



Planning Commission Staff Report

CITY OF COLTON
Development Services Department

MEETING DATE: November 25, 2025

FILE INDEX NUMBER: DAP25-0023

APPLICANT: RR1050, LLC, William Southworth

PROPERTY OWNER: RR105, LLC

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).

ACTIONS:

APPLICATION FILED: 10/15/2025

APPLICATION REVIEW COMMITTEE: N/A

PLANNING COMMISSION: 11/25/25; 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.

#	Plan Check Item	Status	Date	2025 Status
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 “two (2) 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 Ordinance Number O-02-25, grants extensions for an additional 24 months to be consistent with state law. 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, 2027, which would complete the two-year time extension.

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, 2027. Approved Planning Commission Resolutions shall remain in effect with this time extension.



Prepared By:
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Reviewed By:
Mario Suarez, AICP, Planning Manager



Reviewed By:
Heidi Duron, Development Services Director

Attachments

1. Side by Side Comparison TTM 20041 & TTM 19983

Side by Side Comparison TTM 20041 & TTM 19983

Attachment 1

Side by Side Comparison

