates and its and their
27 respective officers, directors, partners, owners, managers, members, employees,
28 agents, attorneys, representatives and legal successors and assigns, and each of
their collective affiliates (collectively, "**Developer Parties**"), and the City (the
Developer Parties and the City are collectively referred to herein as the
"**Released Parties**") from any and all rights, claims, demands, injuries, actions,
causes of action, either at law or in equity or of any kind, nature or description
that seek to, or would have the effect or potential effect of, invalidating, setting
aside, rescinding, limiting or otherwise modifying in any way any of the Project
Approvals, or, and limited to the extent consistent with the Project Approvals
and this Agreement, the pending Project Map Application and any other further
discretionary or ministerial approvals for the Project.

1 ii. The Coalition represents and warrants to Developers Parties that the Coalition (a)
2 has all necessary power and authority to make such release, including any
3 necessary consent or approval from any person (including, for the avoidance of
4 doubt, each of the Coalition, Lake Cadena, and MCM), and (b) has not heretofore
5 transferred or attempted to transfer all or any part of any such thing released in
6 any manner whatsoever, including by way of subrogation or operation of law.
7 The Coalition further represents and warrants to Developers Parties that the
8 release and waiver by the Coalition under this Agreement is executed voluntarily
9 and without duress or undue influence on the part of any other person or entity
10 whatsoever.

11 iii. Waiver of Civil Code Section 1542: The foregoing releases are intended to
12 extend to all such claims relating to the Project Approvals and, to the extent
13 consistent with the Project Approvals and this Agreement, the pending
14 Project Map Application and any other further discretionary or ministerial
15 approvals for the Project, known or unknown, suspected or unsuspected, and
16 the Coalition expressly waives and relinquishes any rights and benefits that
17 it has or may have under Section 1542 of the Civil Code of the State of
18 California, which provides:

19 "A GENERAL RELEASE DOES NOT EXTEND TO
20 CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR
21 SUSPECT TO EXIST [N HIS OR HER FAVOR AT THE
22 TIME OF EXECUTING THE RELEASE WHICH IF KNOWN
23 BY HIM OR HER MUST HAVE MATERIALLY AFFECTED
24 HIS OR HER SETTLEMENT WITH THE DEBTOR."

25 The Coalition Initials:

26 iv. The Coalition acknowledges that it has specifically reviewed with its
27 attorneys the meaning and effect of the release and waiver set forth in
28 subparagraphs (i) and (ii) and the language from Civil Code Section 1542
29 quoted in subparagraph (iv), and its attorneys have fully explained the
30 impact of these provisions, and the Coalition knowingly accepts the risks
31 associated with these provisions.

32 v. The Coalition represents and warrants that it owns the right to release each
33 and all of the claims released herein, that no other person or entity has or
34 has had any interest in the claims released herein, that it has not transferred,
35 sold, assigned or conveyed, or otherwise disposed of any of the claims
36 released herein. The Coalition shall indemnify, defend, and hold harmless
37 the Developers Parties from and against any claims based upon or arising in
38 connection with any prior assignment or transfer, or any such purported
39 assignment or transfer, of any claims or other matters released or assigned
40 herein.

ATTACHMENT 5 – Available Electronically

<https://www.ci.colton.ca.us/779/Environmental-Documents>

Approved PC Resolution No. R-21-22

Attachment 3

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RESOLUTION NO. R-21-22

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A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION 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 (RRSP) AND APPROVING THE PROJECT PURSUANT TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT DATED MAY 15, 2018 AND THE ADDENDUM TO THE EIR AND ALTERNATIVELY CEQA GUIDELINE SECTION 15182. (FILE INDEX NO. 001-764)

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WHEREAS, 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 (RRSP). APNs: 1167-021-01and 1167-011-01; 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 Mitigation Monitoring and Reporting Program, and adopted Ordinance No. O-07-18 to incorporate the Roquet Ranch Specific Plan into the Zoning Code Text and Map.

WHEREAS, the proposed Tentative Tract No. 19983 is internally consistent, as conditioned, with the General Plan; the adopted Roquet Ranch Specific Plan and the Zoning Code; and

1 major ridgelines of the La Loma Hills. Hillside preservation is estimated to be preserved
2 on 59.40 percent of the overall Roquet Ranch Specific Plan Area or 336 acres.

3 c. The Subject Site is physically suitable for the type and density of development proposed in
4 the Tentative Tract Map No. 19983 being a part of recently approved Tentative Tract Map
5 No. 20041 because the site is located where new utilities/sewer lines and electric lines will
6 be installed and accessed, and road improvements made available to address ingress and
7 egress requirements for vehicles, pedestrians, bicycles and emergency services. The
8 proposed development will provide all the required on-site and off-site improvements that
9 meet or exceed the development standards set forth in the Roquet Ranch Specific Plan.

10 d. The subdivision design and improvements proposed in the Tentative Tract Map No. 19983
11 are within a topography consisting of rolling hills with a prominent north to south ridgelines
12 forming the sites eastern boundary and a portion of the western boundary, located in a “Very
13 High Fire Hazard Severity Zone.” According to the EIR, the severity of wildfire hazards at
14 the site would likely be higher under the No Project/No Development alternative when
15 compared to the proposed Project. None of the City’s General Plan Policy Objectives for
16 the area and City would be met with the No Project/No Development alternative.

17 e. The subdivision design and type of improvements proposed in the Tentative Tract Map No.
18 19983 are not likely to cause serious public health problems because all development and
19 public improvements will be performed per the requirements of all applicable standards and
20 codes, including the zoning and building codes.

21 f. The subdivision design and type of improvements proposed in the Tentative Tract Map No.
22 19983 will not conflict with easements acquired by the public at large for access through or
23 use of the Subject Site. The proposed subdivision map and title report have been reviewed
24 and there are no conflicts with easements or future dedications for developing the proposed
25 project site.

26 g. The discharge of waste into an existing sewer system from development proposed in the
27 Tentative Tract Map No. 19983 will not cause a violation of existing requirements

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

7 **SECTION 2.** The Environmental Impact Report (EIR) Addendum pursuant to CEQA Guidelines
8 Section 15081 has been completed. The proposed Tentative Tract Map No. 19983 includes a sewer
9 line realignment, landscaping, project fencing, easement realignment, drainage improvements,
10 community facilities districts and construction hours which would not substantially increase the
11 severity of impacts evaluated and determined in the May 15, 2018 Certified EIR, as demonstrated
12 in the proposed Addendum. Accordingly, and based on the findings and information contained in
13 the previous Certified EIR, the attached Addendum, and State CEQA Guidelines Section
14 15162(a)(1) to (3), the project would not result in new significant environmental effects or a
15 substantial increase in the severity of previously identified significant effects requiring major
16 revisions to the 2018 Certified EIR, nor is the need for new or additional mitigation measures.
17 Moreover, the project is a residential project undertaken pursuant to and in conformity with a
18 specific plan for which an EIR has been prepared and, therefore, is exempt from CEQA pursuant
19 to CEQA Guidelines Section 15182(c). The Planning Commission hereby approves the project
20 pursuant to Certified EIR dated May 15, 2018, and Addendum to the EIR, and alternatively CEQA
21 Guidelines Section 15182(c).

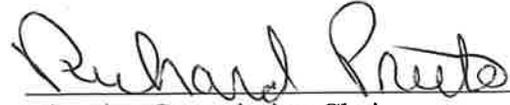
22 **SECTION 3.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the
23 Planning Commission hereby approves **Tentative Tract Map No. 19983 (DAP-001-764) being a**
24 **subdivision of Tentative Tract Map No. 20041 (DAP-001-748)**, subject to the attached
25 conditions of approval (Exhibit "A").

26 **SECTION 4.** Tentative Tract Map No. 19983 shall become null and void if not exercised
27 within two (2) years of the effective date of this Map, and the applicant has not been granted an
28

1 extension of time by the Planning Commission, pursuant to the Subdivision Map Act Term of
2 Tentative Map Approvals.

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

4
5 PASSED, APPROVED, AND ADOPTED this 13th day of December 2022.

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8 Planning Commission Chairperson
9 Richard Prieto

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11 ATTEST:

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14 Planning Commission Secretary
15 Mark R. Tomich, AICP

16
17 I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning
18 Commission of the City of Colton at a meeting held on December 13, 2022, by the following vote
of the Planning Commission:

19 AYES: Cervantes, Baden, Payne, Raymond

20 NOES: Prieto

21 ABSENT: None

22 ABSTAIN: None

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24
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26 Planning Commission Secretary
27 Mark R. Tomich, AICP

- 1 Department, subject to review and approval by the Development Services Director or City
2 Engineer or designee.
- 3 4. Any requests for modifications, including any deviation from the approved plans and/or
4 conditions of approval, shall be submitted to the Development Services Director for review,
prior to scheduling for Planning Commission meeting, if required.
- 5 5. The applicant and/or property owner shall comply with all applicable requirements of all
6 reviewing agencies and shall comply with all applicable local, state, and federal rules, laws, and
regulations.
- 7 6. Prior to issuance of the first building permit, the applicant shall annex to Community Facilities
8 District (CFD) No. 2021-1 for Public Safety Operations and to Community Facilities District
9 (CFD) No. 2021-2 for maintenance services for public facilities associated with the project and
10 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.
- 11 7. All mitigation measures for Roquet Ranch Specific Plan shall be met.
- 12 8. No City Permits, including grading or other building permits shall be issued, until an agreement
13 between the applicant and City of Riverside that would allow the construction of second access
roadway and improvements along Central and N. Orange Streets.
- 14 9. Provide of final permit sign off for road construction, site grading, and related improvements
15 to: Central Street and along North Orange Street with the City of Riverside and/or Flood Control
16 District and City of Colton; grading plans approval addressing concerns of the property located
17 at APN: 0277-011-05; and compliance with Settlement Agreement Terms of Agreement, prior
to any building, grading, or other permits sign-off of the project proposed to be built, subject to
review and approval by the Development Services Director or designee.
- 18 10. An Architectural and Site Plan Review shall be processed for park, open space, and trails plans
19 with detailed development information, subject to Development Services Director's approval.
- 20 11. All new homes and any other new structure shall be reviewed by the City via Architectural and
21 Site Plan Review, subject to Development Services Director's approval.
- 22 12. All development projects shall comply with "Project Approvals" section of the Roquet Ranch
23 Specific Plan. This includes adding the plan for Roquet Ranch Road Northerly Extension of
Tentative Tract Map 19983.
- 24 13. The applicant shall provide permanent signage at various locations of all private parks and open
25 space indicating HOA reserves the right to revoke access, signage subject to review and
approval by the Development Services Department.

- 1 14. The applicant shall show and provide Fire Department with all radius dimensions of each cul-
2 de-sac, subject to review and approval by the Fire Marshal or designee.
- 3 15. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical
4 equipment installed by the developer shall be inconspicuously located and screened, as
5 approved by the Development Services Department. (Location of this equipment shall be
6 clearly noted on landscape construction documents.)
- 7 16. Electrical and other service facilities serving commercial, recreational, multi-family residential
8 or homeowners association uses shall be located within an interior electrical room or approved
9 comparable location. All such electrical service facilities shall be fully screened from public
10 view, as approved by the Planning Division.
- 11 17. The applicant shall work with OmniTrans to provide minimum bus stop design including
12 additional sidewalk for future use as bus stops at or near locations as shown on the map as
13 provided by OmniTrans, subject to review and approval by the Public Works City Engineer or
14 assigned designee.
- 15 18. The applicant shall install a traffic signal and related improvements at the intersection of Orange
16 Street and West Center Street and restripe eastbound approach to provide for a dedicated left
17 turn lane and a shared through right turn lane or make changes to the traffic signal timing or
18 make no changes if warranted at Main Street / Strong Street, subject to review and approval by
19 the City of Riverside.
- 20 19. Prior to recordation of map, the applicant shall enter into an agreement with the Riverside Public
21 Utilities Department to allow encroachments on property owned by the City of Riverside,
22 Public Utilities.

23 **BUILDING**

- 24 20. The project shall comply with California Building Codes (Title 24; CBC, CEC, CMC, EES,
25 CGC, and the CPC) and city ordinances and regulations, as applicable. Proposed project shall
26 submit construction plans, structural calculations, soils analysis report, and supporting data to
27 the Building and Safety Division for its review and approval as a separate submittal.
- 28 21. Prior to final inspection, electronic copies all plans will be placed on a CD for reference and
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.
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
review prior to final inspection and building occupancy. The CD will become the property of
the Colton Building & Safety Division at that time.

1 22. During grading and construction phases, the construction manager shall serve as the contact
2 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.

3 23. The applicant and/or property owner shall ensure that a copy of this Resolution is reproduced
4 on the first page of the construction drawings and shall be distributed to all design professionals,
5 contractors, and subcontractors participating in the construction phase of the Project.

6 **ELECTRIC DEPARTMENT:**

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

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

14 26. Conditions and requirements specific to the project:

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

19 a) The project developer/applicant shall be responsible for installing an underground
20 primary and secondary vault/conduit system to TTM No. 20041 or TM No. 19983.

21 b) The project developer/applicant shall be responsible for all costs associated with the
22 installation of street lighting along the project frontage of the west side of La Cadena
Drive and throughout TTM No. 20041 or TM No.19983.

23 c) The project developer/applicant shall be responsible for a proportionate share of the cost
24 of the new West Substation to provide adequate capacity to serve the project.

25 d) The project developer/applicant shall be responsible for all costs associated with the line
26 extension from the new West Substation.

- 1 e) The project developer/applicant shall be responsible for installing an underground
2 primary and secondary vault/conduit system for the entire project.
- 3 f) The project developer/applicant shall be responsible for all costs associated with the
4 installation of street lighting along the east side of Riverside Ave and throughout the
5 project area.
- 6 g) The project developer/applicant shall be responsible for obtaining and paying associated
7 fees for all permits required for this project. For example, a permit will be required to
8 attach conduits going over the Santa Ana River bed.
- 9 h) The project developer/applicant shall give Colton Electric Utility, if needed, easements
10 associated with the project area.
- 11 i) Although not a Project requirement, in order to improve reliability of back-up electric
12 services and electric power for the Project and adjacent lands, the applicant shall
13 consider contributing, on a "fair share" basis, to the cost of an extension of electric utility
14 lines, to be constructed by City of Colton or its designee, where it will be beneficial for
15 both the Project and Colton Electric Utility, which construction may include the
16 installation of overhead and underground utility lines through La Loma Hills toward
17 Litton Avenue and to the satisfaction of the City Utility Director.

14 **FIRE DEPARTMENT**

- 15 27. The development shall conform with all the requirements of the city of Colton's Municipal
16 Code requiring on-site fire protection prior to construction.
- 17 28. Access roadways (minimum 26 feet clear width) shall be provided in accordance with the City's
18 Municipal Code. Please refer to Colton Fire plan submittal standards, found at
www.coltonfire.com for further requirements on road widths and parking configurations.
- 19 29. A municipal water supply system (public fire hydrants) shall be provided, capable of providing
20 the required fire flow for the proposed type of construction. Minimum fire flow for this project
21 shall be 1500 g.p.m.
- 22 30. On-site fire hydrants will be required for this project and installed prior to construction.
23 Detailed drawings with supporting calculations shall be submitted to the Fire Department/Fire
24 Safety Division for review, approval, and permit issuance prior to installation.
- 25 31. An engineered automatic fire sprinkler system is required for this project. Detailed drawings
26 and calculations shall be submitted to the fire department for review, approval and permit
27 issuance, and prior to installation.

- 1 32. Premise identification shall be provided in accordance with the City's' Security Ordinance #0-
2 13-89, Section XIV (residential), Section XV (commercial). Premise identification shall be
3 contrasting to their background, a minimum 4" height and minimum 1/2" stroke with Arabic
4 numbers or alphabet letters and internally illuminated by means of a low voltage power source
5 during the hours of darkness.
- 6 33. The proposed facility's use and/or operations shall be designed and maintained in accordance
7 with the 2018/2019 editions of the International Fire and Building Codes / California Fire and
8 Building Codes (Title 24).
- 9 34. If temporary fencing is used to enclose the construction site, at least two (2) means of
10 unobstructed access must be installed and maintained in locations as to give maximum access
11 to all parts of the site, and in accordance with the Fire Departments' requirements.
- 12 35. All fences constructed adjacent to fuel modification areas, as determined by the fire chief, shall
13 be of non- combustible materials as defined by the International Building Code.
- 14 36. These proposed homes are in a designated VHFHSZ and will require a fuel modification plan.
15 A fuel modification plan is a separate submittal directly to the Fire Department for plan review
16 and permitting. Place a Fire Department Note on the plans listing Fuel Modification Plan as a
17 deferred submittal to the Fire Department.
- 18 37. A Fire Department Access Plan is a direct submittal to the Fire Department and will be
19 required showing at a minimum:
- 20 a. Existing street hydrants and proposed fire hydrants
 - 21 b. Access road location
 - 22 c. Roadway weight capacity
 - 23 d. All turning radiuses and grades
 - 24 e. Signage detail and location (Red Curbs, Entrance Sign, Fire Lane, Gates, etc)
 - 25 f. Gates shall be identified if they are manually or electrically operated. If manual
26 specify the gate will be provided with a Knox Lock; if electrical specify and show
27 location of the Knox over-ride switch.
- 28 38. Deferred plan submittals to the Fire Department and separate permits from the Fire Department
are required on the following:
- a. automatic fire suppression/sprinkler systems
 - b. onsite fire mains and fire hydrants
 - c. fuel modification plan

1 **PUBLIC WORKS**

2 **FINAL MAP**

- 3 39. The developer shall submit Final Tract Map No. 19983 (“TM 19983”), prepared by a registered
4 Land Surveyor in the State of California, to the Engineering Division of the Public Works
5 Department identifying local street layouts and proposed individual lettered and numbered lots
6 in accordance with the Roquet Ranch Specific Plan (“RRSP”) for review and approval.
- 7 40. Prior to issuance of any permits, the following roadways shall be offered for dedication to the
8 City of Colton via recordation of Final TM 19983: Pellisier Road, Orange Street and Roquet
9 Ranch Road. All other roadways, including secondary, collector, local streets and future
10 extension of Roquet Ranch Road to the north through Planning Area 15, shall be owned and
11 maintained by the Master Homeowners Association (HOA) or Residential Neighborhood
12 Associations (RNAs), as appropriate. Dedication verbiage needs to be included in the Final
13 Map. It is currently missing in Tentative Tract Map No. 19983 (“TTM 19983”).
- 14 41. Prior to Final Tract Map No. 19983 plan check approval, Final Tract No. 20041 shall be plan
15 checked, approved, and recorded.
- 16 42. Any development of the land shall require the approval of a subdivision map or land use
17 entitlement or permit or any combination thereof in accordance with applicable city ordinance
18 and or the Subdivision Map Act.
- 19 43. Final Map shall be accompanied by closure calculations, vesting deeds, title report and record
20 maps of adjoining properties.
- 21 44. Submit a copy of the Title Report to the Engineering Division, not older than 90 days.
- 22 45. All street centerline monument ties shall be included in Final Tract Map 19983 and submitted
23 to the Public Works Department.

24 **STREET IMPROVEMENTS**

- 25 46. Prior to the issuance of grading or building permits, the Project Applicant shall prepare a
26 temporary traffic control plan for the City to review and approve. The temporary traffic control
27 plan shall comply with the applicable requirements of the California Manual on Uniform Traffic
28 Control Devices (“MUTCD”). A requirement to comply with the temporary traffic control plan
29 shall be noted on all public improvement plans and utility plans, including grading plans and
30 also shall be specified in bid documents issued to prospective construction contractors. (*MM*
31 4.14-4)
- 32 47. Construct street improvements consisting of curb, gutter, ADA compliant sidewalk, A.C.
33 pavement, driveway approaches, handicap access ramps, streetlights, street trees, street signs,
34 and roadway striping, etc., as per the approved Street Improvement Plans and Roquet Ranch

1 Specific Plan (Circulation Plan) and *Roadway Cross Sections* (Figure II-4) including applicable
2 trails. The applicant shall delineate Public, Private and one-way streets on development plans.

3 48. An automatic sprinkler system shall be installed within any landscaped open space areas,
4 including between the sidewalk and the tract at the right-of-way line to be maintained by the
applicable association, not the City of Colton.

5 49. Provide for a 5 foot easement adjacent to and outside of the public right-of-way to each side of
6 the interior streets for purpose of utility location. For private interior streets, provide for an
7 easement across the full width of the right-of-way plus 3 feet adjacent to and outside of the
right-of-way to each side of the private interior streets for purposes of utility location.

8 50. In the event road right-of-way or off-site easements are required to comply with these
9 Conditions of Approval, the developer shall obtain such right-of-way or easements. In the event
10 the City is required to condemn the right-of-way or easement, the developer shall enter into an
11 agreement with the City for the acquisition of such right-of-way or easement pursuant to
Government Code Section 66462.5, and pay for all costs associated with the condemnation
process.

12 51. Sidewalks, curbs, gutters, handicapped curb cuts, trails, etc. shall be installed on both sides of
13 the streets in accordance with Specific Plan design specifications

14 52. All lots must have legal access either by lot configuration or by a separate recorded document;
15 however, preferably by including in Final Tract Map No. 19983. A conceptual and final
16 engineering design shall be submitted to provide assurance that access can be designed and
constructed.

17 53. Main Collector Street, Roquet Ranch Road, and Secondary Arterial Streets, Pellissier Road and
18 Orange Street, must be fully constructed to ultimate right-of-way from the easterly boundary to
19 the westerly boundary and from the southerly boundary to the northerly boundary of proposed
20 Final Tract Map No. 19983, including wet and dry utilities, prior to the sale of any lettered or
numbered lots and provide adequate fire access on each lettered or number lot in accordance
with Standard Drawings.

21 54. In accordance with the RRSP, Orange Street, Pellisier Road, and Roquet Ranch Road are to be
22 public roads and to be maintained by a Community Service Area (“CSA”) or Community
23 Facilities District (“CFD”). Therefore, upon future subdivision development, and prior to the
issuance of any permits, a CSA or a CFD must be created for such maintenance purposes.

24 55. The bylaws of the recorded Master Homeowners Association CC&Rs (covenants, conditions
25 and restrictions) or Residential Neighborhood Associations (RNAs), as appropriate, shall
26 include language requiring maintenance and upkeep of all privately-owned roadways,
pedestrian linkages, multi-purpose trail, Class II bike lanes, and landscaping, subject to review
and approval by the Development Services Director, in consultation with Public Works.

- 1 56. The cross section of Orange Street on TTM 19983 does not match the cross section referenced
2 in the RRSP. The respective cross section on Final Tract Map 19983 needs to match the cross
3 section referenced in the RRSP. The required trail referenced in the RRSP is missing on TTM
4 19983.
- 5 57. In accordance with the RRSP, construction of certain public facilities and infrastructure
6 requirements (such as water lines, roadways, etc.), may be financed through an assessment
7 district (“AD”) or a CFD. If this subdivision development opts to finance certain public
8 facilities through an AD or a CFD, verification of such AD or CFD must be submitted to the
9 Public Works Department prior to recordation of Final Tract Map 19983 and prior to the sale
10 of any lettered or numbered lots.
- 11 58. In accordance with the RRSP, local streets may be public or private; however, shall be opened
12 to the public and shall be maintained by the Master HOA, CSA, or CFD, as appropriate.
- 13 59. All future subdivision developments, including those referenced under Final TM 19983 within
14 the RRSP, shall be fully functional with all interior utilities, roadways and public improvements
15 as well as multiple means of ingress and egress prior to the sale of any lettered or numbered lot
16 and occupancy.
- 17 60. In accordance with the RRSP, a permanent master maintenance organization shall be
18 established for the Specific Plan area to assume ownership and maintenance responsibility for
19 all roadways, trails, drainage area, and landscape areas that are not under the maintenance
20 responsibility of the City of Colton, or another public or quasi-public organization.
21 Furthermore, prior to the first recorded tract map for individual residential lots, verification
22 shall be submitted to the Public Works Department that a permanent master maintenance
23 organization has been established to assume ownership and maintenance of all roadways, trails,
24 drainage areas, and landscape areas not under the responsibility of the City of Colton.
- 25 61. All future subdivision developments within the RRSP shall create or join the Home Owner’s
26 Association (“HOA”) for maintenance of all public landscaping areas in accordance with the
27 landscaping and conservation requirements of the RRSP and maintenance of proposed drainage
28 basins in accordance with Water Quality Management Plan (“WQMP”) standards prior to the
sale of any lettered or numbered lots prior to the recordation of Final TM 19983.
62. All common areas, bikeways, and American with Disability Act (“ADA”) compliant walkways
shall be interconnected between all future subdivisions in accordance with the RRSP and City
Standard Drawings.
63. Any street cuts for utilities proposed after newly constructed pavement is completed shall be
subject to the Street Cut Moratorium abiding by stricter street repair standards found at the
following City of Colton website link: [https://www.ci.colton.ca.us/1029/Street-Cut-
Moratorium](https://www.ci.colton.ca.us/1029/Street-Cut-Moratorium)

TRAFFIC IMPROVEMENTS

64. Prior to issuance of the first certificate of occupancy for the Project, the City of Colton Public Works Department shall verify that the Project has implemented the following intersection improvements in accordance with the recommendations identified in the “Roquet Ranch Specific Plan Traffic Impact Analysis,” prepared by Urban Crossroads (dated November 30, 2016):

- Intersection #21 – South La Cadena Drive / West Maryknoll Drive: (1) Add a traffic signal, (2) Add a northbound left turn lane, and (3) Add an eastbound left turn lane and an eastbound shared right turn lane.
- Intersection #27 – South Iowa Avenue / South La Cadena Drive / I-215 southbound off-ramp: (1) Install/Modify a traffic signal, (2) Add 2nd eastbound left turn lane, and (3) Add 2nd northbound through lane.
- Intersection #29 – South Iowa Avenue / I-215 northbound ramps: (1) Add southbound right turn lane, and (2) Add 2nd eastbound left turn lane. (3) traffic signal modification. (MM 4.14-2)

65. The Project Applicant shall use reasonable efforts to work with the City of Riverside to prepare a fee study and establish a mitigation fee program that identifies fair share funding sources attributable to and paid from private and public development to supplement other funding sources to construct the following improvements:

- Intersection #3 – Main Street / Strong Street: Restripe eastbound approach to provide for a dedicated left turn lane and a shared through-right turn lane.
 - Intersection #5 – Orange Street / West Center Street: Install a traffic signal.
- The Project Applicant shall use reasonable efforts to engage the City of Riverside to undertake this study, but it is acknowledged that the Project Applicant cannot compel the City of Riverside to participate in this process. The study shall identify fair-share fees related to private and/or public development based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a)(4). The fee study shall also be compliant with Government Code § 66001(g) and any other applicable provisions of law. If the fee study is completed and a mitigation fee program is adopted by the City of Riverside for the above-listed improvements to Intersection #3 – Main Street / Strong Street and Intersection #5 – Orange Street / West Center Street, the Project Applicant shall pay the fair share amount to the City of Riverside within one year of the issuance of the Project's first certificate of occupancy. If the City of Riverside chooses to accept the Project Applicant's fair share payment, the City of Riverside shall apply the payment to the fee program adopted by the City of Riverside to construct the above-listed improvements to Intersection #3 – Main Street / Strong Street and Intersection #5 – Orange Street / West Center Street. The City of Riverside shall only accept the fair share payment if the fair share fee study has been completed and mitigation fee program established. If, within three (3) years from the date that the first certificate of occupancy is issued for the Project, the City of

1 Riverside has not completed the fair share fee study and established a mitigation fee
2 program for construction of above-listed improvements to Intersection #3 – Main Street
3 / Strong Street and Intersection #5 – Orange Street / West Center Street, then the Project
4 Applicant shall have no further obligation to attempt to comply with this mitigation
5 measure. (MM 4.14-4)

6 66. The Project Applicant shall use reasonable efforts to work with the City of Grand Terrace to
7 prepare a fee study and establish a mitigation fee program that identifies fair share funding
8 sources attributable to and paid from private and public development to supplement other
9 funding sources to construct the following improvements:

- 10 a. Intersection #36 – Michigan Avenue / West Main Street: Add southbound right-
11 turn lane; and
- 12 b. Intersection #38 – Mt. Vernon Avenue / Main Street: (1) Install a traffic signal; (2)
13 Add eastbound left-turn lane.

14 The Project Applicant shall use reasonable efforts to engage the City of Grand Terrace to
15 undertake this study, but it is acknowledged that the Project Applicant cannot compel the City
16 of Grand Terrace to participate in this process. The study shall identify fair-share fees related
17 to private and/or public development based on nexus requirements contained in the Mitigation
18 Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a)(4). The fee study
19 shall also be compliant with Government Code § 66001(g) and any other applicable provisions
20 of law. If the fee study is completed and a mitigation fee program is adopted by City of Grand
21 Terrace for the improvements to Intersection #36 and Intersection #38 described above, the
22 Project Applicant shall pay the fair share amount to the City of Grand Terrace within one year
23 of the issuance of the Project's first certificate of occupancy. If the City of Grand Terrace
24 chooses to accept the Project Applicant's fair share payment, the City of Grand Terrace shall
25 apply the payment to the fee program adopted by the City of Grand Terrace to construct the
26 improvements to Intersection #36 and Intersection #38 described above. The City of Grand
27 Terrace shall only accept the fair share payment if the fair share fee study has been completed
28 and mitigation fee program established. If, within three (3) years from the date that the first
certificate of occupancy is issued for the Project, the City of Grand Terrace has not completed
the fair share fee study and established a mitigation fee program for the improvements to
Intersection #36 and Intersection #38 described above, then the Project Applicant shall have no
further obligation to attempt to comply with this mitigation measure. (MM 4.4-5)

67. In the event that Caltrans prepares a valid study, as defined below, that identifies fair share
contribution funding sources attributable to and paid from private and public development to
supplement other regional and State funding sources necessary undertake improvements to I-
215 in the Project study area, then the Project Applicant shall use reasonable efforts to pay the
applicable fair share amount to Caltrans.

The study shall include fair share contributions related to private and/or public development
based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.)
and 14 Cal. Code of Regs. § 15126.4(a)(4) and, to this end, the study shall recognize that

1 impacts to Caltrans I-215 facilities that are not attributable to development located within the
2 City of Colton are not required to pay in excess of such developments' fair share obligations.
3 The fee study shall also be compliant with Government Code § 66001(g) and any other
4 applicable provisions of law. The study shall set forth a timeline and other relevant criteria for
implementation of the recommendations contained within the study to the extent the other
agencies agree to participate in the fee study program. (MM 4.4-6)

5 **DRAINAGE GRADING/GEOTECHNICAL**

6 68. Submit to the City Public Works Department a preliminary and final grading plan of a scale of
7 1" = 20' prepared by a civil engineer registered in the State of California. The grading plan
8 shall include a topographic contour map of the site and 15 feet beyond the property lines, with
9 a one-foot contour interval, and shall be consistent with the Grading Plan Development
Standards and Hillside Ordinance as described in Section IIA of the Roquet Ranch Specific
Plan. This contour map shall be prepared within the last 12 months.

10 69. Prior to the issuance of a demolition permit or a grading permit for the Project involving the
11 portion of the Project site subject to the current or former operation of the Roquet Paving
12 Company facility, the Project Applicant shall provide a Phase II soil investigation report to the
13 Building Official or their designee and Public Works and Utility Services Director or City
14 Engineer or their designee for review and approval. The Phase II soil investigation shall be
15 conducted by a qualified professional in accordance with local, State, and federal regulations
16 to confirm whether hazardous materials are present within the portion of the Project site
17 containing the Roquet Paving Company facility. If the Phase II soil investigation report
18 demonstrates that hazardous materials are present in the soils above levels considered safe by
19 local, State, and federal regulations for residential occupancy of the property, a
20 treatment/remediation plan shall be developed by the hazardous materials professional to bring
21 contaminant levels within the local, State, and federal requirements for the proposed residential,
22 commercial, and public/institution land uses in the Specific Plan. The treatment/remediation
23 plan may include soil removal, encapsulation, and/or onsite treatment such as in situ treatments
and natural degradation; groundwater management and treatment; and institutional controls.
Any remediation measures identified in the treatment/remediation plan shall be imposed as
condition(s) of approval for the demolition or grading permit. The treatment/remediation plan
shall be implemented under the oversight of the City, and at the City's direction include
oversight by a state environmental agency. A final report documenting implementation of any
required treatment and achievement of the remediation levels required for the safe reuse of the
site, shall be submitted to the City of Colton for review and approval prior to issuance of
building permits for occupied structures on areas of the site identified in the
treatment/remediation plan as requiring remediation. (MM 4.7-1)

24 70. Prior to issuance of any grading permit, the City of Colton Director of Public Works and Utility
25 Services or City Engineer or their designee shall require that a Project-specific geotechnical
26 investigation is prepared which shall, at a minimum, address: slope stability, landslides,
27 collapsible soils, and expansive soils. If warranted, the geotechnical investigation report shall
28 identify recommended remedial measures and Project design features that would address the

1 potential impacts of the identified geologic hazards on the proposed development. Remedial
2 measures to address slope stability and landslides may include removal, repositioning,
3 embedment, anchoring of the boulders; installation of catchment fences; and construction in
4 accordance with the recommendations of the project geotechnical engineer, CALGreen and any
5 City and/or County guidelines. Potential remedial measures that may be required to address
6 collapsible soils include overexcavation of all uncontrolled artificial fill and upper portion of
7 the surficial soils during site grading. Typical remedial measures undertaken to address
8 expansive soils include performing testing after grading of the proposed pads is completed and
9 prior to construction of the proposed foundations to evaluate the expansive potential of the
10 underlying soil, and providing the results to the structural engineer to design a foundation
11 system that is able to withstand the expansive potential of the underlying soils. *(MM 4.5-1)*

8 71. Prior to the issuance of the first grading or building permit, the Director of Public Works and
9 Utility Services or his designee shall ensure that a report is prepared by a licensed geotechnical
10 engineer that shall examine the western portion of the Project site near the Santa Ana River
11 where groundwater exists locally within a depth of approximately 30 feet. These areas shall be
12 examined by performing geotechnical explorations to a depth of at least 35 feet below the
13 existing grade or proposed grade, whichever is at the lower elevation. If the explorations reveal
14 that differential settlement or lateral movement would occur related to liquefaction, dry seismic
15 settlement, or lateral spreading, remedial measures shall be undertaken as recommended by the
16 licensed geotechnical engineer and approved by the City of Colton, as part of the grading
17 operation and construction phases. Measures may include but not be limited to the removal and
18 recompaction of near surface soils, the use of deep foundations and/or stone columns, and deep
19 dynamic compaction. The remedial measures undertaken shall ensure that potential differential
20 settlements and lateral movements calculated as a result of the geotechnical exploration and
21 analysis can be safely accommodated within habitable structures, paved roads, and wet or dry
22 utilities, thereby safeguarding habitable structures, roads, and utility lines against potential
23 seismic hazards. The findings of the geological explorations and recommendations shall be
24 documented in a report prepared by the licensed geotechnical engineer. The report shall be
25 approved by the City of Colton and the recommendations contained in the report shall be
26 implemented and required as grading permit and building permit conditions of approval. *(MM*
27 *4.5-2)*

20 72. In accordance with the RRSP, maintenance of major backbone drainage infrastructure shall be
21 maintained by the San Bernardino County Flood Control District; however, if this is not
22 confirmed with the County, the maintenance responsibility shall fall onto the Master HOA as
23 already required for any drainage/flood control facilities less than 42 inches in size (i.e. much
24 of the local drainage devices, inlets, catch basins, storm drains, etc., constructed in roadways
25 and drainage easements).

24 73. A conceptual and final drainage plan shall be submitted to the Public Works Department to
25 provide assurance that a drainage system can be properly designed and constructed.

1 74. A conceptual and final Erosion Control Plan shall be submitted to the Public Works Department
2 identifying the various phases of all future subdivision developments including interim
development conditions.

3 **WATER QUALITY/DRAINAGE**

4 75. Prior to issuance of a grading permit, the applicant shall submit a preliminary and final Water
5 Quality Management Plan (WQMP) specifically identifying Best Management Practices
6 (BMPs) that will be used offsite or onsite to reduce the pollutants into the storm drain system.
7 The WQMP shall comply with the Drainage and Water Quality Plan Development Standards
contained in Section IID of the Roquet Ranch Specific Plan.

8 76. The property's street and lot grading shall be designed in a manner that perpetuates the existing
9 natural drainage patterns with respect to tributary drainage area, outlet points and outlet
10 conditions; otherwise, a drainage easement shall be obtained from the affected property owners
11 for the release of concentrated or diverted storm flows. A copy of the recorded drainage
12 easement shall be submitted to the City of Colton for review prior to the recordation of the final
13 map. Onsite drainage facilities shall comply with the standards contained in Section IID
14 (Drainage and Water Quality Plan Development Standards) of the Roquet Ranch Specific Plan.

15 77. Offsite drainage facilities shall be located within publicly dedicated drainage easements
16 obtained from the affected property owner(s). The document(s) shall be recorded and a copy
17 submitted to the City of Colton prior to recordation of the final map. Offsite drainage facilities
18 shall comply with the standards contained in Section IID (Drainage and Water Quality Plan
19 Development Standards) of the Roquet Ranch Specific Plan.

20 78. Provide plan and profile for all storm drainage work. The Storm Drain Plan for the proposed
21 subdivision shall be accompanied by hydrology and hydraulic analysis prepared by a licensed
22 engineer and shall be designed per the San Bernardino County Hydrology Manual employing
23 the rational method. The project may only discharge downstream an amount of storm run-off
24 equivalent to the historic flow discharged prior to project development. The storm drain design
25 shall incorporate the drainage from the existing tracts along boundary of the proposed project.
26 If required, all of the sheet flow shall be collected offsite or onsite in a detention/retention basin
27 and shown on the Final Map. The detention/retention basin and open space areas shall be
landscaped and maintained by the Developer or HOA.

28 79. Submit to the City Engineering Department a separate Erosion Control plan of a scale of 1" =
20' prepared by a civil engineer registered in the State of California. The final drainage plan
shall be a 4 mil mylar, which the City Engineer will sign and retain at the City Engineer Office
for record.

80. Submit drainage/hydrology study calculations and a hydraulic analysis for both developed and
undeveloped conditions to the City of Colton for review and approval. All of the drainage from
each individual lot shall drain into the public right-of-way and not impact surrounding

1 properties, or a drainage easement acceptance letter from the adjacent landowner must be
2 obtained.

3 81. Owner/Developer shall notify adjacent property owners about the impact of the proposed
4 development on drainage configuration of existing adjacent properties. Such notification shall
5 be pre-approved by the City Engineer. Any drainage issues shall be resolved prior to issuance
6 of a grading permit.

7 82. The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be
8 contained within the street right-of-way. When either of these criteria is exceeded, additional
9 drainage facilities shall be installed.

10 83. Submit a letter to the Office of the City Engineer certifying that the owner is responsible for
11 complying with the National Pollutant Discharge Elimination System Ordinance, during and
12 after construction. In the letter, the following statement shall be included:

13 “No contaminated water shall be allowed to discharge on sidewalks, gutter, storm drains,
14 parkways and driveways at any time.”

15 84. File a Notice of Intent and obtain an NPDES Construction Activity General Permit from the
16 State Regional Water Quality Control Board and submit a copy of each to the Engineering
17 Division. Ensure that Best Management Practices (BMPs) are followed, per NPDES
18 requirements to reduce storm water runoff during, construction and thereafter. Temporary
19 erosion control measures shall be implemented immediately following rough grading to prevent
20 deposition of debris into downstream properties or drainage facilities.

21 85. The Developer shall install California State Water Resources Control Board Certified and
22 Vector Control Accessibility verified full capture trash treatment devices at storm drain catch
23 basins in accordance with local, state, and federal NPDES/Stormwater regulations.

24 86. Submit a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management
25 Practices (BMPs) that will prevent all construction pollutants from contacting storm water and
26 with the intent of keeping all products of erosion from moving off site into receiving waters for
27 review.

28 87. Prior to the City of Colton’s issuance of building permits for structures located within the 100-
year floodplain (as shown on applicable FEMA Flood Insurance Rate Maps), the Project
Applicant shall provide evidence to the City of Colton that a Conditional Letter of Map
Revision (CLOMR) has been issued by FEMA for the Project. The grading plan shall be found
to substantially conform to the CLOMR prior to the issuance of a building permit in this area.
(4.8-1)

88. Prior to the City of Colton’s issuance of building permits for structures located within the 100-
year floodplain (as shown on applicable FEMA Flood Insurance Rate Maps), the Project
Applicant shall provide evidence to the City of Colton that a Final Letter of Map Revision

1 (LOMR) has been issued by FEMA verifying that flood control measures have been completed
2 and the residential development areas are permanently removed from the FEMA 100-year
floodplain. (4.8-2)

3 89. Final TM 19983 shall comply with the San Bernardino County Department of Public Works
4 conditions of approval under the Flood Control Planning & Water Resources Division as well
5 as the Permits/Operations Support Division as indicated in their letter to the City dated April
14, 2022.

6 **WATER AND WASTEWATER REQUIREMENTS**

7 90. The development shall meet all the requirements as set forth by the water/wastewater
8 department for water, sewer and pre-treatment facilities

9 91. All construction shall conform to the current edition of the specifications for public works
10 construction (green book), and the current standards and specifications of the City of Colton
Water / Wastewater Division.

11 92. Water and sewer civil engineering plans shall be prepared by a civil engineer registered in
12 the state of California and provide an engineer's construction cost estimate along with water
and sewer calculations to support the design.

13 93. The water and sewer improvement plan must include plan and profile and show the size and
14 location of the existing or proposed connections to the existing facilities.

15 94. Reduced pressure principle backflow devices are required on all water meters for commercial
16 or industrial buildings, and on all landscape irrigation water meters.

17 95. Developer is responsible to provide necessary permits/easements to facilitate perpetual
18 maintenance of facilities being constructed and dedicated to the City. Project will not be
19 approved for occupancy unless these documents are provided to and accepted by the city. All
20 proposed easement shall be 20' wide for utility purposes for the city of Colton in proposed
development area. Easement shall not have structures built within the easement area and
must be accessible by City personnel to facilitate line repairs or replacement.

21 96. Non domestic water: pretreatment plans submitted for plan check for monitoring facilities,
22 flow metering facilities, and other pretreatment facilities must be stamped and signed by a
registered civil engineer in conformance with city standard drawings and specifications.

23 97. Public fire hydrant is required by the fire department. Provide for location of
24 commercial/industrial public fire hydrant per City of Colton standard drawings.

25 98. Colton Municipal Code 13.08.235 and 13.08.253, requires the installation of a grease
26 interceptor for commercial or industrial generators of grease (restaurants, cafes, cafeterias,
auto body shops, etc.). Clearly show the connection to grease interceptor on plans.

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99. All connection fees and charges shall be levied at rate scheduled by city council at the time of payment by developer.
100. Bond and construct all offsite improvements per the approved water and sewer improvement plans. The project developer shall provide a bond to the City guaranteeing the installation of all water and sewer infrastructures and shown on the approved development plan or otherwise required as part of this development. The project developer shall provide an itemized cost estimate of said improvements, to be submitted with the bond, for the review and approval of the director prior to approval of the final plan.
101. The City of Colton and developer may enter into oversizing agreement whereby the developer will be reimbursed for the oversizing costs from other users connecting into such extension within a ten year period.
102. The City and developer may enter into agreement whereby the City shall provide development some fee credits in exchange for the developer to build the lift station at Center Street.
103. The developer shall connect to the existing 24 inch dip water pipeline located to the south of Santa Ana River and will be extended with 24 inch waterline (D.I. CMLC, or PVC C-905) to the east of proposed development.
104. The developer shall submit a water supply and distribution feasibility study prepared by a qualified registered civil engineer for review and approval by the City Engineer. Additional water infrastructure or further engineering review may be required by the developer based on the information provided in the study.
105. The developer shall submit a wastewater collection system feasibility study prepared by a qualified registered civil engineer for review and approval by the city engineer. Additional wastewater infrastructure or further engineering review may be required by the developer based on the information provided in the study.

BONDINGS

106. Amount of bonding of public improvements shall be as follows:

Faithful Performance Bond.....	100% of Estimated Cost
Labor & Material Bond.....	100% of Estimated Cost
Monumentation Bond	\$15,000.00

The amounts shall be on file in the City Clerk's Office prior to the Final Tract Map going to City Council for approval.

- 1 107. Unit prices for bonding estimates shall be those specified or approved by the City Engineer.
- 2 108. The developer shall submit Faithful Performance, Labor and Materials (Payment),
3 Maintenance Warranty, and Monumentation Bonds and a Subdivision Improvement
4 Agreement for required main thoroughfare public infrastructure improvements prior to the
5 sale of any lettered or numbered lots, issuance of any permits, or recordation of Final Tract
6 Map 19983.
- 7 109. In accordance with Section 66499-66499.10 of the Subdivision Map Act (“SMA”), Final TM
8 19983 shall not be approved by the City Council or recorded until adequate
9 bonding/improvement securities are provided to the Public Works Department and are
10 accepted by the City Engineer.
- 11 110. For release of Faithful Performance Bond / Labor & Material Bond all improvements must
12 be complete, all conditions of approval satisfied, final inspection performed and 10%
13 maintenance bond for a period of one year submitted to the City Engineer’s Office. When all
14 these requirements have been met, the Tract will be scheduled for City Council Approval.
15 Upon Acceptance and Approval of Tract from City Council, the Faithful Performance and
16 Labor & Material Bonds will be released.
- 17 111. The Monumentation Deposit Bond will be returned after Engineer of Record, submits to the
18 Engineering Office, Monumentation ties and monument certification letter and field
19 conditions have been verified.
- 20 112. The 10% Maintenance Bond will be authorized for final release at the end of one year period,
21 subject to the final inspection clearance of the project.
- 22 113. All bonding estimates within the RRSP and its supplemental reports shall be adjusted for
23 inflation based on the rise of the annual Consumer Price Index (CPI) or the Engineering News
24 Record (ENR) Construction Cost Index, whichever is greater for the year in which the
25 improvements are contemplated and be paid to the City of Colton prior to recordation of any
26 interior Final TM 19983 and “master” Final TM 20041.

27 **FEES**

- 28 114. A Plan Check fee for final map review and all improvement plans for the proposed
subdivision shall be paid prior to plan checking proceedings in accordance with the fee
schedule in effect at the time the fees are paid.
115. Public Works Inspection fee shall be paid prior to the final map going to the City Council for
approval in accordance with the fee schedule in effect at the time the fees are paid. Public
Works permits are required prior to construction within the public right of way.

1 116. Sewer Connection fees shall be paid on a per lot basis, prior to the issuance of building
2 permits, for each lot within this subdivision in accordance with the fee schedule in effect at
the time the fees are paid.

3 117. A Traffic Signal Mitigation fee shall be paid on a per lot basis, prior to the issuance of building
4 permits, for each lot within this subdivision.

5 **IMPROVEMENT PLANS**

6 118. Prior to recordation of the Final Map, applicant shall cause to be established a Community
7 Facilities District (CFD), in compliance with the California State laws to construct public
8 improvements identified in the Roquet Ranch Specific Plan (RRSP), mitigation measures
from the Final EIR, and conditions of approval contained herein as follows:

- 9 a. Water wastewater and electric infrastructure identified in the RRSP.
10 b. Intersection improvements 21, 27, and 29 as identified in the Mitigation Measures
4.15-2.
11 c. Street improvements as identified in the Street Improvements Plans, consistent with
the RRSP (Circulation Plan, Section IIB) and Roadways Cross Sections (Figure II-4).
12 d. Public parks (Planning Areas 14B, 20F and 16)
13 e. Onsite and offsite drainage facilities
f. Noise barriers and walls.

14 119. The Community Facilities District (CFD) shall include ongoing maintenance responsibilities
for the following public facilities and services:

- 15 a. Onsite street improvements for Pellissier Road, Orange St. and Roquet Ranch Road. All
16 other onsite improvements shall be maintained by the Master Homeowners Association
(HOA), Residential Neighborhood Association (RNA) or other entity established by the
17 developer.
18 b. Water, wastewater (sewer and drainage facilities) and electric infrastructure
constructed to serve the project.
19 c. Public parks (Planning Areas 14B, 20F and 16)
20 d. Fire protection services (including equipment and personnel) to serve the project
e. Police services (including equipment and personnel) to serve the project.

21 120. Improvement Plans for the proposed subdivision shall be prepared as a separate set of
22 drawings for each of the following categories:

- 23 a) Rough Grading
24 b) Street and Storm Drain
25 c) Sewer
26 d) Precise Grading and Plot Plan
e) Electrical Improvement Plan
27 f) Striping Plan
g) Landscaping Plan

- 1 121. Street Improvement Plans for the proposed subdivision shall be supplemented with a soil and
2 geology report prepared by a licensed engineer for street structural section design.
- 3 122. Submit a Rough and Precise Grading Plan to the City for review and approval. All of the
4 grading shall conform to the latest edition of the Uniform Building Code (U.B.C.) and the
5 grading permit must be obtained prior to the commencement of any grading activity. Submit
6 a soil analysis report prepared by a licensed engineer, along with a grading plan.
- 7 123. The Developer shall repair any areas of existing improvements that become damaged during
8 any phase of construction of the project, as determined by the Office of the City Engineer.
9 The contractor working in the right-of-way must submit proof of a Class "A" Contractor
10 License, City of Colton Business License, and liability insurance. The City Engineer shall
11 determine if any existing streets are damaged to the extent that a full 1 ½" A.C. overlay is
12 required.
- 13 124. All street centerline monument ties shall be submitted to the Engineering Division.
- 14 125. Submit a copy of the Title Report to the Engineering Division.
- 15 126. All plans, including grading plans shall be drawn on 24" x 36" 4 mil mylar.
- 16 127. Final Map shall be accompanied by closure calculations, vesting deeds, title report and record
17 maps of adjoining properties.
- 18 128. Original drawings shall be revised to reflect As-Built conditions by the Design Engineer prior
19 to final acceptance of the work by the City. Water service lines, water meters, sewer laterals
20 and electric, irrigation lines, etc., within the street right-of-way and 5' outside of the street
21 right-of-way shall be shown on the As-Built Water/Sewer Plans. Construction plans for gas,
22 telephone, electric and cable TV etc., shall be submitted to the City for records.
- 23 129. A small index map shall be included on the title sheet of each set of plans, showing the overall
24 layout of the public improvements.
- 25 130. A map of the proposed subdivision drawn to scale 1" = 200', showing the outline of streets
26 and street names, shall be submitted to the City to update the City wall atlas map.
- 27 131. An original mylar of the final map (after it is recorded) shall be provided to the City for the
28 City's map files.
132. The street name signs and traffic control devices shall be relocated or installed as required per
the approved plans and City of Colton Standard Specifications.
133. Contact all affected agencies, (Army Corps of Engineers, California Department of Fish &
Game, Regional Water Quality Control Board, and San Bernardino County Flood Control &

1 Water Conservation District, etc.), and obtain the necessary approvals with regards to the
2 proposed development, which. Submit copies of correspondence with the agencies to the
Engineering Division.

- 3 134. Submit improvement plans to all affected utilities, including the Gas Company, Cable
4 Companies, Verizon California, etc., prior to issuance of the Building Permit and transmit
5 correspondence to the Engineering Division.

6 **CONSTRUCTION & MAINTENANCE OF PUBLIC IMPROVEMENTS**

- 7 135. In accordance with the RRSP, Final TM 19983 shall follow the Construction Phasing of all
8 infrastructure as indicated in the RRSP, including utilities, roadways, drainage systems, etc.
9 The developer shall submit the construction phasing plan for review to ensure concurrence
with the RRSP.

- 10 136. All required water lines and fire hydrants shall be installed and made operable before any
11 building permits for framing are issued. This may be done in phases if the construction work
is in progress for emergency vehicles.

- 12 137. Vehicular access shall be maintained at all times to all parts of the proposed subdivision,
13 where construction work is in progress, for emergency vehicles.

- 14 138. All precautions shall be taken to prevent washouts, undermining and subsurface ponding,
15 caused by rain or runoff to all surface structures (curbs, gutters, sidewalks, paving, etc.). The
16 Engineering Division may order repair, removal and replacement, extra compaction tests,
17 load tests, etc. or any combination thereof for any such structure that was damaged or appears
to have been damaged. All of the additional work, testing, etc., shall be at the expense of the
developer.

- 18 139. All required public improvements for each tract shall be completed, tested and approved by
19 the Engineering Division prior to the issuance of any Certificate of Occupancy for such tract.

- 20 140. Sewer laterals shall be maintained by individual property owners or applicable homeowners
21 association in accordance with the existing City policy.

- 22 141. A standard agreement for Construction of Public Improvements for the proposed subdivision
shall be executed prior to final map approval.

- 23 142. The Master Homeowners Association (HOA) or Residential Neighborhood Associations
24 (RNA) will be responsible for the maintenance and upkeep on all landscaping.

- 25 143. Owner/Contractor(s) shall comply with these requirements and City Engineer's directions
26 during the course of construction.

1 144. In accordance with § 9.27.190 (E) of the City of Colton Municipal Code, the applicant shall
2 immediately remove any graffiti present before construction, during construction, and post
3 construction.

4 **CODE ENFORCEMENT/POLICE**

5 145. Landscaping: Property manager or tenant will maintain all approved landscaping in good
6 condition, including but not limited to adequate irrigation, mowing of grass, and replacing
7 dead trees and shrubs. Above ground landscaping controls or backflow valves will be secured
8 in a locked metal cage to prevent theft or vandalism.

9 146. Litter/Graffiti: The exterior of the vacant lots and areas adjacent to the vacant lots over which
10 they have control, including all signs and accessory buildings and structures, shall be
11 maintained free of litter and graffiti at all times. The owner or operator shall provide for daily
12 removal of trash, litter and debris from the premises and on all abutting sidewalks and parking
13 lots within twenty (20) feet of the premises. Graffiti shall be removed within forty-eight (48)
14 hours with a color-matching paint. The expectation for graffiti cover up is an appearance that
15 the graffiti never existed.

16 147. The applicant shall grant “right of access” by the city or agent to remove graffiti.

17 148. Exterior Lighting: All lightning will be maintained in good working order. All lighting shall
18 be shown on the required plot plans. Lighting shall be designed and installed in such a manner
19 that provides adequate lamination to all parking spaces, stalls, walkways, corridors, and
20 stairways, insuring there are no dim, dark, or shadowed areas (other than shadows naturally
21 cast beneath the actual vehicles.) Lighting level will be a minimum footcandles as required
22 by ordinance. The placement of the lighting fixtures shall be such that the angle of projected
23 light does not interfere or hinder the vision of police officers or security personnel patrolling
24 the areas. All lighting will be properly shielded so as to not trespass or disturb neighboring
25 residences, adjacent businesses, or persons while driving vehicles upon the roadway. In the
26 event a lighting fixture becomes inoperable, property management will have the lighting
27 repaired within 72 hours.

28 149. 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.

150. 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.

1 151. After hours Contact Information: Permittee will ensure after hours contact person
2 information is kept current and on file with the Colton Police Department dispatch
3 center. Ideally there should be several responsible persons available to respond in case of
4 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.

5 152. Right of Access: Permittee shall grant "right of access" to the City of Colton and its employees
6 or agents for the purposes of monitoring compliance with these Conditional Use Permit
7 conditions, patrolling, investigating crimes, and enforcing laws and ordinances on the subject
8 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.

9 153. The May 27, 2022, "Settlement Agreement and Release" between Sunmeadows, LLC, Colton
10 Coalition for the Environment, City of Colton as outlined in the executed "Settlement
Agreement and Release including the following Terms of Agreement:

11 Obligations of all Parties. The Parties hereby agree to the following mutual promises,
12 assignment of rights, and releases of obligations as consideration for settlement of the
Dispute.

13 A. Sewer Line Realignment. In the event that Sunmeadows determines in its sole and
14 absolute discretion to construct the Project, Sunmeadows agrees not to construct new
15 Project-related sewer improvements on the Cadena Creek Property, including the 12-
16 inch and 15-inch gravity feed sewer lines depicted on the Specific Plan's Conceptual
17 Off Site Sewer Plan, attached hereto as Exhibit A. Sunmeadows further agrees to
18 revise its pending Project Map Application so as to (i) incorporate the 12-inch gravity
19 sewer alignment generally depicted on the attached Exhibit B and (ii) eliminate
20 reference to, and depiction of, any new Project-related sewer improvements on the
Cadena Creek Property. Sunmeadows further agrees and represents that no sewage
from the Project will flow through the existing sewer improvements within the Cadena
Creek Property. The City agrees that it shall not consider the pending Project Map
Application for approval unless it has first been revised by Sunmeadows in accordance
with, and is consistent with, the terms and conditions of this Section 2(A).

21 B. Revise Map To Incorporate Landscape Plan. Sunmeadows agrees to revise its pending
22 Project Map Application prior to the City's first public hearing related thereto so as to
23 incorporate the "Cadena Creek Mobile Home Park Landscape Interface" figure attached
24 hereto as Exhibit C-1, the "Mobile Home Park Entry Basin Landscape Interface" figure
25 attached hereto as Exhibit C-2, and the "Landscape Interface Trees At Initial Planting"
26 tree palate attached hereto as Exhibit C-3_(collectively, the "**Landscape Plans**"). The
City agrees that it shall not consider the pending Project Map Application for approval
unless it has first been revised by Sunmeadows in accordance with, and is consistent with,
the terms and conditions of this Section 2(B). The City agrees that, if approved, the

1 pending Project Map Application shall be made subject to the following condition of final
2 map approval, as modified by the City only to fill in any blanks with the appropriate
3 exhibit number or letter (which exhibits shall correspond to the exhibits described in this
4 Section 2(B) and to the exhibit titled "Drainage Area: Existing Condition" that is
5 described in Section 2(C) of this Agreement):

6 "Prior to the issuance of building permits for Roquet Ranch
7 Specific Plan planning areas PA 3, PA 9, PA 10 and PA 13,
8 applicant shall construct the private landscape improvements
9 described and depicted on the "Cadena Creek Mobile Home Park
10 Landscape Interface" landscape plan attached hereto as Exhibit C-
11 3, and as described and depicted on the "Mobile Home Park Entry
12 Basin Landscape Interface" landscape plan attached hereto as
13 Exhibit C-3. All trees planted in accordance with such landscape
14 plans shall be selected from the "Landscape Interface Trees at
15 Initial Planting" tree palette attached hereto as Exhibit C-3.
16 Applicant shall install appropriate landscape irrigation drainage in
17 the project site areas that are the subject of the Landscape Plans to
18 ensure that water draining off the Project Site does not drain onto
19 adjoining properties at a flow rate that exceeds the
20 predevelopment stormwater drainage flow rate as calculated on
21 the "Drainage Area: Existing Condition" map attached hereto
22 as Exhibit"

23 C. Landscape Improvements. In the event that Sunmeadows determines in its sole and
24 absolute discretion to construct the Project, Sunmeadows agrees to construct the
25 landscape improvements described in, and in accordance with, the Landscape
26 Plans prior to issuance of building permits within Roquet Ranch Specific Plan
27 planning areas PA 3, PA 9, PA 10 and PA 13, as depicted on the Specific Plan's
28 Land Use Plan attached hereto as Exhibit D. Sunmeadows represents and warrants
that it will install appropriate landscape irrigation drainage in the Project Site areas
that are subject to the Landscape Plans to insure that water does not drain onto the
Cadena Creek Property at a flow rate that exceeds the predevelopment stormwater
drainage flow rate as calculated on the "Drainage Area: Existing Condition" map
attached hereto as Exhibit E. Any revisions of, and amendments to, the Landscape
Plans shall be provided to the Coalition and Lake Cadena for its review, comment
and approval, which approval shall not be unreasonably withheld. The City agrees
that it shall not issue building permits within Roquet Ranch Specific Plan planning
areas PA 3, PA 9, PA IO and PA 13 unless and until Sunmeadows has first
constructed the landscape improvements described in the Landscape Plans. The
Parties agree that no provision of this Agreement shall restrict or otherwise limit
Sunmeadows right to commence grading activities, or to construct landscape,
fencing, gates, roads, drainage and water quality improvements, or utility
improvements, on any portion of the Project Site, or at any time, in a manner

1 consistent with the Project Approvals and applicable law, subject to the limitation
2 on construction hours described in Section 2(K).

3 D. Ongoing Maintenance of Interface Landscape Areas. The long-term
4 maintenance of the landscape improvements constructed by Sunmeadows in
5 accordance with the Landscape Plans, and all costs related thereto, shall be the
6 sole responsibility of Sunmeadows, provided that Sunmeadows may at any time,
7 and in its absolute and sole discretion, assign any or all of its obligations arising
8 under this Section 2(0) to one or more Project-related homeowners associations,
9 residential neighborhood associations, community facilities districts, or similar
10 entities established in accordance with the Specific Plan. In no event shall Lake
11 Cadena, the Coalition or its members be responsible for any costs associated with
12 the long-term maintenance of the landscape improvements constructed by
13 Sunmeadows in accordance with the Landscape Plans. The City agrees that, if
14 approved, the pending Project Map Application shall be made subject to the
15 following condition of final map approval, as modified by the City only to fill in
16 any blanks with the appropriate exhibit number or letter (which exhibits shall
17 correspond to Exhibits C-1 and C-2 of this Agreement):

12 "The long-term maintenance of the landscape improvements
13 described and depicted on the "Cadena Creek Mobile Home
14 Park Landscape Interface" landscape plan attached hereto as
15 Exhibit C-3, and as described and depicted on the "Mobile
16 Home Park Entry Basin Landscape Interface" landscape plan
17 attached hereto as Exhibit C-3, shall be the sole responsibility
18 of the applicant, provided that the applicant may assign its
19 obligations under this condition of approval to one or more
20 homeowners associations, residential neighborhood associations,
21 community facilities districts, or similar entity established in
22 accordance with the Roquet Ranch Specific Plan."

19 E. Project Fencing and Secondary Access Gate. In the event that Sunmeadows
20 determines in its sole and absolute discretion to construct the Project, Sunmeadows
21 agrees to construct fence improvements on the Project Site along or immediately
22 adjacent to the property line separating the Project Site from the Cadena Creek
23 Property, which fence improvements shall be consistent with the Specific Plan's
24 Design Guidelines, Specific Plan Figure IV-26 (*Wall and Fence Plan*) and
25 Specific Plan Figure IV-27 (*Wall and Fence Details*). Notwithstanding Specific
26 Plan Figure IV-26 (*Wall and Fence Plan*), Sunmeadows agrees to construct fence
27 improvements on the project Site along or immediately adjacent to the entirety of
28 the property line separating the Project Site from the Cadena Creek Property and
that such fence shall be consistent in design along the entirety of the property line
separating the Project Site from the Cadena Creek Property. Fence improvements
constructed in accordance with this section shall include Sunmeadow's installation

1 of two vehicle access gates (one to be located at each of the two access points
2 between the Project Site and the Cadena Creek Property as generally depicted on
3 the attached Exhibit F-1), which gates shall be constructed in accordance with the
4 gate design attached hereto as Exhibit
5 F-2. Fence and gate improvements constructed by Sunmeadows in accordance
6 with this Section 2(E) shall be constructed concurrent with Sunmeadows'
7 construction of the landscape improvements described in Section 2(C). The City
8 agrees that it shall not issue building permits (excluding required building permits
9 for fence and gate improvements and required grading permits) within Roquet
10 Ranch Specific Plan planning areas PA 3, PA 9, PA 10 and PA 13 unless and until
11 Sunmeadows has constructed the fence and gate improvements pursuant to this
12 provision. In the event Sunmeadows commences grading activities, or
13 construction of landscape, fencing, gates, roads, drainage and water quality
14 improvements, or utility improvements, on any portion of the Project Site prior to
15 the construction of the fence and gate improvements provided herein,
16 Sunmeadows shall install temporary construction fencing reasonably acceptable
17 to Lake Cadena at all points where the Project Site intersects with Cadena Creek
18 Property. The City agrees that, if approved, the pending Project Map Application
19 shall be made subject to the following condition of final map approval, as modified
20 by the City only to fill in any blanks with the appropriate exhibit number or letter
21 (which exhibits shall correspond to Exhibit F-1 and F-2 of this Agreement):

22 "Fence improvements shall be consistent with the Specific Plan's
23 Design Guidelines, Specific Plan Figures IV-26 (*Wall and Fence*
24 *Plan*) and Specific Plan Figure IV-27 (*Wall and Fence Details*).
25 Prior to the issuance of building permits (excluding required
26 building permits for fence and gate improvements and required
27 grading permits) within Roquet Ranch Specific Plan planning
28 areas PA 3, PA 9, PA 10 and PA 13, applicant shall construct
fence improvements adjacent to the Cadena Creek Mobile Home
Park property and shall be consistent in design along the entirety
of the property line separating the project site and the Cadena
Creek Mobile Home Park property, and shall include two access
gates (one to be located at each of the two access points between
the Project Site and the Cadena Creek Property, as generally
depicted on the attached Exhibit F-2), which gates shall be
constructed in accordance with the gate design attached as Exhibit
F-2."

F. Ongoing Maintenance of Fence and Gate Improvements. Long-term maintenance
of the fence and gate improvements constructed by Sunmeadows in accordance
with Section 2(E), and all costs related thereto, shall be the sole responsibility of
Sunmeadows, provided that Sunmeadows may at any time, and in its absolute and
sole discretion, assign any or all of its obligations arising under this Section 2(F)

1 to one or more Project-related homeowners associations, residential neighborhood
2 associations, community facilities districts, or similar entities established in
3 accordance with the Specific Plan. In no event shall Lake Cadena, the Coalition or
4 its members be responsible for any costs associated with the long-term
5 maintenance of the fence and gate improvements constructed by Sunmeadows in
6 accordance with Section 2(E). The City agrees that, if approved, the pending
7 Project Map Application shall be made subject to the following condition of final
8 map approval, as modified by the City only to fill in any blanks with the
9 appropriate exhibit number or letter (which exhibit shall correspond to Exhibit C-
10 1 of this Agreement):

11 "The long-term maintenance of the fence and gate
12 improvements constructed within the area of the project site
13 depicted on the "Cadena Creek Mobile Home Park Landscape
14 Interface" landscape plan attached hereto as Exhibit C-3, shall
15 be the sole responsibility of the applicant, provided that the
16 applicant may assign its obligations under this condition of
17 approval to one or more homeowners associations, residential
18 neighborhood associations, community facilities districts, or
19 similar entity established in accordance with the Roquet Ranch
20 Specific Plan."

21 G. Access Easement. The Parties acknowledge that an existing access easement
22 benefits the Cadena Creek Property and burdens a portion of the Project Site, as
23 recorded in Book 7407, page 781, of the Official Records of San Bernardino
24 County, California ("**Existing Easement**"). No later than commencement of
25 construction of planning area PA 9, or such earlier time as Sunmeadows may
26 request, Sunmeadows and Lake Cadena shall cooperate to realign the Existing
27 Easement in a manner that accommodates Sunmeadows' planned development of
28 PA 9 and provides the Cadena Creek Property the same rights of ingress and egress
and uninterrupted use as permitted the Cadena Creek Property under the Existing
Easement ("**Realigned Easement**"), subject to the terms and conditions of this
Section 2(G) and its subsections.

- 29 i. The Parties agree that the Realigned Easement shall (i) be incorporated into
30 and be consistent with the PA 9 internal roadway system, (ii) generally
31 extend from the southern terminus of the Existing Easement to the Pellissier
32 Road alignment depicted on Specific Plan Figure II-3, and (iii) that
33 Sunmeadows represents and warrants that the Realigned Easement shall be
34 improved in compliance with all applicable regulatory standards and shall
35 be of an adequate width to accommodate emergency and non-emergency
36 vehicle use from the Cadena Creek Property.
- 37 ii. Sunmeadows agrees that one of the vehicle access gates required by Section 2(E)
38 shall be constructed at the point where the southern terminus of the Realigned

1 Easement meets the planned fence improvements separating the Cadena Creek
2 Property and Project Site (which fence improvements shall be constructed in
accordance with Section 2(E)).

3 iii The Realigned Easement shall be reflected in a recordable document mutually
4 acceptable to Sunmeadows and Lake Cadena, and subject to the provisions of
5 Section 2(N), and recorded in the Official Records of San Bernardino County,
6 California. Concurrent with recordation of the Realigned Easement, Lake
Cadena will execute and cooperate in the recordation of a quitclaim of the
Existing Easement in a form reasonably acceptable to Sunmeadows.

7 iv During the period ("Initial Period") from recordation of the Realigned
8 Easement until December 31, 2032, the use of the Realigned Easement shall be
9 restricted to emergency ingress and egress uses only ("Usage Restrictions").
10 Following expiration of the Initial Period, use of the Realigned Easement shall
be for ingress and egress purposes without any Usage Restrictions.

11 v. In the event that, prior to the First PA9 Permit Date, any Project Approvals or
12 Future Project Approvals become the subject of any actual or threatened legal
13 action alleging traffic-related claims concerning the Existing Easement or
14 Realigned Easement, Sunmeadows may extend the Usage Restrictions for a
15 period of years not to exceed December 31, 2040 ("Extension Period"), which
election shall be made by written notice delivered by Sunmeadows to Lake
Cadena prior to the expiration of the Initial Period and in the manner provided
by Section 8 ("Extension Notice").

16 vi. In consideration of Lake Cadena's agreements arising under this Section 2(G),
17 Sunmeadows shall pay to Lake Cadena one hundred fifty thousand dollars and
18 zero cents (\$150,000.00), half which total amount (\$75,000.00) shall be paid
19 upon final execution of this Agreement by the Parties and the remaining half
(\$75,000.00) shall be paid no later than one (1) year thereafter ("Up-Front
Consideration").

20 vii. Upon execution of the Realigned Easement and a quitclaim of the Existing
21 Easement in accordance with Section 2(G)(iv), Sunmeadows shall pay to
22 Lake Cadena three hundred thousand dollars (\$300,000.00) ("Initial Period
23 Consideration"). The Parties agree that, from the date this Agreement is
24 executed until such time as the Initial Period Consideration is paid in full,
25 the Initial Period Consideration amount shall be annually increased by a
26 percentage equal to the percentage by which the Consumer Price Index
("CPI") for March of the current year exceeds the CPI for March of the
27 prior year. The term "CPI" shall mean the United States Department of
Labor, Bureau of Labor Statistics, Washington D.C. - Consumer Price
28 Index for the Riverside-San Bernardino-Ontario area or, if such CPI shall

1 be discontinued, then any other comparable index as shall be periodically
2 published by the United States Department of Labor or any other
department or division of the United States government.

3 viii. In the event Sunmeadows elects to deliver an Extension Notice to Lake Cadena
4 pursuant to 2(G)(vi), Sunmeadows shall concurrently pay to Lake Cadena an
5 amount equal to fifty thousand dollars (\$50,000.00) (which amount shall be
6 increased annually by a percentage equal to the percentage by which the CP[is
7 annually increased between the date of final execution of this Agreement and
the date of payment) multiplied by the total number of years in the Extension
8 Notice.

9 ix. In the event payment required subsections (vii), (viii), or (ix) of this Section
10 2(0) are not paid when due, then Lake Cadena shall be entitled to recover
11 from Sunmeadows Lake Cadena's damages arising out of such
nonperformance (plus reasonable attorneys fee) and/or Lake Cadena may
elect to immediately terminate any current or future Usage Restrictions.

12 H. Ongoing Maintenance of Existing Drainage Swale. The Parties acknowledge and
13 agree that stormwater runoff originating on the Project Site drains over the Cadena
14 Creek Property to downstream drainage facilities, a portion of which is directed
15 through a concrete lined, stormwater runoff drainage swale located on the Project
16 Site and on the Cadena Creek Property, as depicted on Exhibits G-1 and G-2
17 ("Drainage Swale"). Sunmeadows agrees that such Drainage Swale or similar
18 drainage improvements shall be maintained at all times in the manner it was designed
19 to operate so as to ensure that stormwater drainage conveyed by way of such Drainage
20 Swale does not drain onto the Cadena Creek Property at a flow rate that exceeds the
21 historic pre-Project development stormwater drainage flow rate as calculated on
22 the "Drainage Area: Existing Conditions" figure attached hereto as Exhibit E.
23 Long-term maintenance of that portion of the Drainage Swale located on the
24 Project Site, and all costs related thereto, shall be the sole responsibility of
25 Sunmeadows, provided that Sunmeadows may at any time, and in its sole and
26 absolute discretion, assign any or all of its obligations arising under this Section
2(H) to one or more homeowners associations or similar entity established in
accordance with the Specific Plan. In the event that Lake Cadena reasonably
determines that the Drainage Swale is not being maintained by Sunmeadows (or its
assigns) in accordance with the terms of this section, Lake Cadena shall submit a
written cure notice to Sunmeadows (or its assigns) that reasonably describes the basis
for its determination. Upon receipt of such a cure notice, Sunmeadows (or its assigns)
shall have ten days within which to cure the Drainage Swale maintenance deficiencies
described in such cure notice (the "Cure Period"). In the event Sunmeadows (or its
assigns) fails to cure such maintenance deficiencies within the Cure Period, Lake
Cadena or its assigned/designee shall have the right, but not the obligation, to cure

1 such Drainage Swale maintenance deficiencies, provided that, within fourteen days
2 following the expiration of the Cure Period, Lake Cadena first provides Sunmeadows
3 (or its assigns) five-days prior written notice of Lake Cadena's intent to initiate such
4 cure. Such cure notice and Cure Period shall not apply in the event of an emergency
5 and Lake Cadena may take such actions reasonably necessary to protect the Lake
6 Cadena Property. In the event Lake Cadena initiates any cure or other emergency
7 measures, Sunmeadows (or its assigns) shall reimburse Lake Cadena for any
8 commercially reasonable and verifiable Drainage Swale maintenance costs incurred
9 by Lake Cadena to complete such cure. The City agrees that, if approved, the pending
10 Project Map Application shall be made subject to the following condition of final map
11 approval, as modified by the City only to fill in any blanks with the appropriate exhibit
12 number of letter (which exhibits shall correspond to Exhibits E, H-1, and H-2 of this
13 Agreement):

14 "The long-term maintenance in of the concrete lined, stormwater runoff
15 drainage swale located on the on the Project Site, as depicted on Exhibits
16 C-1 and C-2, shall be the sole responsibility of the applicant, provided
17 that the applicant may assign its obligations under this condition of
18 approval to one or more homeowners associations, residential
19 neighborhood associations, community facilities districts, or similar
20 entity established in accordance with the Roquet Ranch Specific Plan.
21 The applicant or its assigns shall maintain such drainage swale in the
22 manner it was designed to operate so as to ensure that stormwater
23 drainage conveyed by way of such drainage swale does not drain on to
24 the Cadena Creek Mobile Home Park property at a flow rate that exceeds
25 the historic predevelopment stormwater drainage flow rate as calculated
26 in Exhibit E."

27 I. Drainage Improvement Notification. Sunmeadows has represented that additional
28 drainage and/or stormwater studies, analysis, plans, construction drawings will be
prepared for Roquet Ranch Specific Plan planning areas PA 3, PA 9, PA 10 and PA 13
as the Project proceeds through the development process and prior to construction of
the planning area that is the subject of such studies, analysis, plans, or drawings.
Sunmeadows agrees that, prior to, or concurrent with, any submittal to the City of such
drainage and/or stormwater studies, analysis, plans, construction drawings or upon
completion of any such drainage and/or stormwater studies, analysis, plans,
construction drawings (to the extent such are not submitted to the City), including but
not limited to any such documents related to the drainage improvements described in
Section 2(L) of this Agreement, Sunmeadows will deliver to the Coalition and Lake
Cadena paper or electronic copies of such documents.

J. No Inclusion in Assessment or Community Facility Districts. To the extent
Sunmeadows or the City imposes any assessment or community facility districts on
the Project Site, the Cadena Creek Property shall not be included in any such
assessment, community facility or other tax district without the prior written consent

1 of Lake Cadena as determined by Lake Cadena in its sole and absolute discretion.

2 K. Limitation on Construction Hours. Sunmeadows agrees to limit Project construction
3 activities located within 300-feet of the Cadena Creek Property so as to occur no
4 earlier than 8:00 a.m. and no later than 4:00 p.m. Monday through Friday only, and
5 further agrees that no Project construction activities shall occur within 300-feet of the
6 Cadena Creek Property on Saturday, Sunday or on federal holidays. The City agrees
7 that, if approved, the pending Project Map Application shall be made subject to the
8 following condition of final map approval:

9 "All project construction activities located within 300-feet of the Cadena
10 Creek Mobile Home Park shall occur no earlier than 8:00 a.m. and no
11 later than 4:00 p.m. Monday through Friday only, and no project
12 construction activities shall occur within 300-feet of the Cadena Creek
13 Mobile Home Park on Saturday, Sunday or on federal holidays."

14 L. Cadena Creek Drainage Improvements. On April 5, 2021, the Federal Emergency
15 Management Agency issued a Conditional Letter of Map Revision (CLOMR) concerning
16 certain Project drainage improvements to a portion of Cadena Creek, a drainage that
17 runs through the Cadena Creek Property (Cadena Creek is also referred to as the
18 Highgrove Channel on certain FEMA maps). The drainage improvements described
19 in the CLOMR include (i) an approximately 1,100 foot long, double 7'x8' box culvert that
20 will be located approximately 300 feet upstream of La Cadena Drive and will outlet to the
21 Cadena Creek/Highgrove Channel just upstream of the Cadena Creek Property, and (ii)
22 the replacement of existing culverts with a Triple 10'x7' RCB culvert where the Cadena
23 Creek/Highgrove Channel intersects Orange Street downstream of the Cadena Creek
24 Property. Sunmeadows agrees that it will construct the drainage improvements described
25 in the CLOMR in such a manner so as to ensure that the velocity of water moving
26 through the segment of the Cadena Creek/Highgrove Channel that passes through the
27 Cadena Creek Property does not exceed the water velocity as calculated in Exhibit H,
28 and further agrees that if, after construction of the drainage improvements described in
the CLOMR, such improvements cause such post construction water velocity to exceed
the water velocity as calculated in Exhibit H, then Sunmeadows shall be responsible
for addressing and mitigating any adverse condition that may occur as a result of such
increased velocity.

21 M. No Opposition to Consistent Future Approvals. The Coalition and each of its members
22 (i.e., Colton Coalition for the Environment, Lake Cadena and MCM) collectively and
23 individually agree not to oppose (to the extent consistent with the Project Approvals
24 and this Agreement) the pending Project Map Application Map Application and any
25 other further discretionary or ministerial approvals for the Project.

25 N. Further Cooperation. The Parties shall cooperate and promptly execute any and all
26 documents and perform any and all acts necessary to effectuate the provisions of this
27 Agreement. The Parties to this Agreement agree to execute any further
28 documentation, including any easements or quitclaim deeds, that may be reasonably

1 required to effectuate the purpose of this Agreement, provided, however, that the
2 obligations of Lake Cadena, the Coalition and its members that may arise under such
3 further documentation may be subject to the consent of any then lender to the Cadena
4 Creek Property, California Department of Housing and Community Development or
5 other governmental entities with regulatory authority over mobile home parks. If any
6 dispute related to the terms of this Agreement arise between the Parties, they will first
7 meet and discuss the dispute in good faith in an attempt to resolve it. In the event the
8 Parties are unable to resolve the dispute informally, prior to pursuing court action,
9 they will participate in mediation with the cost borne equally by each Party.

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O. The Coalition's Limited Waiver and Release.

- i. The Coalition, inclusive of Colton Coalition for the Environment, Lake Cadena and MCM, and their respective affiliates, officers, directors, owners, managers, members, board members, employees, agents, attorneys, representatives and legal successors, heirs and assigns, and each of them, voluntarily and knowingly waive, release and discharge forever Sunmeadows, its affiliates and its and their respective officers, directors, partners, owners, managers, members, employees, agents, attorneys, representatives and legal successors and assigns, and each of their collective affiliates (collectively, "**Developer Parties**"), and the City (the Developer Parties and the City are collectively referred to herein as the "**Released Parties**") from any and all rights, claims, demands, injuries, actions, causes of action, either at law or in equity or of any kind, nature or description that seek to, or would have the effect or potential effect of, invalidating, setting aside, rescinding, limiting or otherwise modifying in any way any of the Project Approvals, or, and limited to the extent consistent with the Project Approvals and this Agreement, the pending Project Map Application and any other further discretionary or ministerial approvals for the Project.
- ii. The Coalition represents and warrants to Developers Parties that the Coalition (a) has all necessary power and authority to make such release, including any necessary consent or approval from any person (including, for the avoidance of doubt, each of the Coalition, Lake Cadena, and MCM), and (b) has not heretofore transferred or attempted to transfer all or any part of any such thing released in any manner whatsoever, including by way of subrogation or operation of law. The Coalition further represents and warrants to Developers Parties that the release and waiver by the Coalition under this Agreement is executed voluntarily and without duress or undue influence on the part of any other person or entity whatsoever.
- iii. Waiver of Civil Code Section 1542: The foregoing releases are intended to extend to all such claims relating to the Project Approvals and, to the extent consistent with the Project Approvals and this Agreement, the pending Project Map Application and any other further discretionary or ministerial approvals for the Project, known or unknown, suspected or unsuspected, and

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the Coalition expressly waives and relinquishes any rights and benefits that it has or may have under Section 1542 of the Civil Code of the State of California, which provides:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST [N HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

The Coalition Initials:

- iv. The Coalition acknowledges that it has specifically reviewed with its attorneys the meaning and effect of the release and waiver set forth in subparagraphs (i) and (ii) and the language from Civil Code Section 1542 quoted in subparagraph (iv), and its attorneys have fully explained the impact of these provisions, and the Coalition knowingly accepts the risks associated with these provisions.

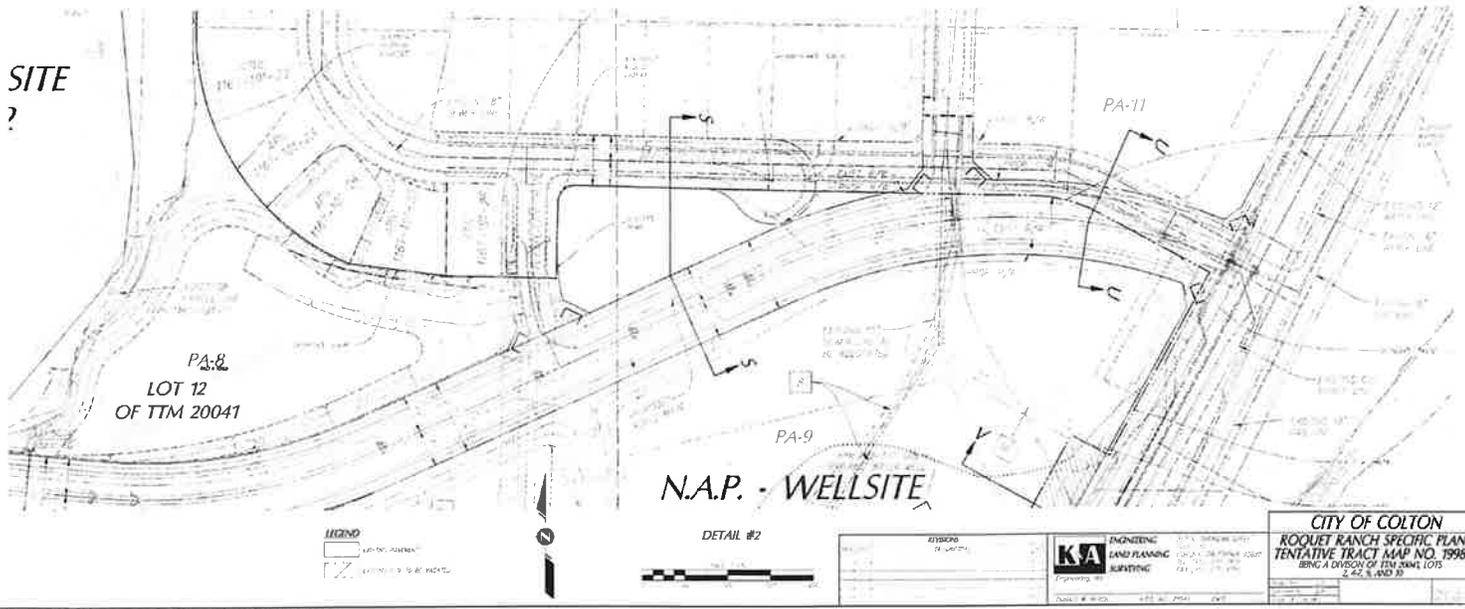
- v. The Coalition represents and warrants that it owns the right to release each and all of the claims released herein, that no other person or entity has or has had any interest in the claims released herein, that it has not transferred, sold, assigned or conveyed, or otherwise disposed of any of the claims released herein. The Coalition shall indemnify, defend, and hold harmless the Developers Parties from and against any claims based upon or arising in connection with any prior assignment or transfer, or any such purported assignment or transfer, of any claims or other matters released or assigned herein.

Copy of TTM 19983 and 20041

Attachment 4

TENTATIVE TRACT MAP NO. 19983

CITY OF COLTON - ROQUET RANCH SPECIFIC PLAN



LEGEND

--- LOT-TO-LOT EASEMENT

- - - - - EASEMENT TO OR BY TRACT

KA ENGINEERING AND PLANNING SERVICES

2025 S. MAIN STREET, SUITE 100, COLTON, CA 95310

TEL: (925) 392-1111 FAX: (925) 392-1112

DATE: 08/20/03

CITY OF COLTON

ROQUET RANCH SPECIFIC PLAN

TENTATIVE TRACT MAP NO. 19983

BEING A DIVISION OF TRACTS 20041, 20042, 20043, AND 20044

TENTATIVE TRACT MAP NO. 19983

CITY OF COLTON - ROQUET RANCH SPECIFIC PLAN

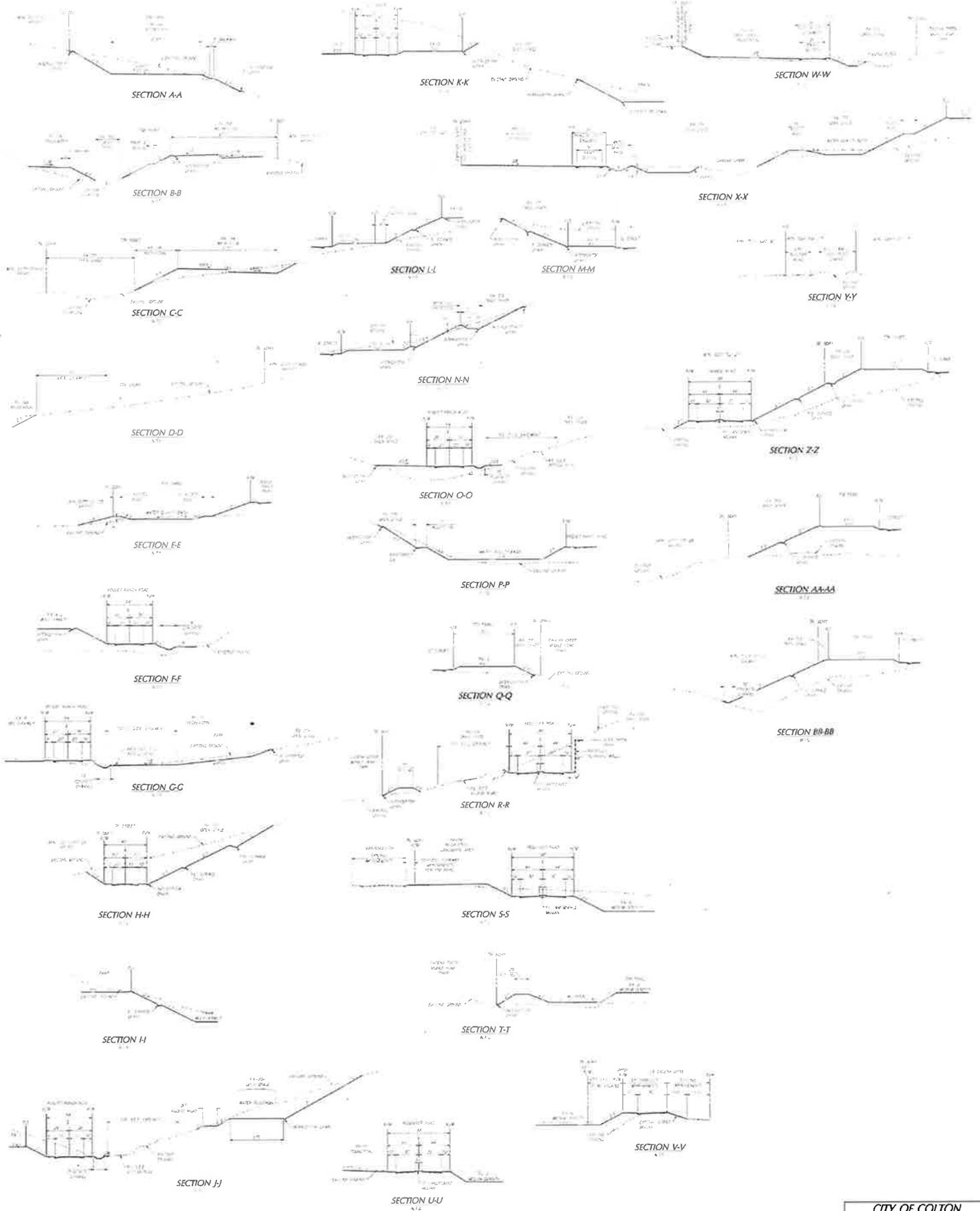


- EXISTING EASEMENT NOTES**
1. ALL TRACTS ARE SUBJECT TO THE EXISTING EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS MAP.
 2. ALL TRACTS ARE SUBJECT TO THE EXISTING EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS MAP.
 3. ALL TRACTS ARE SUBJECT TO THE EXISTING EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS MAP.
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 20. ALL TRACTS ARE SUBJECT TO THE EXISTING EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS MAP.

	ENGINEERING LAND PLANNING SURVEYING	2154 S. GARDEN STREET COLTON, CALIFORNIA 95620 (916) 227-1700 (916) 227-1701
CITY OF COLTON ROQUET RANCH SPECIFIC PLAN TENTATIVE TRACT MAP NO. 19983 BEING A DIVISION OF TTM 20041 2, 9, 11, AND 13		DATE: 11/11/03 DRAWN BY: JPM CHECKED BY: JPM

TENTATIVE TRACT MAP NO. 19983

CITY OF COLTON - ROQUET RANCH SPECIFIC PLAN



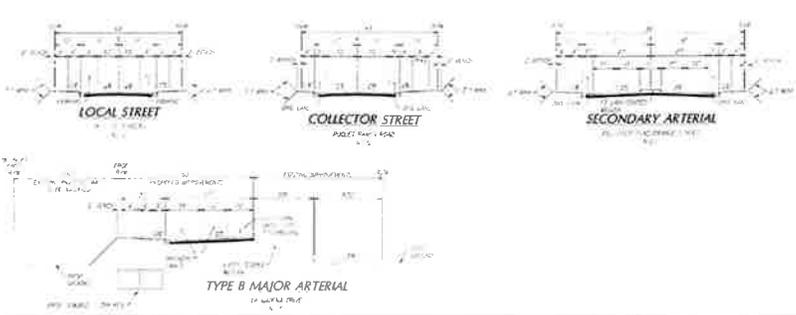
RITVEDS <small>REGISTERED PROFESSIONAL ENGINEER</small>	ENGINEERING LAND PLANNING SURVEYING	<small>2015 S. 10TH STREET COLTON, CA 95307 TEL: (925) 261-1111 WWW.K&A-ENG.COM</small>	CITY OF COLTON ROQUET RANCH SPECIFIC PLAN TENTATIVE TRACT MAP NO. 19983 <small>ENGINEERING OF THE PLANS SHEETS 2, 3, 4, 5 AND 10</small>
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TENTATIVE TRACT MAP NO. 19983

CITY OF COLTON - ROQUET RANCH SPECIFIC PLAN

200 SCALE EXHIBIT

- DEED DESCRIPTION**
- DIST**
- ENGINEER**
- APPLICANT**
- OWNER**
- STREETS AND SERVICES**
- PROPERTY ADDRESS**
- ASSESSOR'S PARCEL NUMBER**
- THOMAS BROTHERS AND**
- EXISTING GENERAL PLAN DESIGNATIONS**
- PRESENT USE**
- PROPOSED USE**
- EXISTING ZONING**
- PROPOSED ZONING**
- PROPOSED DEVELOPMENT**
- EXTRAORDINARY QUANTITY ESTIMATE**
- GEOTECHNICAL NOTES**
- WELLS**
- EXISTING EASEMENT NOTES**
- FLOOD HAZARD DESIGNATION**
- BOUND**
- LEGEND**



LEGEND

CITY OF COLTON

TENTATIVE TRACT MAP NO. 19983

200 SCALE EXHIBIT

ENGINEERING AND PLANNING

LAND PLANNING

JULIEN

2014.08.01

07.17.2014

TENTATIVE TRACT MAP NO. 20041

CITY OF COLTON

BEING A PORTION OF SECTION 31, T1S, R4W, A PORTION OF SECTION 6, T2S, R4W, A PORTION OF SECTION 1, T2S, R5W, AND A PORTION OF SECTION 36, T1S, R5W, S.B.M.



LEGAL DESCRIPTION
DATE
ENGINEER
APPLICANT
OWNER

LIMITS AND SERVICES

PROPERTY ADDRESS

ADJACENT PARCEL NUMBER

PREVIOUS ZONING

PROPOSED ZONING

PROPOSED DEVELOPMENT

ENVIRONMENTAL QUANTITIES ESTIMATE

GEOLOGICAL HAZARD NOTE

SEISMIC

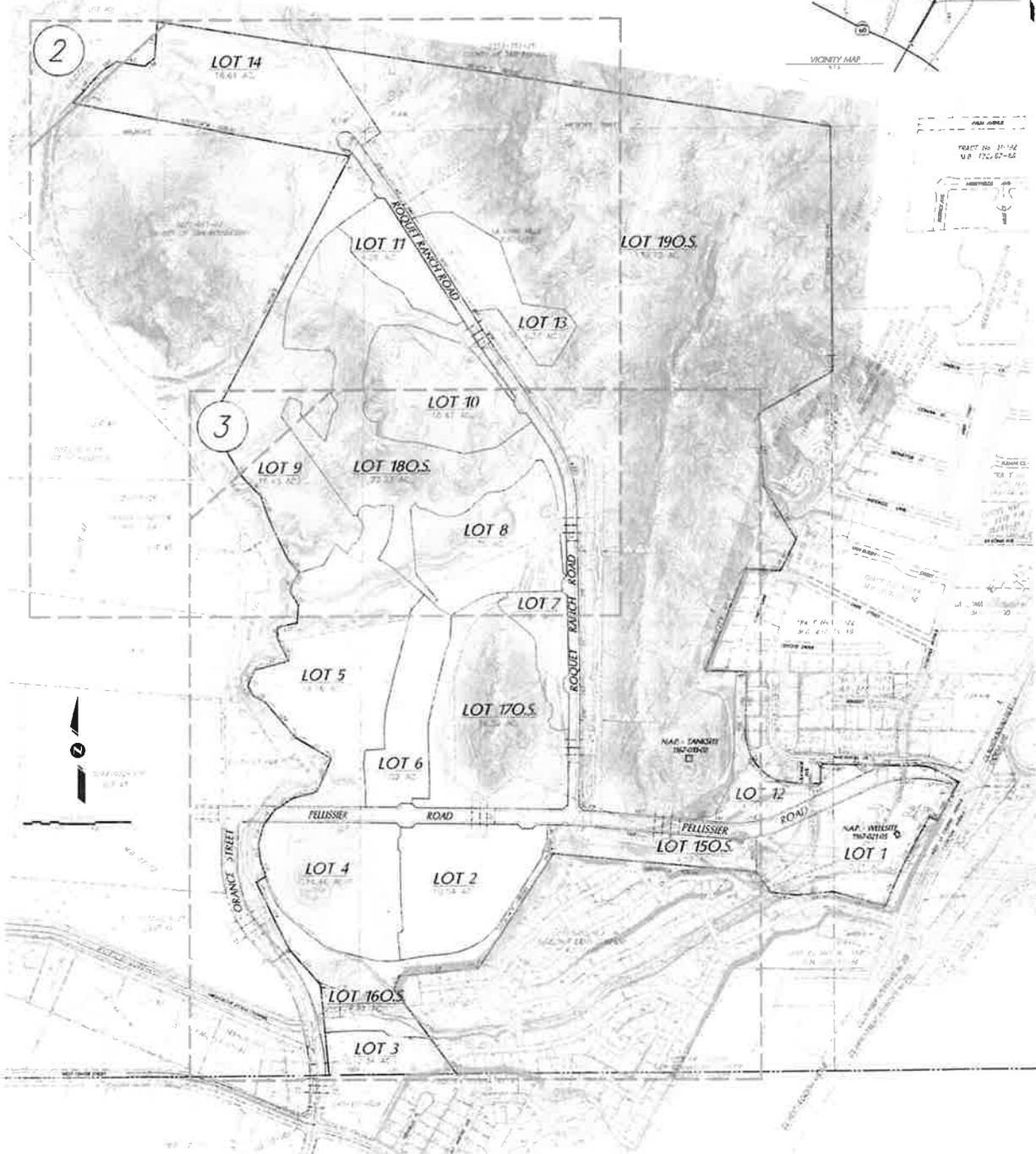
EXISTING EASEMENT NOTES

LOOD PLAN DESIGNATION

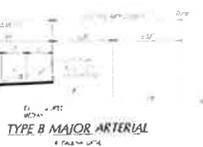
LEGEND

BASES OF BEARINGS

REVISIONS



TYPE	MIN. WIDTH	MIN. RIGHT-OF-WAY	MIN. SIDEWALK	MIN. MEDIAN	MIN. BIKEWAY
LOCAL STREET	20	30	5	0	0
COLLECTOR STREET	25	40	5	0	0
SECONDARY ARTERIAL	30	50	5	0	0
TYPE B MAJOR ARTERIAL	35	60	5	0	0



GENERAL NOTES

EXISTING EASEMENT NOTES

CONDOMINIUM NOTE

TENTATIVE TRACT MAP NO. 20041

CITY OF COLTON

