



CITY OF COLTON PLANNING COMMISSION AGENDA

**650 NORTH LA CADENA DRIVE, COLTON, CA 92324 REGULAR MEETING
Tuesday, November 25, 2025 at 5:30 P.M.**

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIENCE

D. APPROVAL OF MEETING MINUTES

November 11, 2025, Draft Planning Commission Minutes

E. PUBLIC COMMENTS

F. BUSINESS ITEM

1. FILE INDEX NUMBER: DAP25-0023

Commissioners:

Richard Prieto, District 1

Adrianna Escarcega, District 2

Letitia Baden, District 3

Bruce McKillop, District 4

Gary Grossich, At Large

ROQUET RANCH PROJECT

APPLICANT: RR1050, LLC, William Southworth

PROPERTY OWNER: RR105, LLC

PROPERTY LOCATION: West of the intersection of Maryknoll Drive and South La Cadena Drive and north of S. Old Pellisier Road and Center Street Intersection.

APN: 1167-021-01 and 1167-011-01

REQUEST: Two-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).

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.

STAFF RECOMMENDATION: The Planning Commission approve Second Extension of Time for DAP-001-764, which will set a new expiration date of December 10, 2027. Approved Planning Commission Resolutions shall remain in effect with this two-year time extension.

G. STUDY SESSION/COMMUNITY MEETING

1. Housing Element Program 10 and 11 – GENERAL PLAN AMENDMENTS, ZONING MAP AMENDMENTS & ZONING TEXT AMENDMENTS HOUSING ELEMENT PROGRAM 10 AND 11 – The implementation of the Housing Element Update Programs 10 & 11 Rezone and General Plan Amendment is in process. A presentation of the proposed General Plan Land Use Map and Rezoning Changes, and Zoning Ordinance Text Amendments

(ZOTAs) associated with this approval will be made at this public meeting. The specific text amendments include to Section 18.06.060 (Uses Permitted in each Zone) of Chapter 18.06 (Zoning Districts and Maps) Chapter 18.16 (R-3 and R-4 Multiple-Family Residential) Zone, Chapter 18.23 (Mixed-Use Downtown) Zone, and Chapter 18.58 (Administration). A brief overview of the Program EIR will also be presented by First Carbon Solutions, City Consultant.

A Draft Program Environmental Impact Report (Draft Program EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Housing Element Update Program 10/11 Rezone and General Plan Amendment (Program 10/11 Rezone/GPA, or proposed project) (State Clearinghouse [SCH] No. 2025010520). This document is prepared in conformance with CEQA (Public Resources Code [PRC] § 21000, et seq.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, et seq.). The EIR for the proposed project are available online on the Planning Department website at: listed under <https://www.coltonca.gov/779/Environmental-Documents>. The review period for the EIR is from October 10, 2025 through November 26, 2025.

A study session review of a proposed project is not subject to the California Environmental Quality Act.

STAFF RECOMMENDATION. Receive a staff presentation pertaining to this project and identify concerns or requests for additional information that staff will need to address prior to the public hearing. Since this is a study session, no action is required.

H. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

I. COMMISSION COMMENTS

J. ADJOURNMENT Next Scheduled Meeting: Tuesday, December 9, 2025.

Documents Related to Open Session Agendas (SB 343). *Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 7:30 am to 5:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324. The meeting will be an in-person meeting and comments via telephone or zoom will not be available.*

Appeal of Planning Commission Action. *If you challenge in court any action of the Planning Commission related to a public hearing item, you may be limited to raising only those issues you or someone else has raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. A decision of the Planning Commission may be appealed to the City Council. An appeal must be filed within ten (10) days following the appellant's receipt of notice of the action.*

ADA Compliance. *In compliance with the American with Disabilities Act, if you need special assistance to participate in a Planning Commission Meeting, please contact the Planning Division at 909-370-5079. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*