

Roquet Ranch

SPECIFIC PLAN NO.
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ORDINANCE NO. O-07-I8

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I. INTRODUCTION

A. PROJECT SUMMARY

Surrounded on three sides by the La Loma hills, the ROQUET RANCH Specific Plan is a master-planned community on 336.2 acres in the Pellissier Ranch/La Loma Hills Planning Focus Area of the General Plan in the City of Colton. The ROQUET RANCH community is characterized by the serene, natural features of the La Loma Hills and Santa Ana River that surround it. Nestled and secluded in the natural beauty of the La Loma hills, the ROQUET RANCH Specific Plan design carefully places residential neighborhoods and community amenities to protect the hillside views and preserve 199.7 acres of the La Loma Hills as open space. The ROQUET RANCH Specific Plan draws upon traditional local architectural styles as well as the agricultural and railroad history of the City of Colton to establish a unified community thematic concept.

The ROQUET RANCH community provides for the development of 1,050 homes in ten neighborhoods, 22.3 acres of recreational facilities, a 10.3-acre public school site, a 0.8-acre fire station site, and a 1.2-acre neighborhood commercial center. The ten residential neighborhoods offer three distinct home types, six complementary architectural styles, and parks located throughout the community that are accessible to each neighborhood. The community includes housing opportunities to residents in a variety of age, lifestyle, and economic circumstances, including housing that is attainable for young families, first-time buyers, members of the local labor force, and retirees. This wide range of housing opportunities is achieved with a community design which includes residential neighborhood densities ranging from 2.1 to 22.0 dwelling units per acre, with an average gross density of 3.1 dwelling units per acre. The public school site is intended for a public elementary school, however, if the Colton Joint Unified School District elects not to purchase the site, the site may be developed as Medium-Density Residential with a target unit count of 165 dwelling units.

The 199.7 acres of open space within ROQUET RANCH preserves the native scenic resources of the site, including the natural hillsides that offer residents with scenic vistas and reinforce the serene character of the ROQUET RANCH community.

The recreational centerpiece of the ROQUET RANCH community is the public, 11.1-acre Rocky Glen Park and the adjacent 2.8-acre private recreation facility, called The Lodge. Rocky Glen Park is owned by the City of Colton through a Community Service Area (CSA), Community Facilities District (CFD), or other financing entity. This park is open to the public and contains a basketball court, baseball field, soccer fields, tot lots, barbeque area with shade structures, dog parks, a passive native meadow area, and restroom facilities. The Lodge is a Homeowner Association owned and maintained private recreation facility that contains a recreation building, pool, and other amenities for the exclusive use of ROQUET RANCH residents. Neighborhood parks and pocket parks are owned and maintained by the HOA to provide recreational opportunities, including tot lots and shaded picnic areas, accessible to each residential neighborhood within the community. However, except for the gated, private park in Planning Area 19, these areas are available for public use.

A summary of the land uses within the ROQUET RANCH community is provided below in Table I-1, *Roquet Ranch Specific Plan - Land Use Summary*.



Table I-1 Roquet Ranch Specific Plan - Land Use Summary

LAND USE	DWELLING UNIT RANGE	ACRES	TARGET DWELLING UNITS	TARGET DENSITY
Residential Designation				
Low Density Residential (2.1–8.0 DU/AC)	126-481	60.2	450	7.5
Medium Density Residential (8.1–16.0 DU/AC)	154-305	19.2	293	15.3
High Density Residential (16.1–22.0 DU/AC)	96-132	6.0	131	21.8
<i>Residential Subtotal</i>	357-903	85.4	874	10.2
Non-Residential Designation				
Neighborhood Commercial	--	1.2	--	--
Public/Institution*	--	14.1	176	15.9
Open Space-Recreation	--	19.3	--	--
Open Space-Resource	--	199.7	--	--
Circulation	--	16.5	--	--
<i>Non-Residential Subtotal</i>	--	<i>250.8</i>	<i>176</i>	--
ROQUET RANCH TOTAL	--	336.2	1,050	3.1

*PA 12 is proposed as a 10.3-acre school site with attached medium density residential (Max. 165 DUs) as an alternate use.

*PA 13 is proposed as a 0.8-acre fire station site with attached medium density residential (Max. 11 DUs) as an alternative use.

B. PROJECT LOCATION AND SETTING

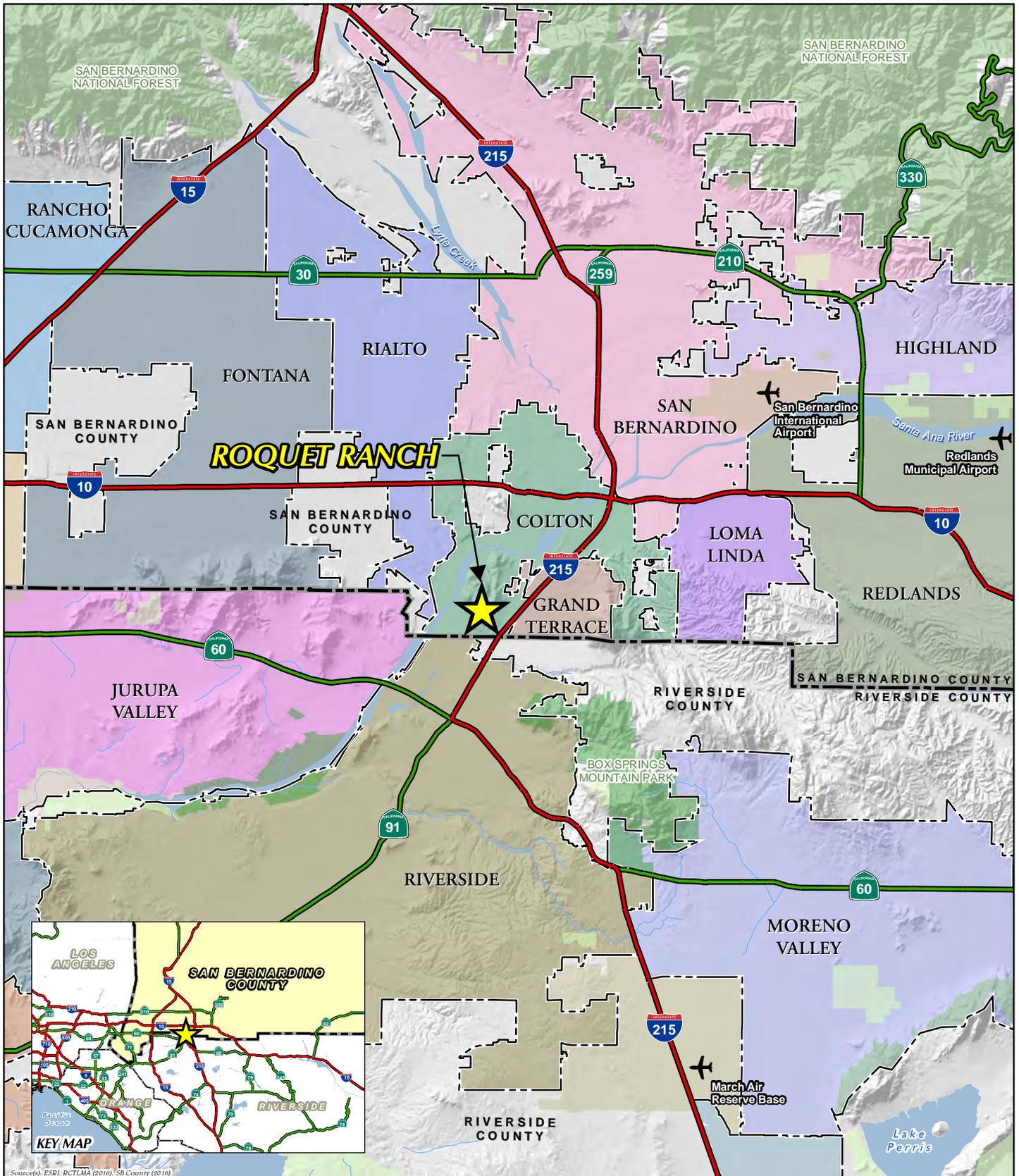
ROQUET RANCH is located in the southwestern portion of the City of Colton, as shown on Figure I-1, *Regional Map*. As depicted on Figure I-2, *Vicinity Map*, ROQUET RANCH is located within the La Loma Hills, approximately 0.10 mile east of the Santa Ana River and abuts the City and County of Riverside to the south. Primary access to ROQUET RANCH is provided via La Cadena Avenue, which is adjacent to the eastern edge of the community. Secondary access to ROQUET RANCH is provided via Orange Street and Center Street to the west and south of the community. Regional access to ROQUET RANCH is primarily provided via Interstate 215 (I-215), located approximately 0.5 miles to the east and Interstate 10 (I-10) approximately 2.25 miles to the north.

As shown on Figure I-3, *Surrounding Development*, the Specific Plan area is immediately surrounded by low-density traditional residential subdivisions to the east, a mobile home community to the south, vacant land and the Santa Ana River to the west, industrial land to the southwest, and vacant land to the north. As shown on Figure I-4, *Aerial Map*, a 100-foot wide Southern California Edison (SCE) easement for high voltage power lines is located in the open space area and runs adjacent to the base of the hills along Roquet Ranch Road. The SCE Easement enters the ROQUET RANCH community from the eastern boundary at La Cadena Drive, running along the base of the hillsides on the eastern edge of the site, and exiting the northwest portion of the site.



Roquet Ranch

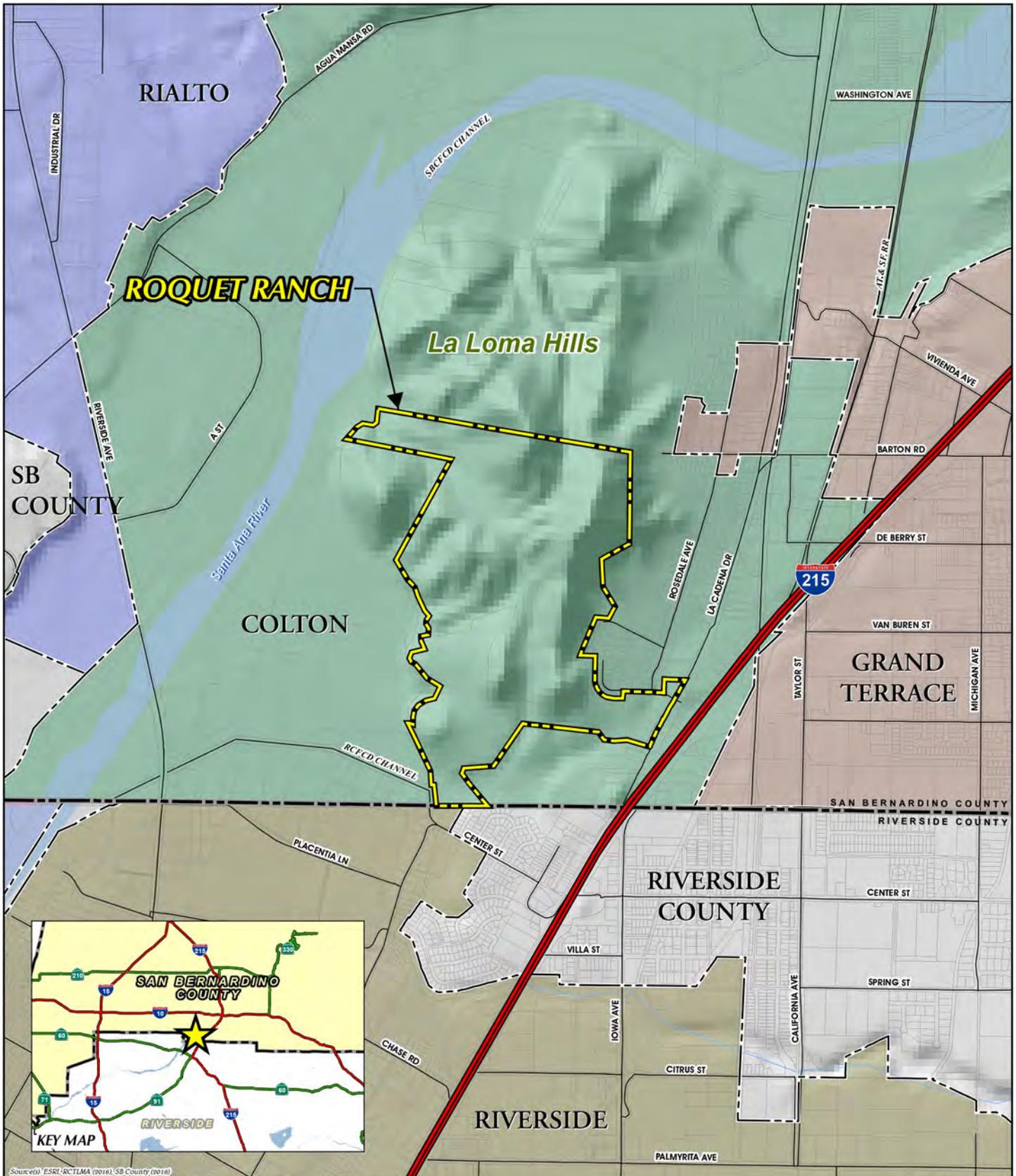
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Sources: ESRI, RCLMA (2016), SB County (2016)



FIGURE I-1
REGIONAL MAP



Source: esri, RCTLMA (2016), SB County (2016)

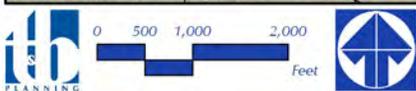
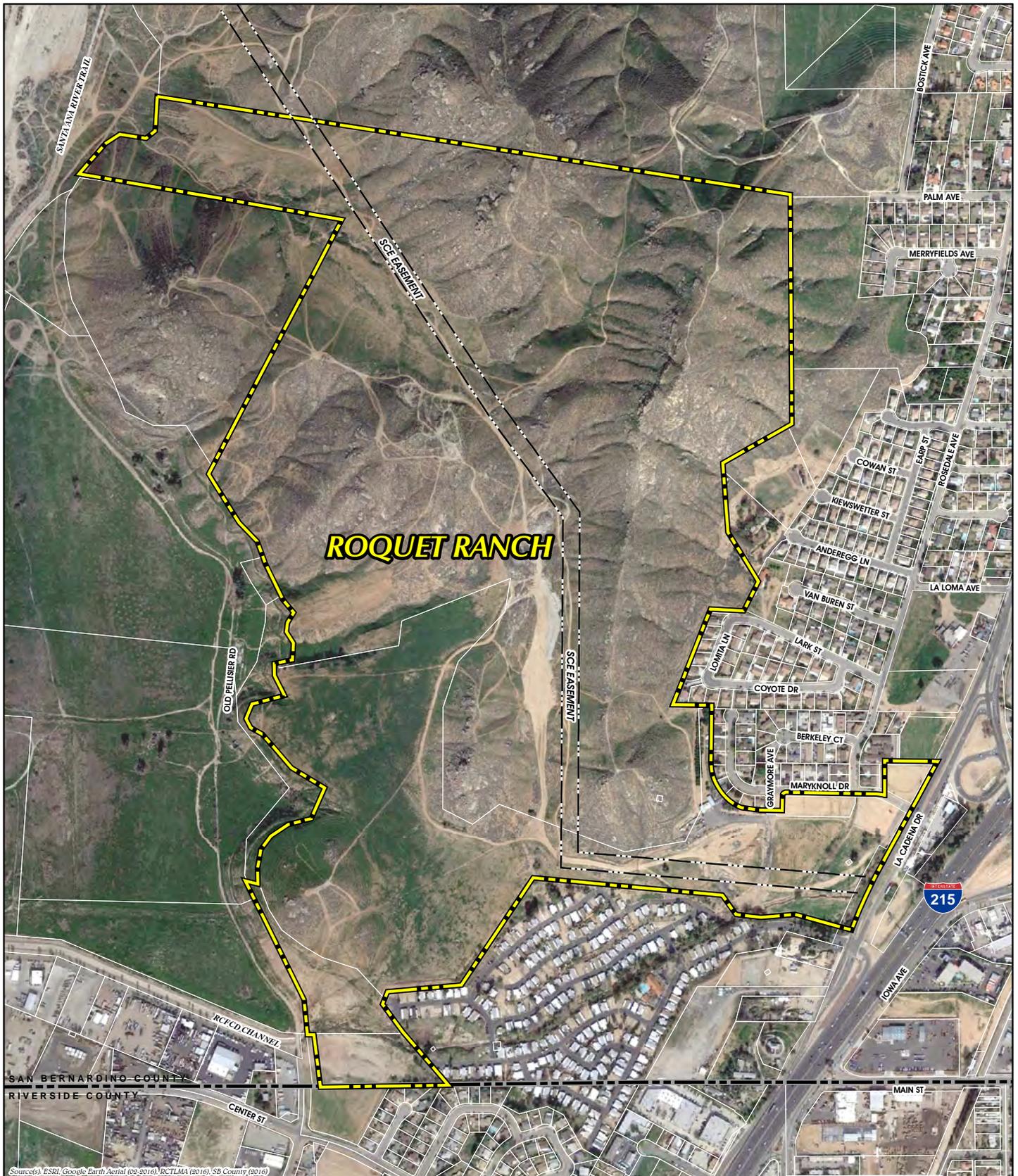


FIGURE I-2
VICINITY MAP



Roquet Ranch

SPECIFIC PLAN NO. DAP-001-228



Sources: ESRI, Google Earth Aerial (02-2016), RCTLMA (2016), SB County (2016)

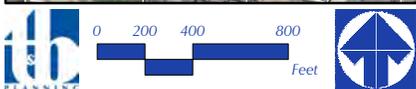


FIGURE I-4
AERIAL MAP



The ROQUET RANCH site is currently designated as Very-Low Density Residential, Medium Density Residential, and High Density Residential by the City of Colton General Plan, as show on Figure I-5, *Existing and Proposed General Plan Land Uses*, and Zoned Very-Low Density Residential (VLDR), Medium Residential (R-2), and Multiple Family Residential (R-3/R-4),as shown on Figure I-6, *Existing and Proposed Zoning*.

Additionally, a 12.9-acre portion of the ROQUET RANCH site (portion of Planning Area 3) is also identified as a Housing Opportunity Site by the City of Colton’s General Plan Housing Element. The Housing Opportunity Site has a High Density Residential Overlay, which allows for a maximum of 30 dwelling units to the acre. The Housing Element states that “the site could yield 257 units at an assumed density of 20 units/acre.” ROQUET RANCH plans for this Housing Opportunity Site to be developed at a maximum density of 8.0 units per acre which yields 103 units. In addition, the Specific Plan includes two High Density Residential Planning Areas which are not identified within the City of Colton Housing Element. Planning Areas 8 and 10 provide for a total of 6.0 acres and up to 131 units at an average density of 21.8 units per acre. The ROQUET RANCH Specific Plan reduces the number of possible High Density Residential units from 257 as assumed in the Housing Element to 131 as provided in Planning Areas 8 and 10. The ROQUET RANCH Specific Plan is consistent with the intent of the Housing Element in meeting the minimum density and area requirements to “create opportunities for the development of higher-density house.”

The site’s topography primarily features rolling hills with a prominent north-south ridgelines forming the sites eastern boundary and a portion of the western boundary, as illustrated on Figure I-7, *Topographic Map*.

C. DOCUMENT PURPOSE

Authorized by California Government Code §65450 *et seq.*, a specific plan is a tool that is used for the systematic implementation of the general plan for all or part of the area covered by the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. As such, this document provides the City of Colton with policies and regulations to ensure efficient, orderly development of the subject property in accordance with the City’s adopted General Plan.

The ROQUET RANCH Specific Plan establishes standards for the development of a master planned community in the City of Colton. This Specific Plan includes regulations relative to land uses, site planning, and building intensity, as well as design guidelines that are intended to allow for innovation in architecture, landscaping and building arrangements as future tentative maps and site plans are proposed to implement the Specific Plan. All future implementing actions (development plans, tract maps, site plans, and other similar entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document and with all applicable City regulations. Furthermore, all regulations, conditions, standards and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. Where the Specific Plan does not specify uses or standards, the Colton Municipal Code governs. If any section, clause, phrase, or

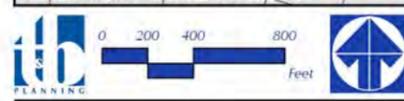
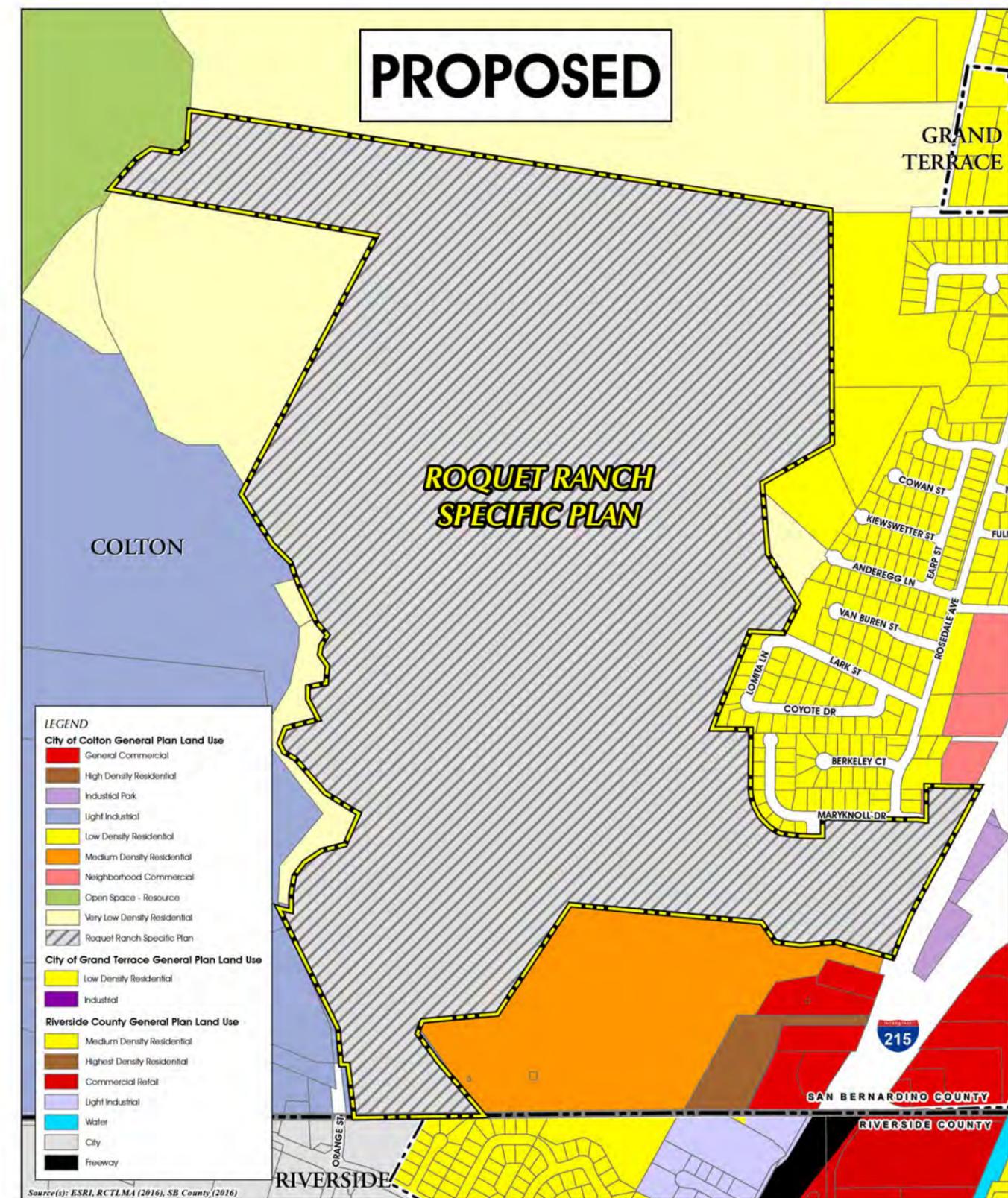
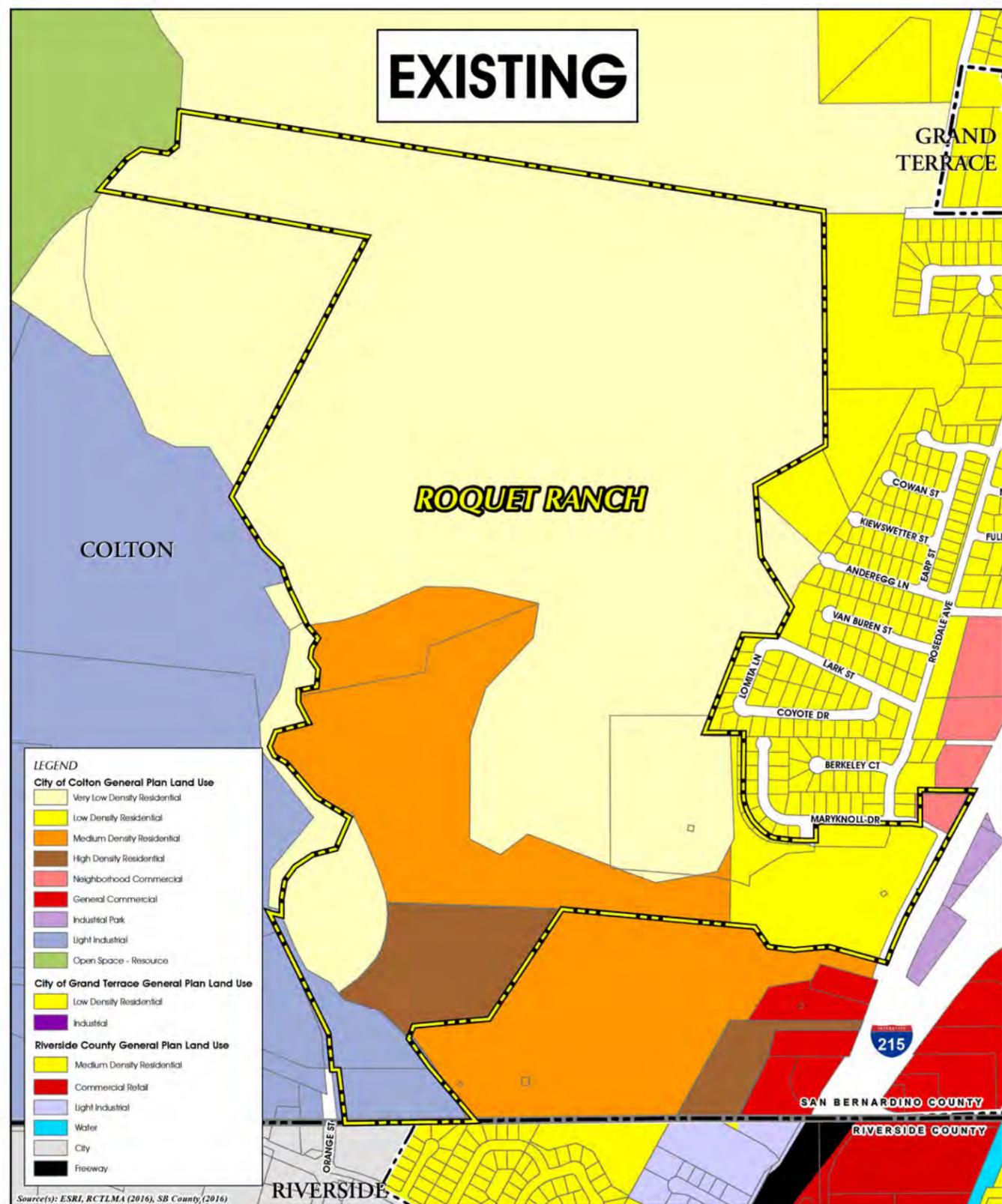
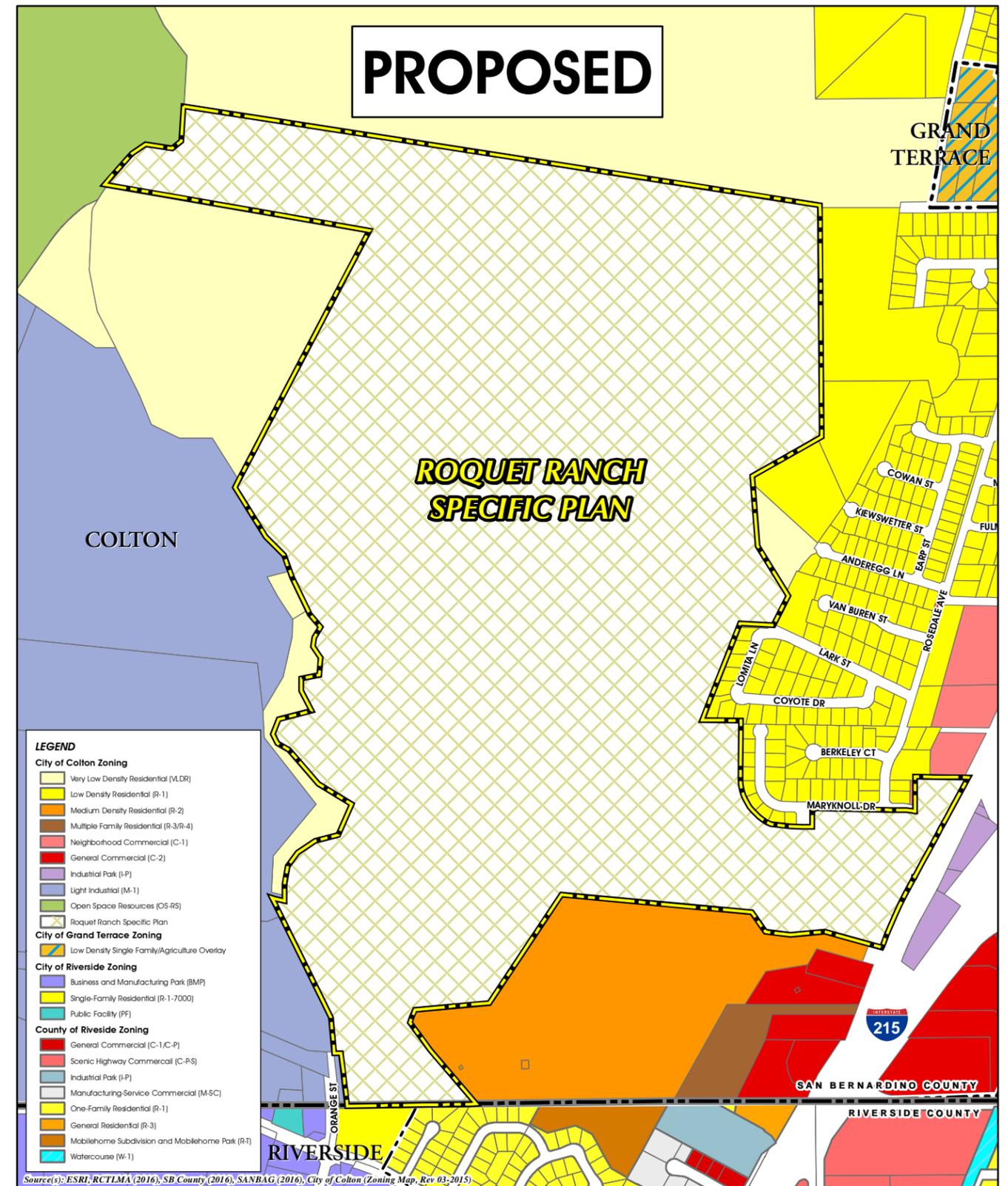
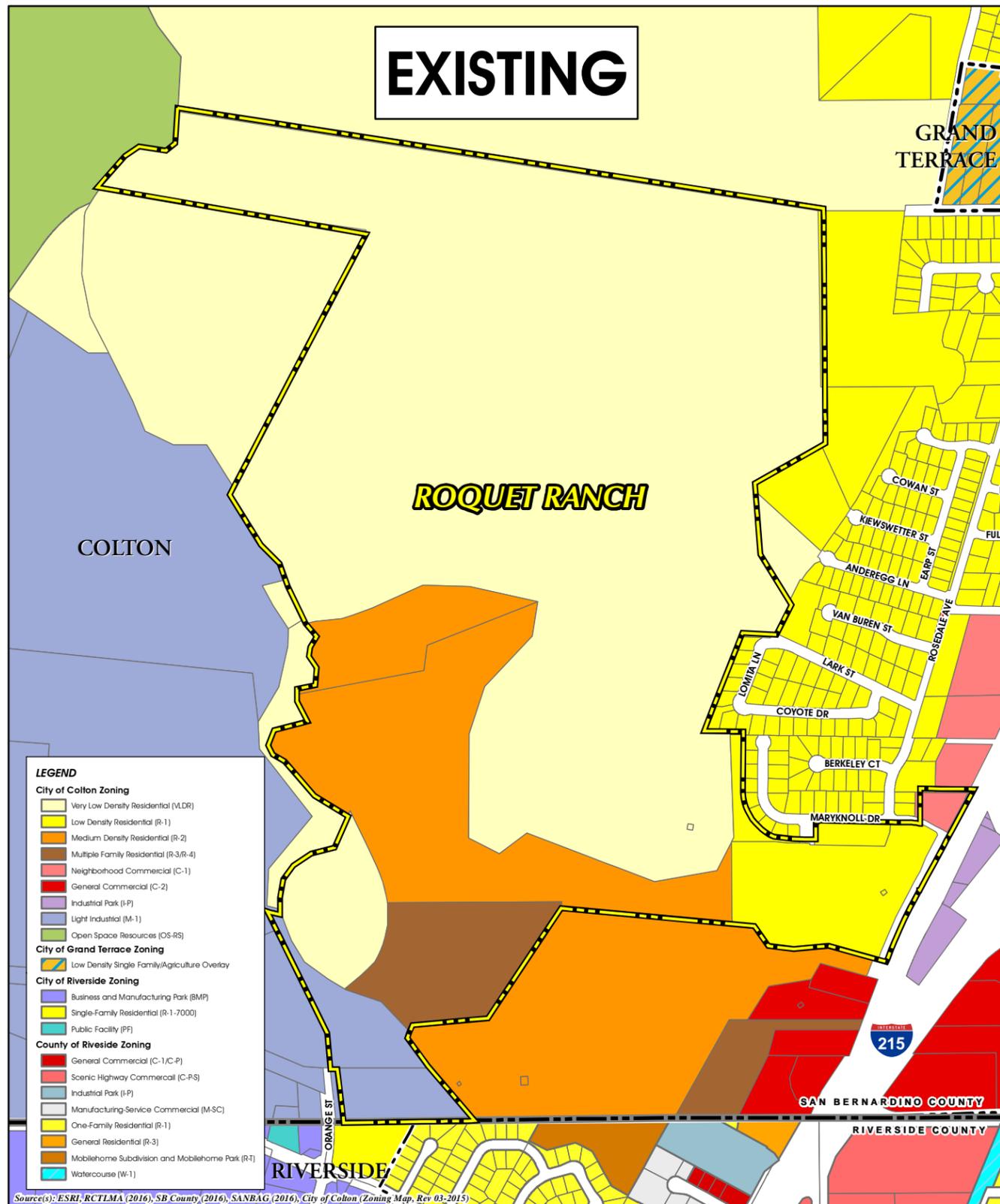


FIGURE I-5
EXISTING AND PROPOSED GENERAL PLAN LAND USES



Source(s): ESRI, RCTLMA (2016), SB County (2016), SANBAG (2016), City of Colton (Zoning Map, Rev 03-2015)

Source(s): ESRI, RCTLMA (2016), SB County (2016), SANBAG (2016), City of Colton (Zoning Map, Rev 03-2015)

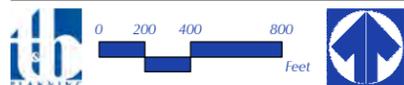
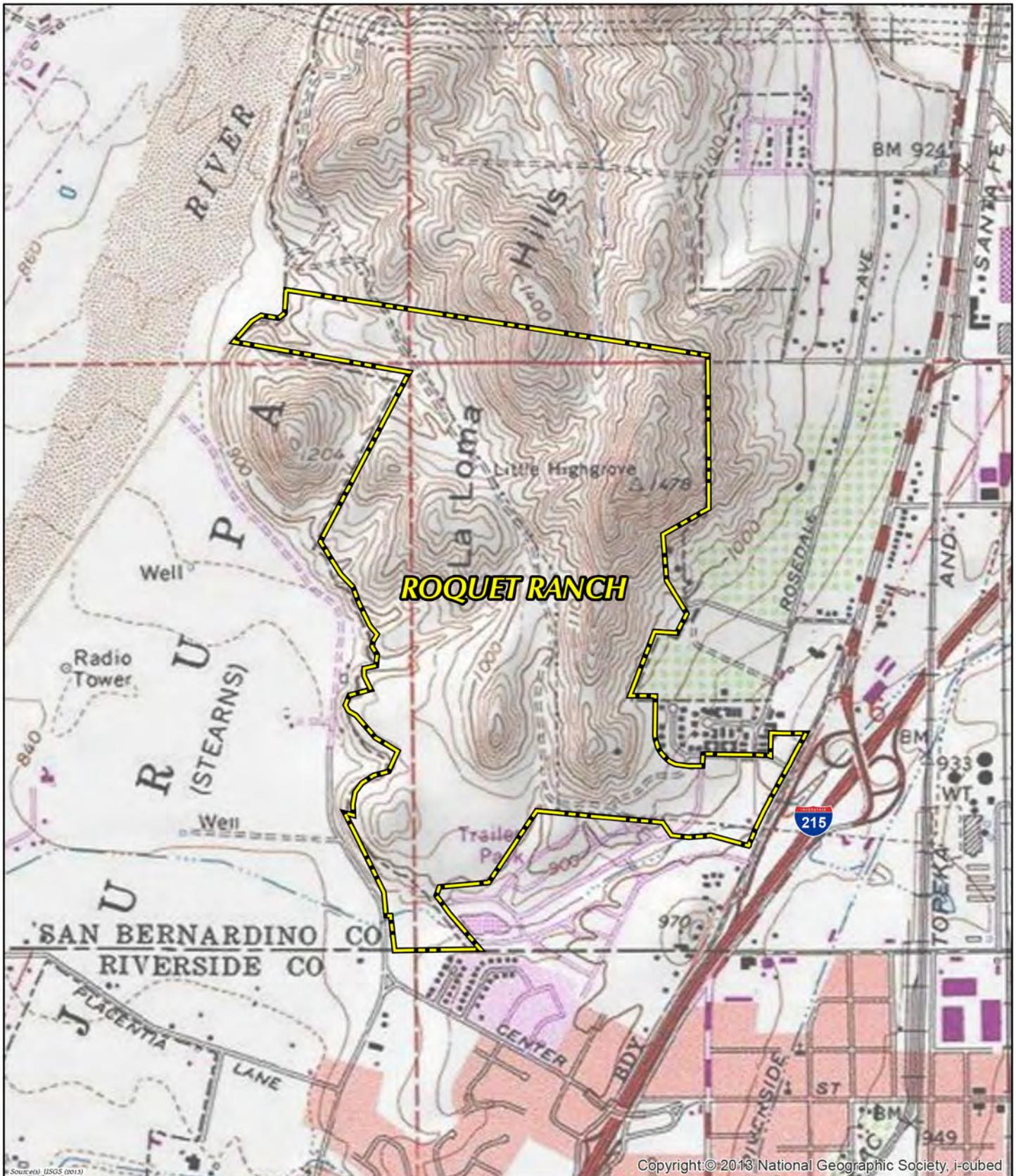


FIGURE I-6
EXISTING AND PROPOSED ZONING



Source(s): USGS (2013)

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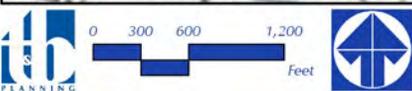


FIGURE I-7
TOPOGRAPHIC MAP



portion of this document is for any reason to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

D. SPECIFIC PLAN FORMAT

This ROQUET RANCH Specific Plan is divided into the following sections: 1) Introduction; 2) Plan Components and Implementation; 3) Development Standards; 4) Design Guidelines; and 5) Specific Plan Administration.

This ROQUET RANCH Specific Plan has been prepared pursuant to the provisions of California Government Code §65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code §65450 through §65454 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to §65450, a Specific Plan shall include text and a diagram or diagrams which specify all of the following details:

- The distribution, location, and extent of the uses of land within the area covered within the specific plan area;
- The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the specific plan area;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A schematic program of implementation measures indicating how public services will be financed; and
- A statement of the specific plan's relationship to the general plan.

California state law also provides for the inclusion of any other subject that, in the judgment of the local planning agency, is deemed necessary or desirable to implement the general plan, such as architectural or landscape design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the City of Colton General Plan. By functioning as a regulatory document, the ROQUET RANCH Specific Plan provides a means of implementing and detailing the City's General Plan and tailoring its policies to the subject property. In this regard, all future development plans or other entitlement applications are required to substantially conform to the standards and guidelines set forth in this document, as well as all applicable City regulations. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as vehicular and non-vehicular circulation, energy conservation, landscaping, and the provision for public utilities. The ROQUET RANCH Specific Plan also ensures that new development meets or exceeds City standards for environmental protection, infrastructure, site planning, and aesthetic quality.



E. SPECIFIC PLAN GOALS

Important issues including engineering feasibility, market acceptance, economic viability, City General Plan goals and policies, including the Pellissier Ranch/La Loma Hills Planning Focus Area, City Ordinances, and local community concerns were thoroughly examined and considered during the preparation of this Specific Plan. To ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic impact of this Specific Plan, planning and development goals for the community have been established and supported by extensive analysis. With these specific goals in mind, the following objectives have been established for the ROQUET RANCH Specific Plan:

- To develop a master-planned community that exhibits excellence in design and provides a sense of place that is compatible with the surrounding areas;
- To provide high-quality housing opportunities designed to be marketable and accessible within the evolving, economically diverse profile of the City;
- To preserve natural hillsides, natural habitats, and natural drainage courses within open space;
- To provide neighborhood parks with active and passive recreational amenities for the benefit of residents of the ROQUET RANCH community and the City of Colton as a whole;
- To provide neighborhood-oriented retail services to satisfy the daily shopping needs of community and local residents and generate sales tax revenue for the City;
- To establish a unified thematic concept utilizing design elements such as agricultural and railroad history, the community through design elements such as architecture, monumentation, theme walls, and landscaping shall provide for a long-range comprehensive planning approach that cannot be accomplished on a parcel-by-parcel basis;
- To develop an informal community-wide landscape concept that features drought-tolerant plant materials to provide for an aesthetically pleasing outdoor environment while minimizing the demand for water resources; and
- To accommodate the construction of a City Circulation Element facility, Pellissier Road, through the Specific Plan area to improve local access to the Pellissier Ranch/La Loma Hills area.

F. GENERAL PLAN CONSISTENCY

Land development patterns in the City of Colton are guided by the City of Colton General Plan (herein “General Plan”). The General Plan is organized into eight separate elements, including Land Use, Housing, Mobility, Noise, Open Space and Conservation, Safety, Model Air Quality, and Cultural Resources. Each General Plan Element is instrumental to achieving the City’s long-term development goals. Each element contains a series of policies that guide the course of action the City must take to achieve the City’s vision for future development.



The ROQUET RANCH Specific Plan implements the goals and policies of the City’s General Plan. As shown on Table I-2, *General Plan Consistency*, ROQUET RANCH is consistent with, and results in the implementation of, the applicable primary goals and policies of the General Plan.

Table I-2 General Plan Consistency

CITY OF COLTON GENERAL PLAN POLICIES	CONSISTENCY DETERMINATION
Land Use Element	
Goal LU-4: Incorporate green building and other sustainable building practices into development projects.	
Policy LU-4.1: Require that new development projects reflect the principles of Traditional Neighborhood Development: walkable street patterns, pedestrian amenities, access to transit, a mix of complementary uses, comfortable and accessible open spaces, a range of housing types and densities, and quality design.	Roquet Ranch is consistent with Policy LU-4.1 because the community includes pedestrian amenities including sidewalks and trails, access to open space with a trail head park, access to transit on La Cadena Drive, and a mixture of uses including a variety of residential home types including single-family homes, townhomes, and condominiums.
Goal LU-8: Create new attractive residential neighborhoods throughout Colton that provide a range of quality housing.	
Policy LU-8.6: Require that multi-family residential development and major subdivisions include amenities such as common open space or community facilities.	Roquet Ranch is consistent with Policy LU-8.6 because the community includes 22.3 acres of recreational uses located throughout Roquet Ranch that include Rocky Glen Park, The Lodge, Hillcrest Park, neighborhood parks, and pocket parks.
Goal LU-21: Create a residential neighborhood in the Pellissier Ranch/La Loma Hills area that consists largely of low-density or clustered residential development, with support neighborhood commercial uses, open space, and compatible uses that complement the natural landscape, the Santa Ana River, and the La Loma Hills.	
Policy LU-21.1: Allow for a diverse housing mix that is compatible to the hillsides area.	Roquet Ranch is consistent with Policy LU-21.1 because the community provides a mix of housing types, including single-family detached on various sized lots, townhomes, and age qualified condominiums, while preserving steep slopes and major ridgelines of the site.
Policy LU-21.3: Provide adequate public, community, and educational facilities to meet residential needs.	Roquet Ranch is consistent with Policy LU-21.3 because the community can accommodate a centrally located 10.3-acre public school site.
Policy LU-21.5: Establish community recreation and park facilities, including open space areas with hiking and bicycle trails.	Roquet Ranch is consistent with Policy LU-21.5 because the community provides 11.1 acres of public parks, 5.4 acres of neighborhood parks (Planning Areas 17 and 18 will be open to the



Table I-2 General Plan Consistency

CITY OF COLTON GENERAL PLAN POLICIES	CONSISTENCY DETERMINATION
	public; Planning Area 19 will be private), 2.8 acres of private recreation (Planning Area 14A), public hiking and biking trails, and 199.7 acres of natural open space with existing trails.
Policy LU-21.10: Look for opportunities to create public or publically accessible open space areas within the focus area.	Roquet Ranch is consistent with Policy LU-21.10 because the community provides connections to existing trails in the La Loma hills via the public Trailhead Park in Planning Area 16, and establishment of 22.3 acres of recreation and 199.7 acres of natural open space uses.
Open Space and Conservation Element	
Goal OSC-1: To establish and maintain an open space and conservation system which will ensure the conservation and wise utilization of valuable resources and will meet local and regional open space needs.	
Policy OSC-1.1: Preserve and protect hillside and environmentally sensitive areas designated for growth through the use of strict hillside development standards.	Roquet Ranch is consistent with Policy OCS-1.1 because the community preserves and designates the hillsides and ridgeline as Open Space – Resource, provides grading standards that ensures homes do not block the sightline of the ridge, and concentrates development on the flatter portions of the site to avoid grading of steep hillsides.
Housing Element	
Goal H-4: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.	
Policy H-4.1: Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.	Roquet Ranch is consistent with Policy H-4.1 because the community provides a mix of housing types, including single-family detached on various sized lots, townhomes, and age qualified condominiums.



II. PLAN COMPONENTS AND IMPLEMENTATION

A. LAND USE PLAN

1. DEVELOPMENT CONCEPT

ROQUET RANCH is a high quality, master planned community featuring residential land uses, a public school site, a neighborhood commercial center, recreational amenities including a Public Neighborhood Park, private recreation center, Neighborhood Parks, and abundant open space, as shown on Figure II-1, *Specific Plan Land Use Plan*. The community draws its overall thematic and aesthetic inspiration from the natural beauty of the La Loma Hills and the rich agricultural and railroad heritage of the City of Colton. Homes, the recreation center, and signage within ROQUET RANCH utilize historically reminiscent architectural themes combined with an informal landscape concept characteristic of rural inland valleys to establish a strong sense of place and reinforce the relaxed character of the La Loma Hills area. The ROQUET RANCH community is designed to preserve the physical landscape of the La Loma Hills and provide residents with a secluded and serene community.

The community's ten residential neighborhoods provide for a maximum of 1,050 homes, using six distinct and innovative housing types, including both detached and attached configurations designed to help meet the diverse needs of the City of Colton's homebuyers. Densities range from 2.1 to 22.0 dwelling units per acre, with an overall gross residential density of 10.2 dwelling units per acre. The community's lower density neighborhoods are located and nestled in the La Loma Hills, while the higher density neighborhoods are located in the flattest portions of the site, to minimize grading.

The 1.2-acre neighborhood commercial center is located in the southeastern portion of the community, adjacent to La Cadena Drive, an important transportation corridor within the City of Colton. The commercial center complements the residential components of the community by providing residents with neighborhood convenience shopping options accessible by residents on foot or bicycle. Additionally, the commercial use contributes to the long-term economic base of the City by generating tax revenue and providing opportunities for local employment.

A total of 11.1 acres of Public Facility land uses are provided for within Roquet Ranch. A 10.3-acre public school site is located in the central portion of the community and provides convenient access to the school for community residents. In the event that the school district decides not to construct a school on the public school site, the site may be developed with Medium Density Residential land uses with a target unit count of 165 dwelling units. A 0.8-acre fire station site is located in the southeast corner of the site, with direct access to La Cadena Drive. If the fire station site is not purchased by the City of Colton for a fire station, the site may be developed with Medium Density Residential land uses with a target unit count of 11 dwelling units.

ROQUET RANCH provides a total of 22.3 acres of recreational amenities, including as the main features, the 11.1-acre Rocky Glen Park, a public community park maintained by the City of Colton through a Community Service Area (CSA), Community Facilities District (CFD), or other financing entity, open



Roquet Ranch

PLAN COMPONENTS AND IMPLEMENTATION II

SPECIFIC PLAN NO. DAP-001-228

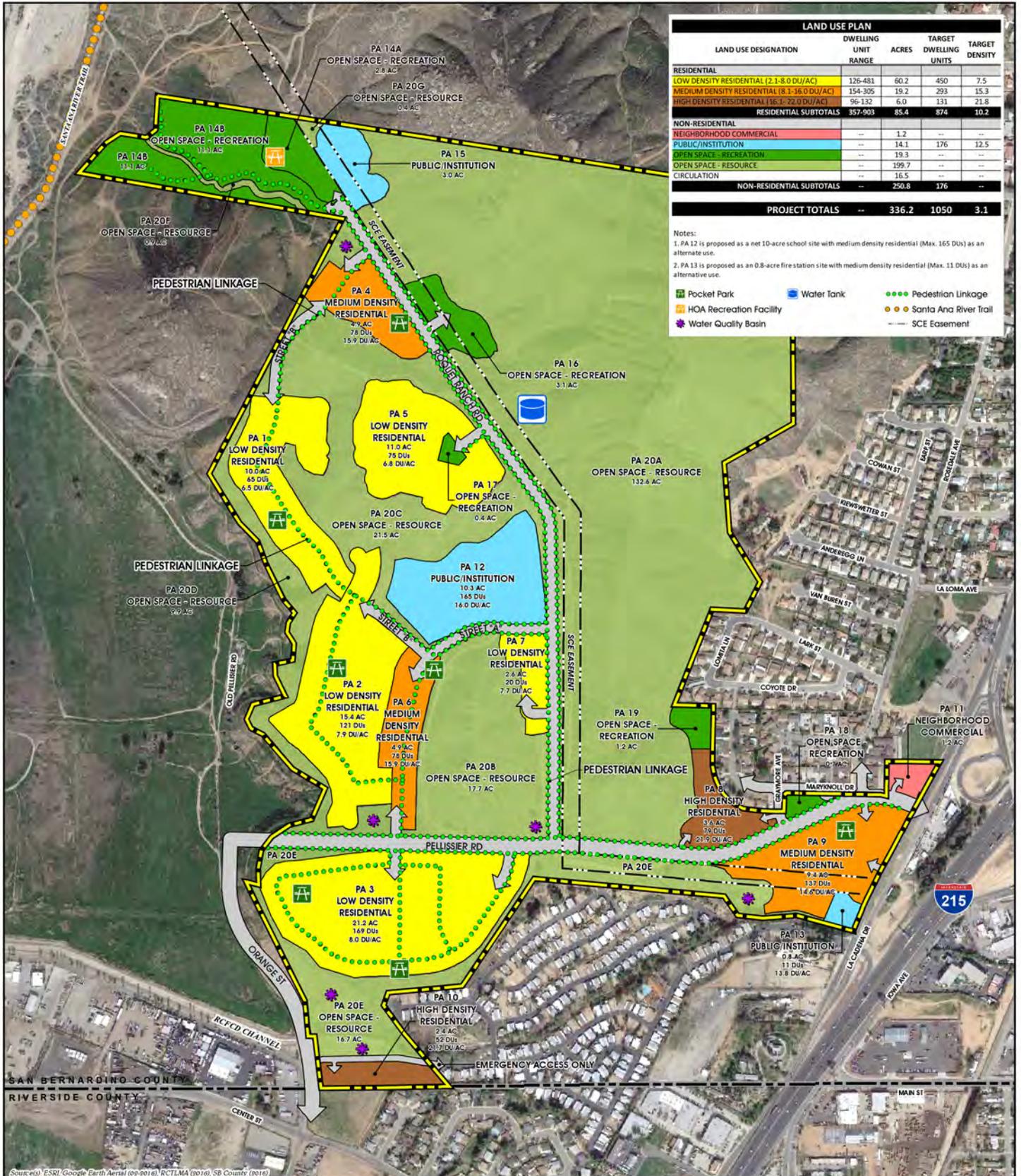
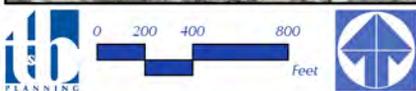


FIGURE II-1
SPECIFIC PLAN LAND USE PLAN





to all residents of the City of Colton, and The Lodge, a 2.8-acre HOA owned and maintained private recreation facility for the exclusive use of ROQUET RANCH residents. Rocky Glen Park includes 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 of ROQUET RANCH.

In addition, three Neighborhood Parks are strategically located within ROQUET RANCH 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, barbeque 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 within ROQUET RANCH would be available for public use. Hillcrest Park is located in the northern portion of the community and provides the residents of the City of Colton with recreational opportunities and scenic views of the La Loma Hills. A Recreational Vehicle (RV) Storage area is located in the northern portion of the community, east of Rocky Glen Park and The Lodge, to provide ROQUET RANCH residents with RV Storage and overflow parking for Rocky Glen Park and The Lodge.

2. LAND USE PLAN DESIGNATIONS

An overview of the land uses within the ROQUET RANCH community is provided on the following pages and also is summarized in Table II-1, *Land Use Summary*.

a) Residential

The ROQUET RANCH community features housing opportunities in a variety of architectural styles, home types, and sizes intended to appeal to homeowners of different family sizes, income levels and ages. Planning Areas 1, 2, 3, 5, 6, and 7 include traditional, single family detached homes on lot sizes ranging from 2,975 square feet to 5,000 square feet. Planning Area 4 consists of innovative detached Courtyard Homes, and Planning Areas 8, 9 and 10 consist of attached townhomes. Planning Areas 12 and 13 provide for townhomes as an alternative residential use. Overall, ROQUET RANCH provides for a maximum of 1,050 homes on approximately 85.4 acres for an overall residential density of 10.2 dwelling units per acre.

Residential neighborhoods are discussed in greater detail in Section III, *Development Standards*, and Section IV, *Design Guidelines*. The residential land uses, densities, and lot sizes within the ROQUET RANCH community are described below.

- ☐ **Low Density Residential (2.1-8.0 du/ac):** ROQUET RANCH includes 450 Low Density Residential homes. In Planning Areas 1, 2, 3, 5, and 7, this density range accommodates traditional, single family detached homes on 5,000 square-foot (s.f.) lots; 4,000 s.f. lots; 3,400 s.f. lots; and 2,975 s.f. lots.



Table II-1 Land Use Summary

PA	LAND USE	DENSITY RANGE (du/ac) ¹	ACRES	TARGET DWELLING UNITS	TARGET DENSITY
Residential					
1	Low Density Residential	2.1-8.0	10.0	65	6.5
2	Low Density Residential	2.1-8.0	15.4	121	7.9
3	Low Density Residential	2.1-8.0	21.2	169	8.0
4	Medium Density Residential	8.1-16.0	4.9	78	15.9
5	Low Density Residential	2.1-8.0	11.0	75	6.8
6	Medium Density Residential	8.1-16.0	4.9	78	15.9
7	Low Density Residential	2.1-8.0	2.6	20	7.7
8	High Density Residential	16.1-22.0	3.6	79	21.9
9	Medium Density Residential	8.1-16.0	9.4	137	14.6
10	High Density Residential	16.1-22.0	2.4	52	21.7
<i>Residential Subtotal</i>		--	85.4	874	10.2
Non Residential					
11	Neighborhood Commercial	--	1.2	--	--
12	Public/Institution	--	10.3	165 ²	16.0
13	Public/Institution	--	0.8	11 ³	13.8
14A	Open Space-Recreation	--	2.8	--	--
14B	Open Space-Recreation	--	11.1	--	--
15	Public/Institution	--	3.0	--	--
16	Open Space-Recreation	--	3.1	--	--
17	Open Space-Recreation	--	0.4	--	--
18	Open Space-Recreation	--	0.7	--	--
19	Open Space-Recreation	--	1.2	--	--
20A	Open Space-Resource	--	132.6	--	--
20B	Open Space-Resource	--	17.7	--	--
20C	Open Space-Resource	--	21.5	--	--
20D	Open Space-Resource	--	9.9	--	--
20E	Open Space-Resource	--	16.7	--	--
20F	Open Space-Resource	--	0.9	--	--
20G	Open Space-Resource	--	0.4	--	--
	Circulation	--	16.5	--	--
<i>Non-Residential Subtotal</i>		--	250.8	176	--
ROQUET RANCH TOTAL		--	336.2	1,050	3.1

¹du/ac = dwelling unit per acre

²PA 12 is proposed as a 10.3-acre school site with Medium Density Residential as an alternative overlay use with a maximum of 165 dwelling units

³PA 13 is proposed as a fire station site with Medium Density Residential as an alternative overlay use with a maximum of 11 dwelling units



- ❑ **Medium Density Residential (8.1-16 du/ac):** ROQUET RANCH includes 293 Medium Density Residential homes in a variety of housing types. Planning Area 4 accommodates a maximum of 78 greencourt single family detached homes at a density of 15.9 dwelling units per acre. Planning Area 6 accommodates a maximum of 78 detached homes at a density of 15.9 dwelling units per acre on minimum 2,975 s.f. lots. Planning Area 9 accommodates a maximum of 137 attached townhomes at a density of 14.6 dwelling units per acre. In the event the school is not constructed within Planning Area 12, an additional 165 attached townhomes or detached courtyard homes may be developed. In the event the fire station is not constructed in Planning Area 13, an additional 11 attached townhomes may be developed.
- ❑ **High Density Residential (16.1-22 du/ac):** ROQUET RANCH includes a maximum of 79 High Density Residential townhomes in Planning Area 8 at a density of 21.9 dwelling units per acre, and an additional 52 attached townhomes in Planning Area 10 at a density of 21.7 dwelling units per acre.

b) Neighborhood Commercial

Located in the eastern portion of the ROQUET RANCH community, adjacent to La Cadena Drive, Planning Area 11 provides a maximum of 50,000 square feet of neighborhood-serving commercial retail uses on 1.2 acres. This retail center provides residents of ROQUET RANCH with accessible local shopping for daily or periodic needs and allows for a wide range of businesses, such as cafes or restaurants, and other specialty stores. The neighborhood commercial area is further described in Section III, *Development Standards*, and Section IV, *Design Guidelines*.

c) Public/Institution

Three Planning Areas are designated as Public/Institution: a 10.3-acre public school site is located in the central portion of the ROQUET RANCH community in Planning Area 12; a 0.8-acre fire station site is located in the southeastern portion of ROQUET RANCH in Planning Area 13; and a 3.0-acre RV Parking and Park Overflow in Planning Area 15. Should the Colton Joint Unified School District decide not to purchase the school site, Planning Area 12 can accommodate a target of 165 townhomes within the Medium Density Residential density range. Similarly, if the City of Colton decides not to construct a fire station within Planning Area 13, the site may be developed with a target of 11 townhomes with the Medium Density Residential density range. The RV Parking and Park Overflow area in Planning Area 15 provides ROQUET RANCH residents who own a RV with a designated location to park their RVs and effectively removes RV parking from public roadways, which may cause street clutter and obstruct views of the neighborhood. In addition, the RV Storage area provides overflow parking for Rocky Glen Park and The Lodge. The public/institution areas are further described in Section III, *Development Standards*.

d) Open Space and Recreation

A total of 222.0 acres of the ROQUET RANCH community are reserved for open space and recreation, which includes public parks (owned by the City of Colton and maintained through a CSA, CFD, or other financing entity) and private recreational facilities and parks (owned and maintained by the HOA), and a brief description is provided below:

- ❑ **Rocky Glen Park:** Rocky Glen Park is a public Community Park owned by the City of Colton and maintained through a CSA, CFD, or other financing entity and is open to the public. Rocky Glen



Park is located on 11.1 acres within Planning Area 14B and provides a range of recreational amenities, including a basketball court, a baseball field, soccer fields, barbeque area with shade structures, tot lots, restroom facilities, a passive native meadow area with shade pavilions and picnic seating, and dog parks.

- ❑ **The Lodge:** The Lodge is a 2.8-acre Private Recreation Center, owned and maintained by the HOA, located within Planning Area 14A, adjacent to Rocky Glen Park, and is available only to ROQUET RANCH residents. The Lodge provides additional amenities for the residents of ROQUET RANCH, including a junior Olympic swimming pool, water play feature, restroom facilities, and barbeques and picnic tables under shade structures.
- ❑ **Hillcrest Park:** Hillcrest Park, 3.1-acres within Planning Area 16, is a public park owned by the City of Colton and maintained through a CSA, CFD, or other financing entity (except for area underlying the SCE Easement, which will be owned and maintained by the HOA). Hillcrest Park provides the City of Colton with a trailhead to access the existing, informal trails located within Planning Area 20A and throughout the La Loma Hills. Additional amenities in Hillcrest Park include a native plant demonstration garden, shaded picnic areas, and an open turf area.
- ❑ **Neighborhood Parks:** To provide residents with recreational opportunities in proximity to their homes, three Home Owners' Association owned and maintained neighborhood parks on a total of 2.3 acres are provided throughout the ROQUET RANCH community (Planning Areas 17 through 19). The neighborhood parks range in size from 0.4 to 1.2 acres and accommodate recreational amenities including, but not limited to, shaded tot lots, open play fields, and picnic and seating areas. While owned and maintained by the HOA, the public Neighborhood Parks within Planning Areas 17 and 18 are available for public use. However, the Neighborhood Park within Planning Area 19 is gated and available only to the residents of Planning Area 8.
- ❑ **Pocket Parks:** To provide residents with recreational opportunities in proximity to their homes, seven pocket parks within the residential Planning Areas are provided throughout the ROQUET RANCH community (Planning Areas 1 through 4, 6, and 8). While owned and maintained by the HOA, the seven pocket parks within ROQUET RANCH would be available for public use.
- ❑ **Open Space:** Approximately 199.7 acres of natural open space are provided throughout the ROQUET RANCH community, with a majority being located in the northeastern portion of the community to preserve the scenic natural resources of the La Loma Hills (Planning Areas 20A through 20G). The open space areas also include manufactured slope areas, which will be graded to respect the natural terrain and revegetated with native and naturalized landscaping. The ROQUET RANCH community preserves the hillsides west of Roquet Ranch road through sensitive design of the neighborhoods which are nestled into the hillsides.

Recreational facilities, open space, and associated amenities are discussed in greater detail in Section II.C, *Open Space and Recreation Plan*, Section III, *Planning Area Development Standards*, and Section IV, *Design Guidelines*.

e) Roads

ROQUET RANCH includes the construction of approximately 16.5 acres of roadways, including Pellissier Road, a General Plan Secondary Arterial Roadway. Orange Street, Pellissier Road, and Roquet Ranch Road are public roads, to be maintained by a CSA or CFD. Local Streets will be public or private roads but open to the public, and will be maintained by the Master HOA, CSA, or CFD, as appropriate. A detailed description of the community's on-site and off-site circulation improvements are discussion in Section II.B, *Circulation Plan*, and Section IV, *Design Guidelines*.



3. LAND USE PLAN DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of the ROQUET RANCH Specific Plan area, development standards have been prepared for each planning area to facilitate the efficient implementation of planned development (refer to Section III, *Development Standards*). In addition to these specific standards, community-wide development standards also have been prepared to complement the unique conditions within each planning area. The community-wide standards are as follows:

1. The ROQUET RANCH Specific Plan area shall be developed as a residential community containing Low Density Residential, Medium Density Residential, High Density Residential, Commercial Retail, Public/Institution, Open Space – Recreation, Open Space – Resource, and circulation land uses on 336.2 acres, as illustrated on Figure II-1, *Specific Plan Land Use Plan*, and in the individual planning area figures (Figures III-1 through III-12).
2. The area designated as ROQUET RANCH Specific Plan shall be developed with a maximum of 1,050 dwelling units and up to 50,000 square feet of commercial retail building area.
3. Land uses and development standards shall be in accordance with the ROQUET RANCH Zoning Ordinance (refer to Section VI of this Specific Plan) and will be further defined by Specific Plan objectives, the Specific Plan Design Guidelines, and future detailed development proposals including subdivisions, plot plans, and/or conditional use permits. If the ROQUET RANCH Zoning Ordinance does not provide specific standards, then the City of Colton Municipal Code governs implementing projects.
4. Standards regarding signage, landscaping, and other related design elements shall conform to the ROQUET RANCH Zoning Ordinance, the Design Guidelines and design standards contained within this Specific Plan. If the ROQUET RANCH Zoning Ordinance does not provide specific standards, then the City of Colton Municipal Code governs implementing projects.
5. Development of the property within the ROQUET RANCH Specific Plan area shall be in accordance with the mandatory requirements of all City of Colton ordinances.
6. Except for the Specific Plan Zoning Ordinance adopted concurrently with this Specific Plan, no portion of the Specific Plan, which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development, shall be considered to be part of the adopted Specific Plan.
7. A review in compliance with the California Environmental Quality Act (CEQA) shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, specific plan amendment, or any discretionary land use application required to implement the Specific Plan, unless said proposal is determined to be consistent with EIR No. XXX and does not require subsequent environmental documentation, or is exempt from the provisions of CEQA. Any required CEQA review shall be prepared as part of the review process for these implementing projects.
8. Planning Areas designated by this Specific Plan and parcels created pursuant to any implementing tentative parcel or tentative tract maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property (refer to Section VI, *Zoning Ordinance*, of this Specific Plan).
9. Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the City of Colton Planning Division



verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.

10. Common areas identified in the Specific Plan shall be owned and maintained as follows:
 - A permanent master maintenance organization shall be established for the Specific Plan area to assume ownership and maintenance responsibility for all common open space, roadways, trails, drainage areas, and landscaped areas that are not under the maintenance responsibility of the City of Colton, or another public or quasi-public organization. The construction and maintenance responsibility plan for this Specific Plan is described in detail in Section II.H.1, *Phasing Plan*, and Section II.H.1.b), *Maintenance Responsibilities*.
 - Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as an implementing development is approved or a conveyance subdivision is recorded.
 - The maintenance organization shall be established prior to, or concurrent with, approval of the first recorded tract map for individual residential lots. The ownership and maintenance responsibility shall be identified for each open space lot at the time tentative subdivision maps are filed.
11. Development applications that incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular and pedestrian).
12. All lighting within the boundaries of the Specific Plan shall be in accordance with the ROQUET RANCH Zoning Ordinance. All lighting within the boundaries of the Specific Plan shall also be in accordance with the lighting standards set forth in Section IV, *Design Guidelines*, of this Specific Plan. If the ROQUET RANCH Zoning Ordinance does not provide specific standards, then the City of Colton Municipal Code governs implementing projects.
13. Construction of certain public facilities and infrastructure requirements (such as water lines, roadways, etc.), as well as payment of City fees, may be financed through an assessment district (AD) or a community facilities district (CFD). If public facilities and/or infrastructure improvements are financed through a CFD, then implementing development shall only pay the assessment fee(s) required by the CFD for the covered facilities and improvements.
14. Prior to the issuance of building permits, improvement and irrigation plans for adjacent common areas shall be submitted for Planning Division approval. Irrigation plans shall be certified by a landscape architect.
15. All buildings shall include energy efficiency features that result in the building exceeding the 2013 Title 24 requirements by 15%. Energy efficient features may include but are not be limited to any combination of the following: HVAC equipment, windows, insulation, lighting, building materials, roofing, solar-voltaic systems, and appliances.
16. In accordance with the California Solid Waste Reuse and Recycling Access Act of 1991, Cal Pub Resources Code §42911, adequate areas for collecting and loading recyclable materials shall be provided.
17. For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual Tract Map, Site Plan or Plot Plan:
 - Circulation for pedestrians, vehicles, and police patrols.



- Lighting of streets, parking areas, and walkways.
 - Front doors into residences that face toward or are visible from the street and allow for easy drive-by surveillance by law enforcement personnel, where practical.
18. The following crime prevention measures shall be considered during site and building layout design, in addition to those above, for the security and safety of future residents:
- Address plates that light automatically at night.
 - Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
19. Development within the community shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to physically challenged individuals.
20. All landscaping will be provided in accordance with the ROQUET RANCH Specific Plan Design Guidelines.



B. CIRCULATION PLAN

1. VEHICULAR CIRCULATION PLAN

The ROQUET RANCH Specific Plan provides efficient traffic designs that meet the needs of the project and access to the surrounding community. Analysis of the circulation requirements enabled designers to create a residential community that provides safe avenues of transportation for automobiles and pedestrians, both within and outside the site. The primary goal of the Circulation Plan is to create a hierarchy of roadways that provide direct and convenient access to individual residential neighborhoods, parks and commercial uses through a safe and efficient network. The internal circulation plan is designed to create viable street patterns while minimizing grading. The Circulation Plan requires the construction of approximately 16.5 acres of roads and manufactured slopes. The Specific Plan is a master planned community with public access and public roads. Orange Street, Pellissier Road, and Roquet Ranch Road are public roads, maintained by a CSA or CFD. Local Streets will be public or private roads, but open to the public, maintained by the Master HOA, CSA, or CFD, as appropriate.

Figure II-2, *General Plan Roadway Network*, illustrates the existing and proposed roadway network of the Colton General Plan and City of Riverside General Plan in the vicinity of the ROQUET RANCH Specific Plan. As shown on Figure II-2, *General Plan Roadway Network*, existing roads in proximity of the ROQUET RANCH Specific Plan include La Cadena Drive and Iowa Avenue to the east, Riverside Avenue and Key Street to the west, Litton Street to the north, and Orange Street and Center Street to the south. The proposed future Colton General Plan roadways include Tropica Ranch Road, which proposes to start to the north at La Cadena Drive, run alongside the Santa Ana River Trail, and connect to Riverside Avenue to the southwest; and Pellissier Road, which proposes to connect Key Street to the west to La Cadena Drive to the east. The City of Riverside General Plan existing roadways in proximity to ROQUET RANCH include Orange Street and Center Street to the south. The ROQUET RANCH Specific Plan does not rely upon these proposed General Plan roadways, they are shown for informational purposes only. However, ROQUET RANCH does provide for a future extension of Roquet Ranch Road to the north through Planning Area 15, in the event that the property to the north of ROQUET RANCH is developed, so that project may provide connectivity from Pellissier Road to either Tropica Ranch Road or Litton Street to the north, through ROQUET RANCH.

As shown in Figure II-3, *Conceptual Vehicular Circulation Plan*, primary access into the community is from La Cadena Drive at Pellissier Road. The existing intersection of La Cadena Drive and Maryknoll Drive has been redesigned to provide adequate access into the ROQUET RANCH community as well as the local neighborhoods. Pellissier Road is a proposed General Plan roadway which takes access from La Cadena Drive and runs along the southern portion of the community and intersects with Roquet Ranch Road and Orange Street. To accommodate the new intersection of Pellissier Road and La Cadena Drive, a portion of Maryknoll Drive will be abandoned and a new cul-de-sac will be provided. Access to Maryknoll Drive will be provided to Pellissier Road via Graymoor Avenue.

Secondary access into the community will be from the extension of Orange Street from Center Street, which is located in the City of Riverside. In addition, a 60-foot wide road dedication will be provided through Planning Area 15 to provide future vehicular access to the north, in the event future development occurs north of ROQUET RANCH.

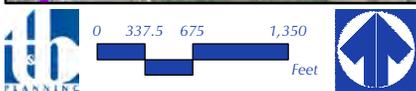


FIGURE II-2
GENERAL PLAN ROADWAY NETWORK



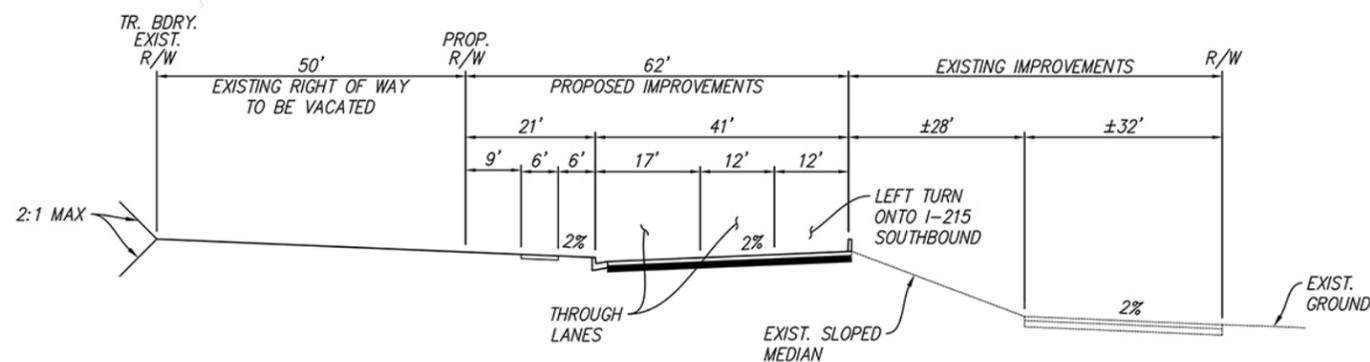
Roquet Ranch

PLAN COMPONENTS AND IMPLEMENTATION

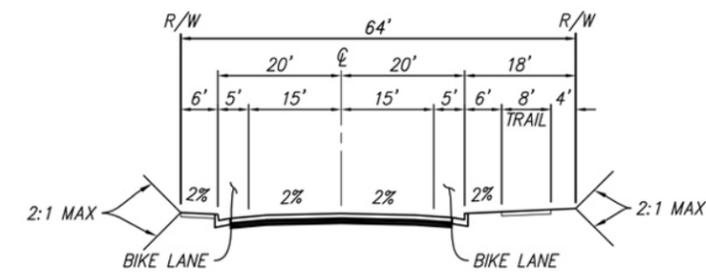
SPECIFIC PLAN NO. DAP-001-228



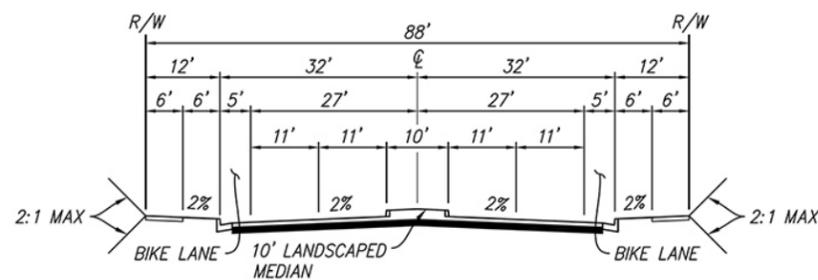
FIGURE II-3
CONCEPTUAL VEHICULAR CIRCULATION PLAN



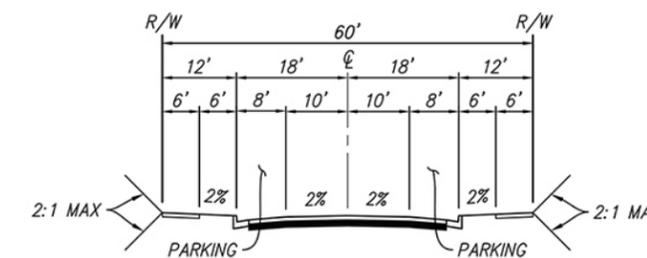
LA CADENA DRIVE
 MAJOR ARTERIAL



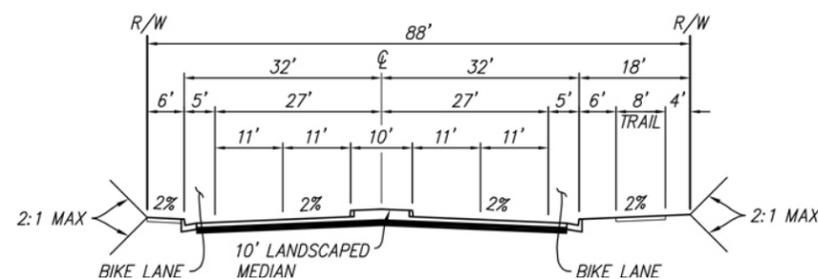
ROQUET RANCH ROAD
 COLLECTOR STREET



PELLISSIER ROAD
 SECONDARY ARTERIAL



LOCAL STREET



ORANGE STREET
 SECONDARY ARTERIAL

Source(s): K&A Engineering, Inc. (01-16-2017)



Roadway classifications within the ROQUET RANCH Specific Plan Circulation Plan are in accordance with the City of Colton’s General Plan Circulation Element. Streetscape designs for these roadways are provided in Section IV, Design Guidelines. The following is a description of each of the roads as depicted on Figure II-4, *Roadway Cross-Sections*.

- ❑ **La Cadena Drive:** La Cadena Drive is a General Plan designated Major Arterial Roadway with a 96-foot right-of-way width. The street is classified as ‘Type B’, consisting of four, 12-foot travel lanes with a 28-foot wide sloped center median and two, 5-foot wide Class II bike lanes. In addition, a 7-foot, curb-adjacent landscaped parkway and 5-foot sidewalk are located on the west side of La Cadena Drive along the property’s frontage. La Cadena Drive provides regional access to the community, linking with Interstate 215 to the east, and the City of Riverside to the west and south. The ROQUET RANCH Specific Plan constructs half-width improvements along the community’s frontage.
- ❑ **Pellissier Road:** Pellissier Road is General Plan designated Secondary Arterial with an 88-foot right-of-way width. The street is classified as ‘Type C’, consisting of four, 11-foot travel lanes with a 10-foot landscaped median and two, 5-foot wide Class II bike lanes, and 6-foot wide curb-separated sidewalks on both sides of the street with a 6-foot landscaped parkway separating the curb and sidewalk. Pellissier Road provides primary access to the community from La Cadena Road to the east and Orange Street to the west.
- ❑ **Orange Street:** Orange Street is designated as a Secondary Arterial with an 88-foot right-of-way width, four, 11-foot travel lanes, and two 5-foot wide Class II bike lanes, with a 10-foot wide median, 6-foot wide curb-separated sidewalk on both sides of the street, with a 6-foot landscaped parkway separating the curb and sidewalk. Orange Street is located off-site and is contingent upon the developer of ROQUET RANCH securing access rights to the property in order to construction Orange Street. Secondary access into the community will be from Orange Street from Center Street.
- ❑ **Roquet Ranch Road:** Roquet Ranch Road is a Collector Street with a 64-foot Right-of-Way width, consisting of two 15-foot travel lanes and two 5-foot wide Class II bike lanes, a 6-foot landscaped parkways and 6-foot wide curb-separated sidewalks are located on both sides of the roadway within the right-of-way. Roquet Ranch Road provides local access to the residential and open space land uses throughout the majority of the community from Pellissier Road.
- ❑ **Local Streets:** Local Streets may be public or private roads consisting of 60-foot right-of-ways, including two, 10-foot travel lanes, two 8-foot parking lanes, and 6-foot wide curb-separated sidewalks on both sides of the street with 6-foot landscaped parkways separating the curb from the sidewalk. Local Streets provide local access and connectivity throughout the community.

2. NON-VEHICULAR CIRCULATION PLAN

As shown in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*, non-vehicular circulation linking the Specific Plan’s land uses is accommodated throughout the ROQUET RANCH community with an interconnected, 6-foot wide, paved sidewalk system and bike lanes within the roadway right-of-way. ROQUET RANCH also provides for an eight-foot wide, unpaved Multi-Use Trail within the Southern



California Edison easement, east of Roquet Ranch Road. These pedestrian and bicycle linkages connect each residential Planning Area with the Commercial Retail uses within Planning Area 11, and the recreational facilities located throughout the community. Additionally, existing informal trails are located within the open space Planning Areas. Access to these informal trails is provided via Hillcrest Park in Planning Area 16.



Roquet Ranch

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Source(s): ESRI/Google Earth Aerial (02-2016), RCLMA (2016), SB County (2016)

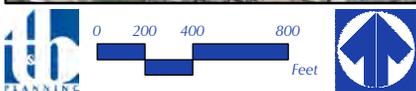


FIGURE II-5
CONCEPTUAL NON-VEHICULAR CIRCULATION PLAN



C. OPEN SPACE AND RECREATION PLAN

1. OPEN SPACE AND RECREATION PLAN DESCRIPTION

The Open Space and Recreation Plan is an important element of the ROQUET RANCH Specific Plan and is illustrated in Figure II-6, *Open Space and Recreation Plan*. Design, landscaping and other development details are addressed more fully in the project Design Guidelines in Section IV.

It should be noted that the Open Space and Recreation Plan is included here to show conceptually how recreational elements will be incorporated into the site and serve the development as a whole. Therefore, the specifications provided in this subsection may be subject to change based on the outcome of final design and engineering performed at the subdivision/implementation stage based on constraints such as topography, geology, etc. Final recreational plans are also subject to City review to assure compliance with City requirements under the Quimby Act.

The Specific Plan provides a total of 22.3 acres of recreational uses in Planning Areas 14, 16 through 19, and 199.7 acres of open space in Planning Areas 20A through 20G.

The ROQUET RANCH Specific Plan provides a variety of recreational opportunities which all residents of the community may enjoy. Rocky Glen Park, is a public community park in Planning Area 14B owned by the City of Colton and maintained through a CSA, CFD, or other financing entity and open for public use. The Lodge, is an HOA-owned and maintained recreational facility in Planning Area 14A available only to ROQUET RANCH residents. Hillcrest Park, located in Planning Area 16, is a public park that provides public trailhead to access the existing informal trails located in Planning Area 20A and throughout the La Loma Hills. The Neighborhood Parks within Planning Areas 17, 18, and 19 provide residents with recreational opportunities throughout the community. 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 gated and available only to the residents of Planning Area 8.

The seven pocket parks provide localized recreational areas adjacent to the various residential areas. To provide residents with recreational opportunities in walking proximity to their homes, seven pocket parks within the residential Planning Areas are provided throughout the ROQUET RANCH community (Planning Areas 1 through 4, 6, and 8). While owned and maintained by the HOA, the seven pocket parks within ROQUET RANCH would be available for public use.

The trails and bike lane connections within the ROQUET RANCH community provide pedestrian connectivity between residential areas and the recreational uses. A potential trail connection to the Santa Ana River Trail immediately west of Rocky Glen Park in Planning Area 14B is not proposed by the Specific Plan because this connection would need to traverse land outside the Specific Plan boundary. However, in the event that the City or other entity constructs such a connection, the Specific Plan shall accommodate the connection.



Source: esri, ESRI, Google Earth, Aerial (© 2016), RCLMA (© 2016), SB County (© 2016)

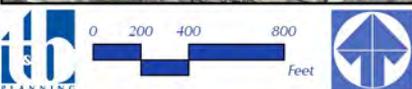


FIGURE II-6

OPEN SPACE AND RECREATION PLAN



2. OPEN SPACE AND RECREATION PLAN DEVELOPMENT STANDARDS

1. In accordance with the conditions of approval for parcel or tract maps, conceptual landscape plans for the respective landscape areas shall be submitted to the Development Services Department for review and approval. The plans shall include details of special treatments and buffer areas between open space and developed areas where appropriate, as well as any applicable mitigation measures involving the open space areas.
2. The Lodge, the recreational facility in Planning Area 14B, shall be owned and operated by the project's Master Homeowners Association.
3. All recreational facilities shall be landscaped as appropriate and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
4. No Class I bikeways are proposed for this project due to the topography of the site. In locations where bike paths are feasible, they shall be Class II (within road right-of-way).
5. Tot-lot play equipment, excluding swings, shall be shaded, using canvas awnings, canopies or other built shade structures.



D. DRAINAGE AND WATER QUALITY PLAN

Water quality will comply with the requirements of the City of Colton and the San Bernardino County Municipal Storm Water Management Program for the Santa Ana Region. During project construction, water quality will be managed through the preparation and implementation of a Storm Water Pollution Prevention Plan, SWPPP. Post construction water quality will be managed through implementation of a Site Specific Water Quality Management Plan (WQMP).

1. DRAINAGE AND WATER QUALITY PLAN DESCRIPTION

The ROQUET RANCH community is situated in the southern end of the La Loma Hills. The community is divided by a predominant ridgeline running in a north/south direction.

Drainage east of the ridgeline travels through existing residential neighborhoods into La Cadena Drive which drains southerly. This drainage re-enters the ROQUET RANCH community near Maryknoll Drive.

Drainage west of the ridgeline travels in various directions. At the northern end of the community, it runs directly to the Santa Ana River. The center of the community drains to the west into the low lying flat area where it ponds and percolates into the ground. At the southern end of the community, the drainage travels into and through the Cadena Creek Mobile Home Park and into Cadena Creek.

Cadena Creek has a tributary area that extends easterly of Interstate 215 into the hills above the City of Grand Terrace. Cadena Creek transitions into the Highgrove Channel at Orange Street, which empties into the Santa Ana River approximately 6,000 feet downstream from Orange Street. The Highgrove Channel is an existing, trapezoidal shaped, concrete lined drainage channel with a bottom width of between 25 to 30 feet and 1½ to 1 side slopes. The channel lies within a 100 foot wide right-of-way. It is an existing channel that is owned and maintained by the Riverside County Flood Control and Water Conservation District.

As shown on Figure II-7, *Conceptual Drainage and Water Quality Plan*, six water quality basins are located throughout the ROQUET RANCH community, with the two most southerly basins acting as detention basins as well. A network of drainage lines and water quality management basins are provided throughout the community to reduce storm water runoff flows. The water quality management basins are designed according to the City of Colton standards to detain and slowly release storm water to allow particles and associated pollutants to settle out.

Storm water that collects from the hillsides north of ROQUET RANCH is collected from off-site into storm drain pipes that flow under Planning Areas 14A and 14B, and discharge off-site into the historic drainage flows. Storm water that collects from the hillsides within the community is collected via a system of interceptor drains and storm drains that would convey storm water to the water quality basins located throughout the community. From the basins, clean water flows through a system of storm drain pipes and into the Cadena Creek, which is the historic location for storm water flows from the site.



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FIGURE II-7

CONCEPTUAL DRAINAGE AND WATER QUALITY PLAN



2. DRAINAGE AND WATER QUALITY PLAN DEVELOPMENT STANDARDS

1. The local on-site storm drain facilities shall be maintained by the City of Colton and shall be designed in accordance with standards and the requirements of the City.
2. Grading and drainage improvements shall conform to the California Building Code. Grading of the site shall be designed so as to protect all building pads from the 100-year storm event and to convey offsite runoff safely through the site.
3. Phasing of the Specific Plan's infrastructure facilities shall conform to Figure II-14, *Conceptual Phasing Plan*. Specifically, construction of drainage infrastructure facilities should be timed to adequately service the planning areas in each stage of development.



E. WATER PLAN

1. WATER PLAN DESCRIPTION

The ROQUET RANCH community lies within the City of Colton’s Central Pressure Zone for domestic water service. The water source for the ROQUET RANCH community will be from the existing La Loma Reservoir located approximately 0.7 miles north of the community’s northerly boundary.

As shown on Figure II-8, *Conceptual Water Plan*, ROQUET RANCH is served via an 18-inch line located in La Cadena Drive that connects the La Loma Reservoir to the site’s entry at Pellissier Road. The 18-inch line continues through ROQUET RANCH along Pellissier Road and southward in Orange Street, to a secondary connection south of the community at the intersection of Orange Street and Center Street in the City of Riverside. The 18-inch line also extends northward from Pellissier Road, part way up Roquet Ranch Road. Additional 12-inch lines run in the northern portion of Roquet Ranch Road, Street “A”, and Street “B”. A series of 8-inch water lines are provided along the local roads within each Planning Area.

In addition to water provided from the existing La Loma Reservoir, an additional 1.8 million-gallon water reservoir is located in Planning Area 20A, which connects to the 18-inch water line in Roquet Ranch Road.

2. WATER PLAN DEVELOPMENT STANDARDS

1. The water distribution system within the ROQUET RANCH community will receive water through the existing and proposed water system adjacent to and within the immediate area. The water distribution system shall be capable of providing the projected water demands and fire flows for each pressure zone, ensuring adequate domestic service to future residents.
2. All water facilities onsite shall be placed underground.
3. All water and sewer lines and facilities will be designed and installed pursuant to the requirements of the City of Colton.
4. Any water tanks constructed on the site shall be designed, as appropriate to minimize the visual impacts of such facilities.
5. Development of specific Planning Areas or implementing maps shall include construction of all water improvements necessary to serve the given site, as well as any additional on-site facilities deemed necessary by the City of Colton to ensure adequate service to the area.
6. Developer shall coordinate with the City of Colton to ensure adequate wastewater treatment capacity is available for all dwelling units constructed within the ROQUET RANCH Specific Plan.



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Sources: ESRI/Google Earth/Aerial (02-2016), RCTLMA (0016), SB County (2016)

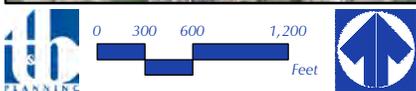


FIGURE II-8
CONCEPTUAL WATER PLAN



F. SEWER PLAN

1. SEWER PLAN DESCRIPTION

As shown on Figure II-9, *Conceptual Off-Site Sewer Plan*, sewer service in this area of Colton is provided through a series of 8-inch, 10-inch, and 15-inch diameter gravity sewer pipelines. These pipelines converge into the La Cadena sewer lift station located within the Cadena Creek Mobile Home Park. The outflow from the lift station is pumped into an 8-inch force main which travels approximately 5,800 feet through the Mobile Home Park to La Cadena Drive, and then northerly along La Cadena Drive to a connection with a gravity sewer main near De Berry Street. From this point the sewer flows northerly approximately 1.6 miles to the Colton Water Reclamation Facility located on Rancho Avenue.

As shown on Figure II-10, *Conceptual On-Site Sewer Plan*, on-site sewer lines generally flow from the north of the community, southward to the sewer lift station south of the property. However, sewage from Planning Areas 4, 5, 14A and 14B flow northward to a sewer lift station located in Planning Area 14B. An 8-inch force main connects the sewer lift station to a gravity line in Street B, which runs southerly to the off-site sewer lift station. The gravity lines within ROQUET RANCH include a 8-inch lines within portions of Roquet Ranch Road, Street "A", Pellissier Road, and local streets, a 12-inch line within Planning Area 3, which connects to an off-site existing 10-inch gravity feed sewer line located in the existing residential neighborhood to the southeast of the community, a 12-inch gravity feed sewer line extends south from Pellissier Road through Planning Area 9 to the point of connection with an existing 10-inch gravity feed sewer line and a 15-inch line that extends from the existing residential neighborhood to the southeast, along the emergency access road between Planning Areas 10 and 20E, and extends south in Orange Street to the point of connection with an existing 12-inch gravity feed sewer line in Center Street, which is located in the City of Riverside, however, the sewer line is part of the City of Colton's sewer system.

2. SEWER PLAN DEVELOPMENT STANDARDS

1. All sewer lines and facilities onsite shall be placed underground.
2. All sewer lines and facilities will be designed and installed pursuant to the requirements of the City of Colton.
3. All sewer facilities constructed on the site shall be designed, as appropriate to minimize the visual impacts of such facilities.
4. Construction of sewer infrastructure facilities should be timed to adequately service the Planning Areas in each stage of development or as needed.



Roquet Ranch

PLAN COMPONENTS AND IMPLEMENTATION

SPECIFIC PLAN NO. DAP-001-228



Source(s): ESRI/Google Earth Aerial (02-2016), RCTLMA (0016), SB County (2016)

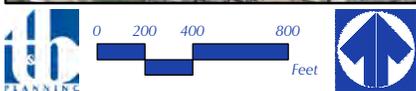


FIGURE II-10

CONCEPTUAL ON-SITE SEWER PLAN



G. GRADING PLAN

1. GRADING PLAN DESCRIPTION

As shown on Figure II-11, *Conceptual Grading Plan*, due to the hillside nature of the ROQUET RANCH community, the grading design for the community was given deliberate consideration to minimize the impacts to the steep hillside areas and yet provide adequate development areas. In addition, consideration was not only given to maintaining the existing drainage patterns of the property and to minimize diversions, but to also take advantage of the existing, concrete lined Highgrove Drainage Channel, to safely convey storm flows to the Santa Ana River. The grading design has dictated the development limits of most of the Planning Areas.

The grading design creates a balanced earthwork condition with an earthwork volume of approximately 1.8 million cubic yards of cut and fill material. Some controlled blasting operations are anticipated in the deeper cut areas due to the underlying granitic bedrock.

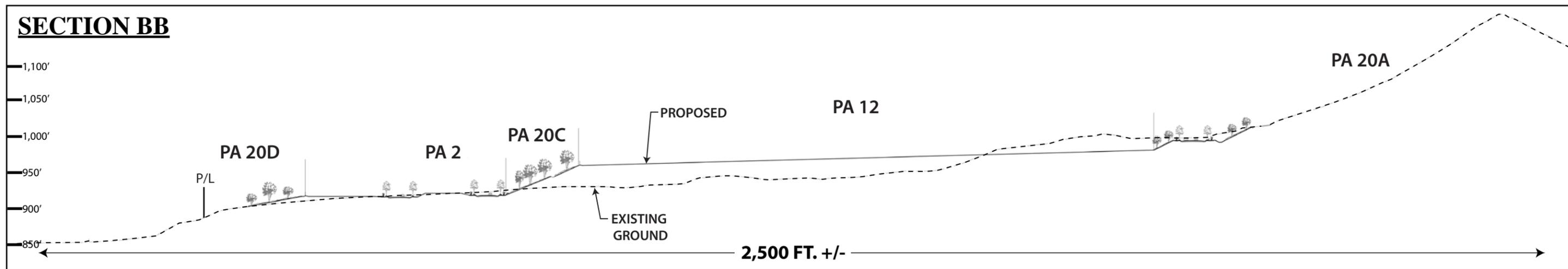
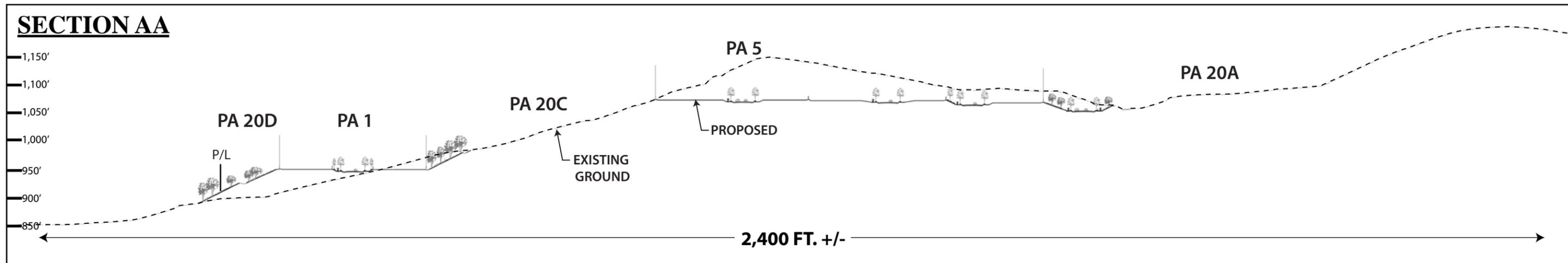
It is anticipated that grading operations will be conducted in two phases, both of which are expected to independently balance cut and fill quantities. Phase 1 of the grading operation is planned to include the southern portion of the ROQUET RANCH site, including Planning Areas 2 (a portion of), 3, 6, 7, 8, 9, 10, 11, 13, 18, and 19. Phase 2 of the grading operation is planned to include the northern portion of the ROQUET RANCH site, including Planning Areas 1, 2, (a portion of), 4, 5, 12, 14A, 14B, 15, 16, 17, and the water tank site in Planning Area 20A.

2. HILLSIDE ORDINANCE

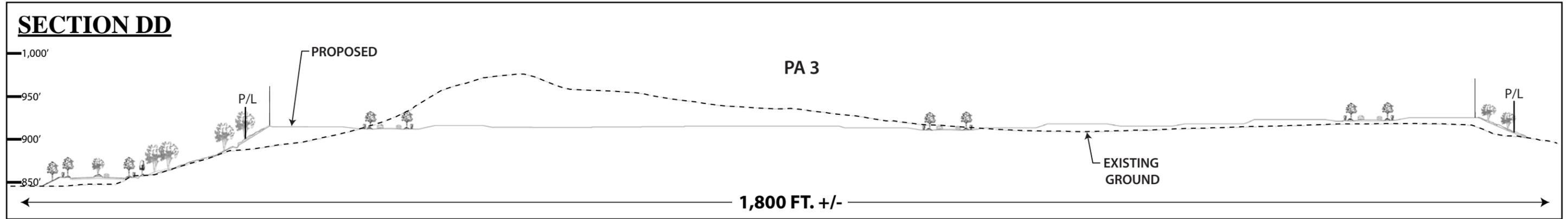
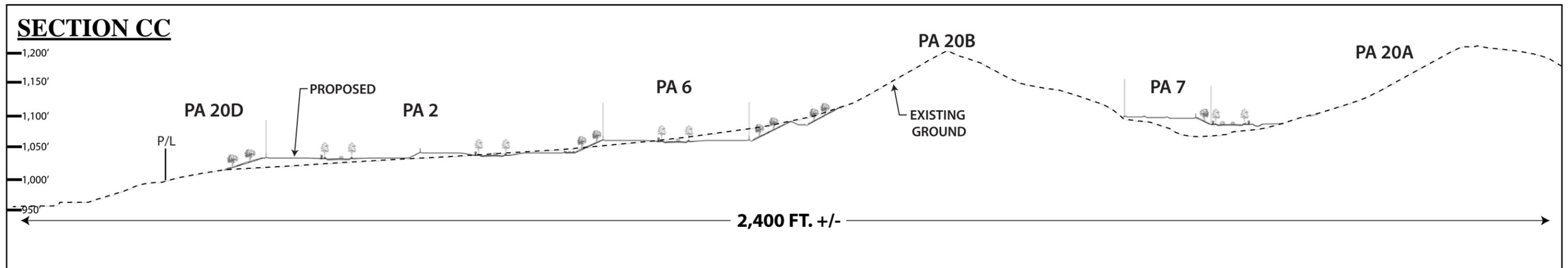
Hillside development presents both challenges and opportunities. Homebuilders typically require relatively large, flat pads to accommodate appropriately-scaled residential development. As a result, many hillside communities require large quantities of earth to be moved at the expense of hillside character to create these flat pads. At ROQUET RANCH, a more enlightened approach to grading and hillside development is realized; local streets climb with the graded pads to minimize hillside disturbance. Development is ‘stair-stepped’ into existing grades, reflecting the existing topography and hillside character, and overall pad sizes are minimized to maximize views for individual homes. Where feasible, and especially along the edge of the grading that is visible from off-site, contour grading blends the natural topography with the manufactured slopes to create a natural looking hillside.

Additionally, the City of Colton has taken proactive steps to preserve the City’s scenic resources that encourage the retention and protection of the City’s natural topographic features. While ROQUET RANCH is not subject to the Hillside Standards found within the City’s Municipal Code, ROQUET RANCH implements the majority of the standards required by the City’s Hillside Standards.

As shown on Figure II-12, *Grading Cross Sections (1 of 2)*, and Figure II-13, *Grading Cross Sections (2 of 2)*, the grading of ROQUET RANCH preserves the existing hillside backdrop for the community when viewed from the west. The homes and other structures in ROQUET RANCH are set well below the ridgeline, as required by the City’s hillside standards.



Source(s): SIA (06-16-2016)



Source(s): SIA (06-16-2016 & 04-10-2017)

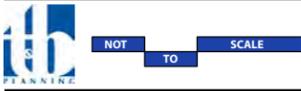


FIGURE II-13
GRADING CROSS-SECTIONS (2 OF 2)



3. GRADING PLAN DEVELOPMENT STANDARDS

1. Contour grading and slope rounding shall be used, as appropriate, to transition manufactured slopes into a natural configuration consistent with the topography of the surrounding site.
2. The Master Grading Plan shall be used as a guideline for the preparation and evaluation of subsequent detailed grading plans for the individual development stages, which shall include the following:
 - a. Techniques to prevent and minimize erosion and sedimentation during and after the grading process.
 - b. Approximate time frames for grading activity.
 - c. Building pad and road elevations.
3. The toes and tops of all slopes higher than 10 feet shall be rounded where practical, and where drainage and slope stability permit such rounding.
4. Cut or fill slopes exceeding 100 feet in horizontal length shall be graded to meander the toe and top of slopes where practical.
5. If historic or prehistoric remains are discovered during grading operations, a qualified archaeologist shall be consulted to determine its significance and uniqueness. Grading shall be diverted until the find can be properly evaluated for significance and uniqueness, and appropriate mitigation implemented.
6. Grading within any development phase may encroach into an area of a future development phase in order to achieve earthwork balance. If such occurs, grading plans shall be prepared and grading shall be performed consistent with the overall Master Grading Plan for the project as well as the grading plan for the future development phase.
7. No structures shall be located within 50 vertical feet of the primary ridgeline of the La Loma Hills.
8. Retaining walls over 12-feet in height shall be terraced with a minimum of 5 feet between each wall segment.
9. Retaining walls inside yards between lots shall have a maximum height of 5 feet.



H. PHASING AND MAINTENANCE

1. PHASING PLAN

The ROQUET RANCH Specific Plan is occurring in two phases in response to market demands and a logical and orderly extension of roads, utilities and infrastructure. The proposed Phasing Plan is shown in Figure II-14, *Conceptual Phasing Plan*. A full range of public services and utilities is required for the development. On-site facilities, such as water and sewer, parks, roads, and utilities, shall be developed in conjunction with project buildout. Improvements to other services, such as fire, water treatment, law enforcement, and schools are planned and developed by the applicable governing agencies according to their own time frames and master plans.

It should be noted that this Phasing Plan is included here to conceptually show how the Specific Plan is envisioned to develop. The exact timing of implementation for any given phase may vary based on a number of factors, including market and economic demands, as well as physical constraints or timing of infrastructure improvements.

a) Phase I

Phase I generally covers the southern and eastern portions of the ROQUET RANCH community and include: residential Planning Areas 2, 3, and 6 through 10, as well as the Neighborhood Commercial area within Planning Area 11, the Fire Station Site (or residential alternative) within Planning Area 13, the Neighborhood Parks within Planning Areas 18 and 19, and a portion of the Open Space area within Planning Area 20D.

Pellissier Road, Orange Street, and Roquet Ranch Road are also constructed as part of this phase. To ensure adequate site access, Maryknoll Drive is re-aligned to connect with Graymoor Avenue and allows Pellissier Road at La Cadena Drive to be the primary access point to the ROQUET RANCH community. All required community and roadway landscaping, as well as applicable entry monumentation, (as indicated in Figure IV-11, *Conceptual Master Landscaping Plan*) are installed by the developer of the tract or area served by the associated road.

Phase 1 also includes all of the utilities necessary to service the Phase 1 Planning Areas. Drainage facilities include storm drains through Planning Areas 2, 3, and 6 through 10, an open drainage channel in Planning Area 20E, and water quality basins in Planning Areas 20B, 20D, and 20E. Water facilities in Phase 1 include the water tank located in Planning Area 20A, an off-site 18-inch water main in La Cadena Ave. that runs north from the main entry of Roquet Ranch to Tropicana Ranch Road, on-site water lines including an 18-inch line in Pellissier Road, Roquet Ranch Road, and Orange Street, and a 12-inch line in Street "A". Sewer facilities in Phase 1 include an off-site 12-inch force main in La Cadena Drive; a 12-inch force main in Pellissier Road and Orange Street; a 15-inch gravity line located in the La Cadena mobile home community to the south and through Planning Area 10; a 12-inch gravity line located in the La Cadena mobile home community to the south and through Planning Area 3; and 8-inch gravity fed lines throughout Planning Areas 2, 3, and 6 through 10.



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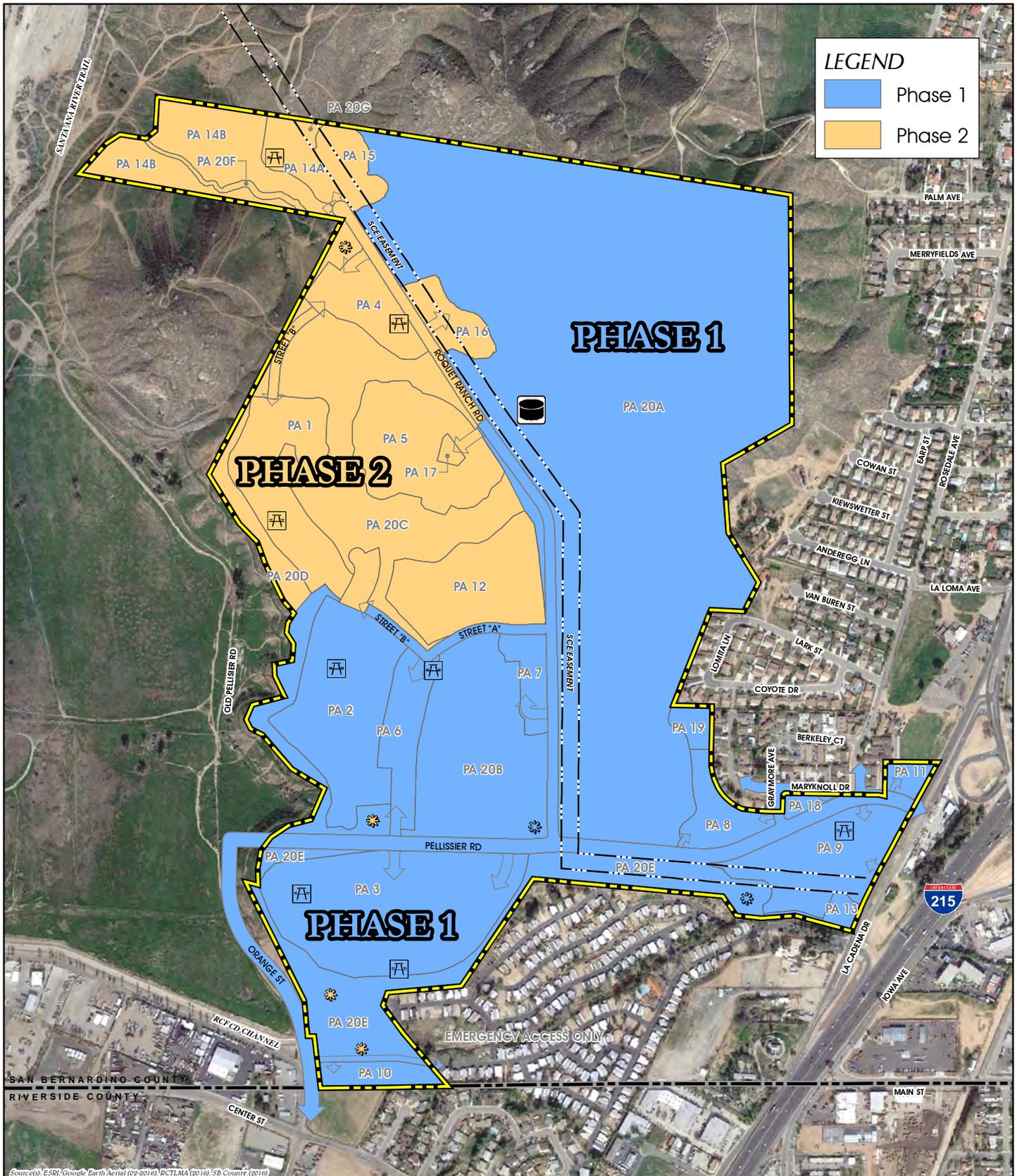


FIGURE II-14
CONCEPTUAL PHASING PLAN



b) Phase II

Phase II covers development of the northern and western portion of the ROQUET RANCH community and include residential Planning Areas 1, 4, and 5, the School Site (or residential alternative) within Planning Area 12, Rocky Glen Park and The Lodge within Planning Areas 14A and 14B, the RV Storage area within Planning Area 15, Hillcrest Park within Planning Area 16, the Neighborhood Park within Planning Area 17, and a portion of Planning Area 2. The associated roads and all necessary utilities will also be constructed.

Phase 2 also includes all of the utilities necessary to service the Phase 2 Planning Areas. Drainage facilities include storm drains in Planning Areas 1, 3, 5, 12, 14A, 14B, 15, and 16, as well as a water quality basin in Planning Area 20. Water facilities in Phase 2 include a 12-inch line in Roquet Ranch Road north of the water tank to be construction as part of Phase 1, and a 12-inch line in Street “B”. Sewer facilities in Phase 2 include a sewer lift station in Planning Area 14B; an 8-inch force main from the sewer lift station, south along Roquet Ranch Road and Street “B”; and 8-inch gravity fed lines in Planning Areas 1, 3, 5, 12, 14A, 14B, 15, and 16.

2. MAINTENANCE RESPONSIBILITIES

a. Maintenance Plan Description

Successful operation of maintenance districts and associations are important in maintaining the quality of a development. It is anticipated that maintenance responsibilities for certain flood control facilities will be assumed by the San Bernardino County Flood Control District (as discussed below in Section E). Maintenance of other common project facilities and landscaping is the responsibility of either the City of Colton, the community’s Master Homeowners Association (HOA), Residential Neighborhood Association (RNA), Community Service Area (CSA) or similar public, semi-public or private maintenance organizations. Figure II-15, *Conceptual Maintenance Plan*, illustrates and summarizes the maintenance responsibilities for ROQUET RANCH.

(a) City of Colton

The City of Colton shall assume ownership and maintenance of the sewer facilities, water facilities, street lighting, and public roadways. Rocky Glen Park within Planning Area 14B and Hillcrest Park within Planning Area 16 (excluding the area underlying the SCE Easement) are owned by the City of Colton and maintained through a CSA, CFD, or other financing entity. Streets are designed and constructed to the standards herein and as acceptable to the City.

(b) Master Homeowners Association

A Master Homeowners Association (HOA) shall be formed as the common area maintenance mechanism for the site. All common areas identified in the Specific Plan shall be owned and maintained by a permanent master maintenance organization, such as the HOA. Unless otherwise arranged, the HOA shall assume ownership and maintenance responsibility for all common recreation, open space, private roads within Planning Areas 4, 8, 9, 10, 12, 14A and 15, pocket parks, Neighborhood Parks within Planning Areas 17, 18, and 19, private recreational facilities (The Lodge within Planning Area 14A), and landscape areas, including roadsides, as well as fuel modification zones and associated maintenance roads. All property owners within ROQUET RANCH shall be members of the Master HOA and shall be responsible for paying HOA dues.



(c) Residential Neighborhood Associations (RNA) and Private Complexes

In certain residential areas of the project, smaller Residential Neighborhood Associations may be formed to provide maintenance responsibility for common areas and facilities that benefit only residents in those neighborhoods. Private recreational areas, common open areas and private roads are types of facilities that may come under the responsibility of a neighborhood association or the management entity associated with a multi-family development. When created, property owners with the neighborhood shall be members of the appropriate RNA in addition to the Master HOA.

(d) Open Space and Parks

Any open space or park areas not directly associated with a CSA, a Parks and Recreation District, or a similar public agency for maintenance will be the responsibility of the Master HOA or an RNA, if applicable. Rocky Glen Park within Planning Area 14B and Hillcrest Park within Planning Area 16 (excluding area underlying SCE Easement) will be maintained by the City of Colton through a CSA, CFD, or other financing entity and are open to public use. The Lodge within Planning Area 14A and Neighborhood Park within 19 will be maintained by the HOA and is available only to ROQUET RANCH residents. The Neighborhood Parks within Planning Areas 17 and 18 will be maintained by the HOA, and are open for public use. The seven pocket parks will be owned and maintained by the HOA and are open for public use. The natural open space areas (Planning Areas 20A-G) are intended to be conveyed to a public, semi-public or private conservation organization. Following conveyance, the open space areas will be maintained by the conservation organization. If the areas are not conveyed to a conservation organization, the project HOA will own and maintain them.

(e) 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.



Roquet Ranch

PLAN COMPONENTS AND IMPLEMENTATION

SPECIFIC PLAN NO. DAP-001-228



Source(s): ESRI/Google Earth Aerial (02-2016), RCTLMA (0016), SB County (2016)

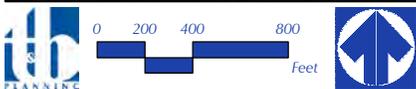


FIGURE II-15

CONCEPTUAL MAINTENANCE PLAN



III. DEVELOPMENT STANDARDS

The ROQUET RANCH Specific Plan will be adopted by Ordinance in accordance with the City of Colton Municipal Code Section 18.34.020, and functions as both a regulatory document and land use policy plan. The development regulations have been structured to augment, expand on and in some cases replace the City of Colton Municipal Code, providing specific standards for ROQUET RANCH.

This section addresses the development standards and land use policies for the housing product types (detached traditional homes, attached townhomes, and courtyard homes), commercial areas, and open space areas (recreation and resources) within ROQUET RANCH. The Design Criteria graphics presented in this section (Figure III-1 through Figure III-3) illustrate the development standards and provide information regarding the zoning requirements for each type of residence within the community.

Planning Areas within the ROQUET RANCH Specific Plan were formed on the basis of logical separate units of development. Criteria considered in this process included an assessment of the constraints within the Specific Plan boundaries, including the topography of the site, easements, and natural drainage courses. In addition, the community's relationship to off-site residential and undeveloped land uses, as well as existing and planned circulation facilities, influenced the distribution of land uses within the ROQUET RANCH community. As such, development standards and planning standards have been established for each individual Planning Area to ensure that development of individual neighborhoods is consistent with and enhances, the quality and development for the overall ROQUET RANCH community, and to ensure that development of the community respects surrounding off-site land uses.

The Planning Area graphics presented in this section (Figure III-4 through Figure III-14) are derived from the *Specific Land Use Plan* for the ROQUET RANCH community (Figure II-1). This section addresses planning standards for each Planning Area, such as, but not limited to, permitted housing product types and primary and secondary vehicular access points. The planning standards for each Planning Area also provide references to relevant graphics, including graphics that depict desired architecture and landscaping elements contained throughout this Specific Plan. A summary of the land uses and densities provided for each Planning Area within the ROQUET RANCH Specific Plan is summarized in Table II-1, *Detailed Land Use Summary*.

A. RESIDENTIAL DEVELOPMENT STANDARDS

Design of residential neighborhoods within ROQUET RANCH is an essential component of the Land Use Plan. Development criteria are provided for each product type and lot size to address setback, lot coverage, and building placement. Figure III-1 through Figure III-3 illustrates these concepts and provide information regarding the placement of each type of residence within the community. Each figure contains a detail of the typical residential product type with a corresponding table that lists specific Design Criteria for that product.

1. DETACHED TRADITIONAL SINGLE FAMILY HOMES DEVELOPMENT STANDARDS

Detached traditional single family homes are permitted within Planning Area 1 on minimum 5,000 square foot lots; within Planning Area 5 on minimum 4,000 square foot lots; within Planning Area 3 on minimum 3,400 square foot lots; and within Planning Areas 2, 6 and 7 on minimum 2,975 square foot lots. While these Planning Areas allow for traditional, front-loaded housing product types; it is expected that the



creative use of varied setbacks, single-story elements, porches, courtyards and other innovative neighborhood design techniques will create a visually interesting, pedestrian friendly street scene and a unique neighborhood character. Traditional detached homes also feature landscaped semi-private outdoor space (front yards and front porches) and private outdoor space (rear patios, rear yards) to encourage outdoor living and community interaction. Each home includes a two-car garage with a minimum 20' x 20' interior dimension. Each parking space in a two-car garage shall be a minimum of 10' x 20'. A location for trash bins shall be provided for each home, either along the side yard where feasible or within the garage of the homes. If the trash is provided for within the garage, it shall include a minimum 60 cubic feet storage area for trash receptacles that do not interfere with the garage's 20' x 20' interior dimension or vehicle parking. The minimum on-street guest parking per home is 0.25 spaces, in addition to the parking allowed on neighboring streets. Temporary canopies or porte-cocheres within the driveway or front yard are prohibited. Permanent porte-cocheres which are not integral to the home's architectural design are prohibited. Figure III-1, *Design Criteria – Detached Traditional Homes*, provides development standards and conceptual lotting illustrations for detached traditional homes provided within ROQUET RANCH.

Encroachment into side yard setbacks shall not be permitted in Planning Areas 2, 6, and 7 due to the lot size. Encroachment up to 1.5' into side yard setbacks may be permitted in Planning Areas 1, 3, and 5. Table III-1, *Development Standards – Detached Traditional Single Family Homes*, provides development standards for detached traditional single family homes within ROQUET RANCH.

Table III-1 Development Standards – Detached Traditional Single Family Homes

Typical Lot (Min.)	Planning Areas 2, 6, & 7	Planning Area 3	Planning Area 5	Planning Area 1
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'



Source(s): Kevin L. Crook Architect Inc. (07-21-2016)

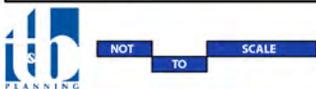


FIGURE III-1 DESIGN CRITERIA - DETACHED TRADITIONAL HOMES

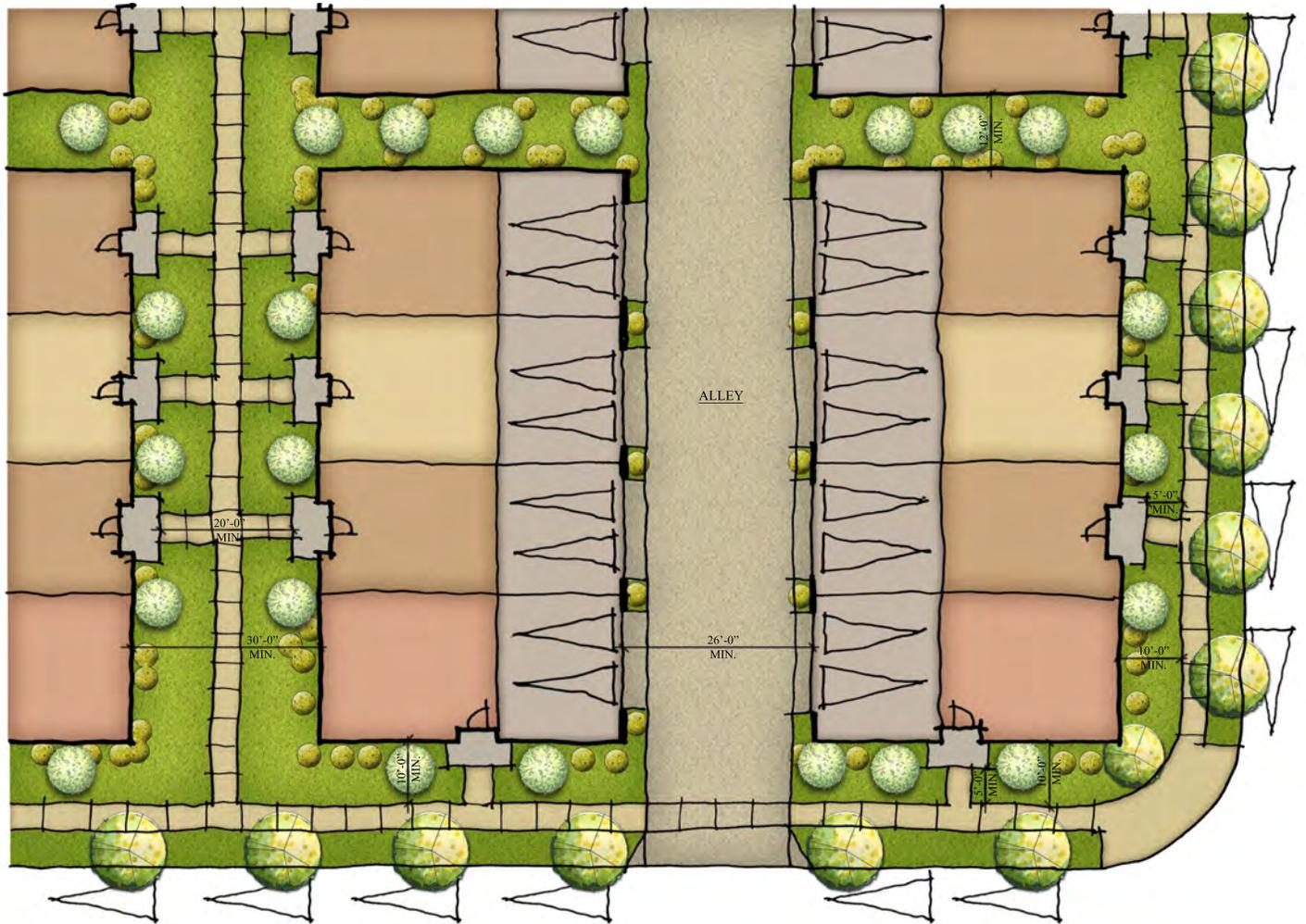


Typical Lot (Min.)	Planning Areas 2, 6, & 7	Planning Area 3	Planning Area 5	Planning Area 1
Rear Setbacks (Min.)				
Living Area	10'	10'	10'	10'
Porch/Covered Patio	5'	5'	5'	5'
Building Height (Max.)	35'	35'	35'	35'
Parking Requirement	Minimum 2-Car Garage for Each Unit (10' x 20' for each space) ² , Plus One Guest Space for Every Four Dwelling Units ³			
Dwelling Unit Size (Min.)	1,000 SF	1,000 SF	1,000 SF	1,000 SF
Notes:				
1. Encroachment areas allow for eaves, and architectural features.				
2. Units with three-car garages or a two-car garage with a tandem third car are allowed.				
3. Guest parking spaces may be provided on-street, including neighboring streets.				

2. TOWNHOME DEVELOPMENT STANDARDS

Attached townhomes are permitted within Planning Areas 8, 9 and 10. Attached townhomes are also permitted within Planning Area 12 if the school is not developed and within Planning Area 13 if the fire station is not developed. Attached townhomes in Planning Areas 4, 9, 12, and 13 shall have a maximum gross density of 16.0 du/ac. Attached townhomes in Planning Area 10 shall have a maximum gross density of 22.0 du/ac. Attached townhomes are plotted in rows, typically in groups of four (4), five (5), or six (6) attached units. Attached townhomes orient covered patios and front entrances toward public streets and common landscaped areas; garages typically are located in the rear of the structure with access from an alley or narrow drive. Locating garages at the rear of the structure reduces mass from the structure’s front elevation, which improves the street scene and pedestrian experience, and offers increased opportunities for landscaping and architectural design elements. Each home includes a two-car garage with a minimum 20’ x 20’ interior dimension. Each parking space in a two-car garage shall be a minimum of 10’ x 20’. The garage shall include a minimum 60 cubic feet storage area for trash receptacles that do not interfere with the garage’s 20’ x 20’ interior dimension or vehicle parking. The minimum on-street guest parking per home is 0.25 spaces, in addition to the parking allowed on neighboring streets. Figure III-2, *Design Criteria – Attached Townhomes*, provides development standards and conceptual lotting illustrations for attached townhomes provided within ROQUET RANCH. Table III-2, *Development Standards – Attached Townhomes*, provides development standards for attached townhomes provided within ROQUET RANCH.

To promote a visually interesting street scene, variations in residential layouts shall be provided to ensure one unit’s floor plan does not simply mirror the adjacent unit. Furthermore, long, continuous wall planes shall be avoided by providing points of visual interest at the front elevation of attached townhomes, including windows, balconies, and other decorative elements appropriate to the structure’s architectural style, as described throughout these Design Guidelines. Attached townhomes within Planning Areas 9 and 10 are provided privacy and security by grading separation, window coverings, and landscaping between streets and townhomes. Privacy will be considered when plotting townhomes and also by restricting windows from being placed directly opposite from one another.



Source(s): Kevin L. Crook Architect Inc. (07-21-2016)



NOT TO SCALE

FIGURE III-2
DESIGN CRITERIA - ATTACHED TOWNHOMES



Table III-2 Development Standards – Attached Townhomes

Maximum Gross Density	22 DU/AC
Maximum Lot Coverage by Buildings	70%
Maximum Building Height	42'
Minimum Front Street Setbacks	
Patio/Porch	5' (with a minimum depth of 6')
Primary Structure	10'
Garage	2'
Minimum Side Street Setbacks	10'
Minimum Rear Street Setback	15'
Minimum Front Unit Setbacks	
Patio/Porch	8'
Primary Structure	12'
Garage	12'
Minimum Side Unit Setbacks	0'
Minimum Rear Unit Setback	12'
Minimum Usable Private Open Space	80 SF per Floor/Unit (No dimension shall be less than 5')
Parking	2-Car Garage for Each Unit (10' x 20' for each space), Plus One Guest Space for Every Four Dwelling Units ¹
Minimum Parking Access (Alley)	22'
Dwelling Unit Size (Min.)	1,000 s.f.
Notes:	
1.	Guest parking spaces may be provided on-street, including neighboring streets.
2.	Street Setbacks are measured from the legal lot line. Unit setbacks are measured within a legal lot, between the building envelope.

3. COURTYARD HOME DEVELOPMENT STANDARDS

Courtyard Homes are provided as an innovative housing alternative of Planning Area 4. Courtyard Homes in Planning Areas 12 shall have a maximum gross density of 16.0 du/ac. Courtyard Homes are plotted in clusters of up to eight detached homes arranged around a central courtyard, which provides vehicular and pedestrian access for each home. Each home includes a two-car garage with a minimum 20' x 20' interior dimension. Each parking space in a two-car garage shall be a minimum of 10' x 20'. The garage shall include a minimum 60 cubic feet storage area for trash receptacles that do not interfere with the garage's 20' x 20' interior dimension or vehicle parking. The minimum on-street guest parking per home is 0.25 spaces, in addition to the parking allowed on neighboring streets.

Courtyard Homes may be developed on either individual parcels for each home, or as condominiums that are comprised of a single cluster or multiple clusters on a single parcel. In the event that Courtyard Homes are developed as condominiums, the front of the lot shall be the side from which the courtyard takes access from the roadway and the side and rear setbacks shall not apply. Building separation will govern the separation of structures within each individual cluster lot.

Figure III-3, *Design Criteria – Courtyard Homes*, provides development standards and conceptual lotting illustrations for Courtyard Homes provided within ROQUET RANCH.



Source(s): Kevin L. Crook Architect Inc. (07-21-2016)



NOT TO SCALE

FIGURE III-3

DESIGN CRITERIA - COURTYARD HOMES



Table III-3, *Development Standards – Courtyard Homes*, provides development standards for Courtyard Homes provided within ROQUET RANCH.

Table III-3 Development Standards – Courtyard Homes

Minimum Lot Size	2,250 SF
Minimum Drive Aisle Width	20'
Maximum Lot Coverage by Building	70%
Maximum Building Height	35'
Minimum Setback to Collector Road	5' ¹
Minimum Setback to Drive Aisle	5' ²
Minimum Side Yard Setback	5' ¹
Minimum Rear Yard Setback	10'
Minimum Building Separation	10'
Minimum Usable Private Open Space	80 SF per Floor/Unit (No dimension shall be less than 5')
Parking Requirement	2-Car Garage for Each Unit (10' x 20' for each space), Plus One Guest Space for Every Four Dwelling Units ³
Dwelling Unit Size (Min.)	1,000 s.f.
Notes:	
1. 2' Architectural encroachment allowed	
2. No driveway shall be between 5' and 18' deep	
3. Guest parking spaces may be provided on-street, including neighboring streets.	

4. PERMITTED AND CONDITIONALLY PERMITTED USES IN RESIDENTIAL PLANNING AREAS

Permitted and conditionally permitted uses in Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 (12 and 13 if residential) are shown in Table III-4, *Permitted Uses – Low, Medium, and High Density Residential*.

Table III-4 Permitted Uses – Low, Medium, and High Density Residential

Use	Permitted (P)/Conditionally Permitted (C)/Not Permitted (N)		
	Detached Traditional Single Family	Townhomes	Courtyard Homes
Assisted Living Facilities	N	N	N
Boarding, Lodging, or Rooming Houses	C	N	N
Day Care Center Child or Adult	C	C	C
Dwelling – Compact Lots Subdivision	P	P	P
Dwelling – Single-Family	P	P	P
Dwelling – Two-Family	N	P	P
Dwelling – Multiple-Family	N	P	P
Dwelling – Second Unit	P	P	N



Use	Permitted (P)/Conditionally Permitted (C)/Not Permitted (N)		
	Detached Traditional Single Family	Townhomes	Courtyard Homes
Dwellings – Cluster Development	P	P	P
Dwelling – Group	N	N	N
Educational Institution	C	C	C
Family Day Care Home – Small	P	P	P
Home Occupation	P	P	P
Manufactured Home	N	N	N
Mobile Park Home	N	N	N
Office Ancillary to Multi-Family/Model Home	P	P	P
Plant Nursery (grown in containers only)	N	N	N
Religious Assembly	C	C	C
Residential or Group Care Facility – Small (serving 6 or fewer persons)	P	P	P
Residential or Group Care Facility – Small (serving 7 or more persons)	C	C	C
Utility Distribution Facilities	C	C	C

B. COMMERCIAL DEVELOPMENT STANDARDS

Design of commercial areas within ROQUET RANCH are an essential component of the Land Use Plan. Criteria are provided to address setback, building height, and building placement for commercial areas. Table III-5, *Development Standards – Commercial*, provides development standards for commercial areas provided within ROQUET RANCH. Additional Design Guidelines for Planning Area 11 can be found in Section IV, *Design Guidelines*.

Table III-5 Development Standards – Commercial

Minimum Lot Width	80 feet
Minimum Lot Depth	100 feet
Minimum Front Setback	25 feet
Minimum Side Setbacks	15 feet
Minimum Rear Setback	10 feet
Separation Between Buildings	6 feet
Maximum Building Height	1 story or 20 feet
Maximum Sign Height	45 feet

Permitted and conditionally permitted uses in Planning Area 11 are shown in Table III-6, *Permitted Uses – Commercial*.



Table III-6 Permitted Uses – Commercial

Use	Permitted (P)/Conditionally Permitted (C)
Administrative/Professional Services	P
Alcoholic Beverage Sales - On- or Off-Site	C
Antique Shops	P
Assembly Uses	C
Business Support Services	P
Community Recreation	P
Convenience Sales and Service	P
Cultural Institutions	P
Dance, Martial Arts or Yoga Studio	P
Day Care Center Child or Adult	C
Dwelling—Live/Work	P
Eating/Drinking Establishments	P
Eating/Drinking Establishments—Drive-Thru	C
Educational Institutions and Vocational Schools	C
Entertainment Facilities	C
Family Day Care Home, Large	C
Family Day Care Home, Small	P
Farmers Market	P
Florist	P
Home Occupations	P
Instructional Services	C
Laundry services—Light	P
Library Services	C
Medical/Dental/Optical Services	P
Personal Services	P
Plant Nursery (grown in containers only)	P
Postal Services	P
Recycling Facilities—Small Collection	P
Recycling Facilities—Reverse Vending Machines	P
Resale/Secondhand Stores	C
Retail Sales—Indoors	P
Therapeutic Services	P
Transportation Facilities—Public	C
Utility Distribution Facilities	P
24-hour Retail or Restaurant Operations	C

C. OPEN SPACE (RECREATION AND RESOURCES) DEVELOPMENT STANDARDS

Design of open space areas within ROQUET RANCH is an essential component of the Land Use Plan. Specific criteria are provided for open space areas to address setbacks, building height, and landscaping. Some permitted uses in open space recreation areas within ROQUET RANCH include passive recreation areas (public and private), public parks, recreational activity fields, and trails (public and private). Permitted uses in open space resource areas within ROQUET RANCH include, but are not limited to basins for groundwater recharge, utility corridors, flood control facilities, flood plains, habitat conservation areas, nature preserves,



and permanent open space. Setbacks are required to be at least equivalent to those required in the zone that adjoins open space areas at the front, side, or rear or is located across a public street from the open space area. Setbacks where the open space area adjoins or faces more than one zone, the zone regulations prescribing the greater setback shall govern. Setbacks where the side or rear property lines of an open space area adjoins a residential area, a six-foot solid wall or fence may be required along the side or rear property lines. Building height shall not exceed three stories or forty-five (45) feet. Landscaping is required where full depth of all required setback areas adjoins a street; except where the adjacent zone requires a greater setback, then the greater setback shall apply. Landscaping is required where any other setback of ten (10) feet or less adjoins a street. All graded areas shall be irrigated and landscaped or re-planted with native vegetation. Table III-7, *Development Standards – Open Space (Recreation and Resources)*, provides development standards for open space areas provided within ROQUET RANCH. Additional Design Guidelines for Planning Areas 14A, 14B, 16, 17, 18, 19, and 20A – 20G can be found in Section IV, *Design Guidelines*.

Table III-7 Development Standards – Open Space (Recreation and Resources)

Setbacks	At least equivalent to those required in the zone that adjoins open space areas at the front, side, or rear or is located across a public street from the open space area. Setbacks where the open space area adjoins or faces more than one zone, the zone regulations prescribing the greater setback shall govern. Setbacks where the side or rear property lines of an open space area adjoins a residential area, a six-foot solid wall or fence may be required along the side or rear property lines.
Building Height	Three stories, not exceeding forty-five feet
Landscaping	The full depth of all required setback areas adjoining a street, except where the adjacent zone requires a greater setback, the greater setback shall apply; Any other setback of ten feet or less adjoining a street.

Permitted and conditionally permitted uses in Planning Areas 14A, 14B, 16, 17, 18, 19, and 20A – 20G are shown in Table III-8, *Permitted Uses – Open Space (Recreation and Resources)*.

Table III-8 Permitted Uses – Open Space (Recreation and Resources)

Use	Permitted (P)/Conditionally Permitted (C)/Not Permitted (N)	
	O-S Recreation	O-S Resources
Basins for Groundwater Recharge	N	P
Cemeteries	N	C
Dog Parks	P	P
Equestrian Uses	C	C
Flood Control Facilities	N	P
Flood Plains	N	P
Habitat Conservation Areas	N	P
Passive Recreation Areas	P	C
Permanent Open Space	N	P
Public Utility Easements	P	P
Private Recreation Facilities	C	N
Recreation Activity Fields	P	C



Recreational Vehicle Storage	P	P
Trails (public or private)	P	C

D. PUBLIC/INSTITUTION DEVELOPMENT STANDARDS

Design of Public/Institution areas within ROQUET RANCH is an essential component of the Land Use Plan. Specific criteria are provided for Public/Institution areas to address site size, setbacks, building height, landscaping, and maximum intensity. Table III-9, *Development Standards – Public/Institution*, provides development standards for Public/Institution areas provided within ROQUET RANCH.

Table III-9 Development Standards – Public/Institution

Site Size	Sites are to be large enough to accommodate the proposed use and shall be as specified as part of Architectural and Site Plan Review.
Setbacks	Front, side and rear yards are to be equivalent or greater than those required in the district that adjoins the site at the front, side or rear, or is located across a public street from the site. Where the site adjoins or faces more than one district, the district regulations providing the greater setback govern. Note that where the side or rear property lines of a site adjoins a Residential District, a six-foot solid masonry steel reinforced wall may be required at the side or rear property lines.
Building Height	Three and one-half stories, not exceeding fifty feet, subject to the following exceptions:
	1. Where the site is bounded on all sides by a district with a greater permitted height, the maximum height shall be no greater than ten feet above that permitted by the surrounding district;
	2. Where the site is bounded by more than one district, and all of the bounding districts permit a greater height, the maximum building height shall be equivalent to the abutting district permitting the next greatest height;
	3. Where the site is surrounded by nonresidential districts, a height of up to six stories, to a maximum of eighty-four feet, may be permitted by the Design Review Committee.
	4. Where the site is surrounded by residential district the maximum height shall be no greater than adjacent/abutting district for in the first forty feet setback and increased by ten feet every twenty feet setback from the forty feet setback requirement not exceeding fifty feet.
Landscaping	The full depth of all required setback areas adjoining a street.
Maximum Intensity	0.5 to 2.0 Floor Area Ratio (FAR)

Permitted and conditionally permitted uses in Planning Areas 12, 13, and 15 are shown in Table III-10, Permitted Uses – Public/Institution.



Table III-10 Permitted Uses – Public/Institution

Use	Permitted (P)
Community Recreation	P
Fire Stations	P
Parks	P
Public Safety Facilities (Police and Fire Stations)	P
Public Schools	P
Recreational Vehicle Storage	P
Trails (public)	P
All facilities, including buildings and grounds, owned by the City, County, State of California, the United States government, a school district, library district, water district, sanitary district, or other type of public service district	P
Incidental and accessory structures and uses located on the same site with and necessary for the operation of a permitted use	P



E. PLANNING AREA DEVELOPMENT STANDARDS

1. PLANNING AREA 1: LOW DENSITY RESIDENTIAL

a) DESCRIPTION

As shown on Figure III-4, *Planning Area 1*, Planning Area 1 is designated for Low Density Residential land uses and is planned for development of 65 traditional, detached single-family homes on 10.0 acres at a density of 6.5 dwelling units per acre (du/ac), on minimum 5,000 square foot (s.f.) lots. The Low Density Residential designation of this Planning Area permits a density range of 2.1 to 8.0 du/ac.

Vehicular access to Planning Area 1 is provided from Street “B” via local roads. Pedestrian access is provided via sidewalks adjacent to Street “B” and local roads. Nearby recreational amenities include Rocky Glen Park and The Lodge located within Planning Areas 14A and 14B, the Hillcrest Park within Planning Area 16, and the Pocket Park located within Planning Area 1.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 1 shall comply with Development Standards for Detached Traditional Homes, located in Section III.A.1.

c) PLANNING STANDARDS

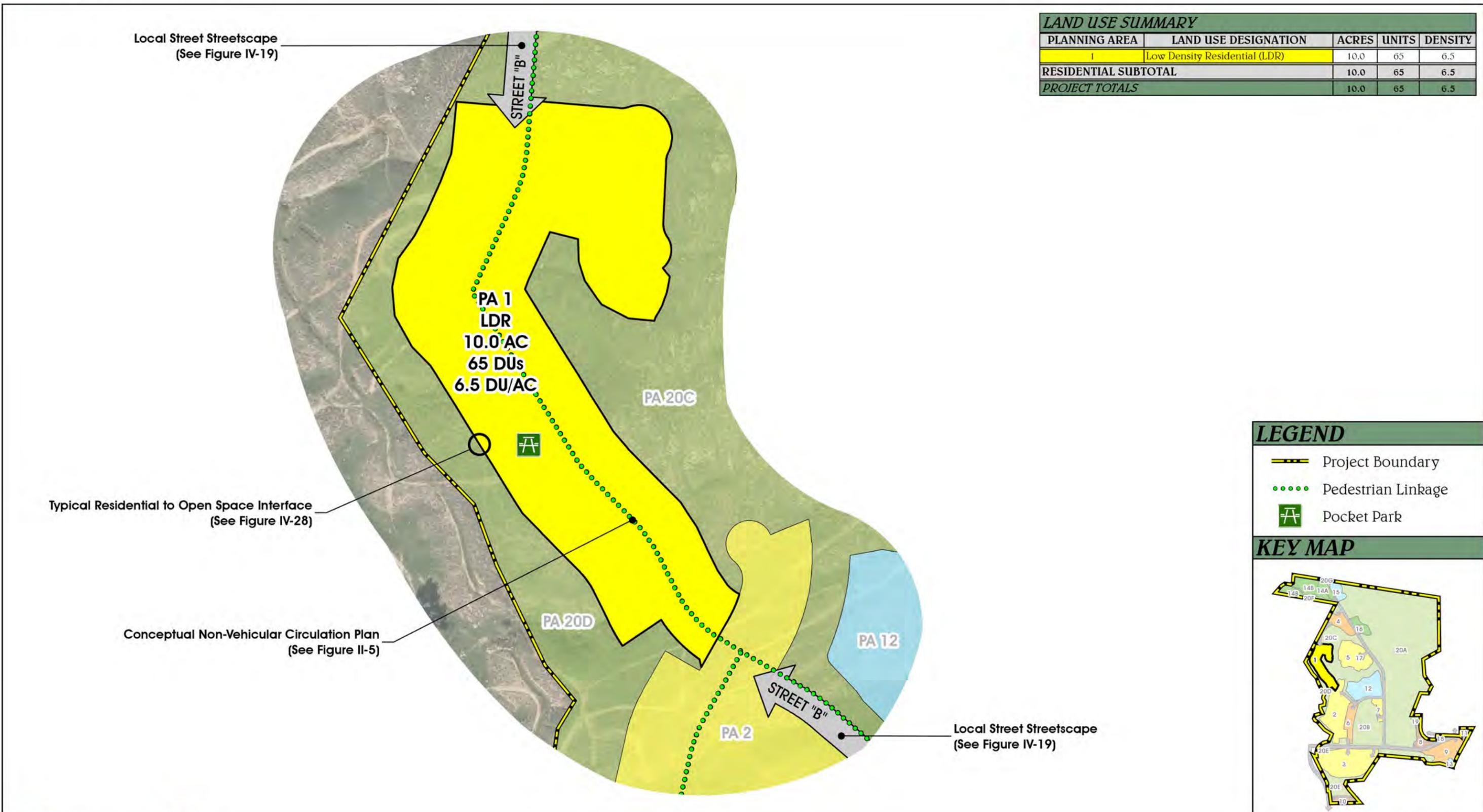
1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-1, *Design Criteria – Detached Traditional Homes*.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
3. Roadway landscape treatments, as shown in Figure IV-19, *Local Street Streetscape*, shall be provided along local roads.
4. Neighborhood entrance monumentation, as conceptually depicted in Figure IV-13, *Neighborhood Entry Monument*, shall be provided at key access points to this neighborhood, as shown in Figure III-4, *Planning Area 1*.
5. A landscaped transition shall be provided between the residential land uses in Planning Area 1 and the adjacent open space, as shown in Figure IV-28, *Typical Residential to Open Space Interface*.
6. Pedestrian pathways within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
7. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
8. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
9. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:



II.A Land Use Plan
II.B Circulation Plan
II.C Open Space and Recreation Plan
II.D Drainage and Water Quality Plan

II.E Water Plan
II.F Sewer Plan
II.G Grading Plan
II.H Implementation

LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	UNITS	DENSITY
1	Low Density Residential (LDR)	10.0	65	6.5
RESIDENTIAL SUBTOTAL		10.0	65	6.5
PROJECT TOTALS		10.0	65	6.5



LEGEND	
	Project Boundary
	Pedestrian Linkage
	Pocket Park

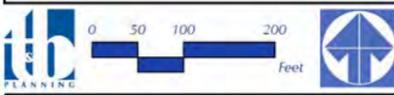


FIGURE III-4
 PLANNING AREA 1



2. PLANNING AREA 2: LOW DENSITY RESIDENTIAL

a) DESCRIPTION

As shown on Figure III-5, *Planning Areas 2 & 6*, Planning Area 2 is designated for Low Density Residential land uses and is planned for development of 121 detached single-family homes on 15.4 acres at a density of 7.9 du/ac, on minimum 2,975 s.f. lots. The Low Density Residential designation of this Planning Area permits a density range of 2.1 to 8.0 du/ac.

Vehicular access to Planning Area 2 is provided from Pellissier Road, Street “A”, and Street “B” via local roads. Pedestrian access is provided via sidewalks adjacent to Pellissier Road, Street “A”, and Street “B” and local roads. Nearby recreational amenities include Rocky Glen Park and The Lodge in Planning Areas 14A and 14B and a Pocket Park within Planning Area 2.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 2 shall comply with Development Standards for Detached Traditional Homes, located in Section III.A.1.

c) PLANNING STANDARDS

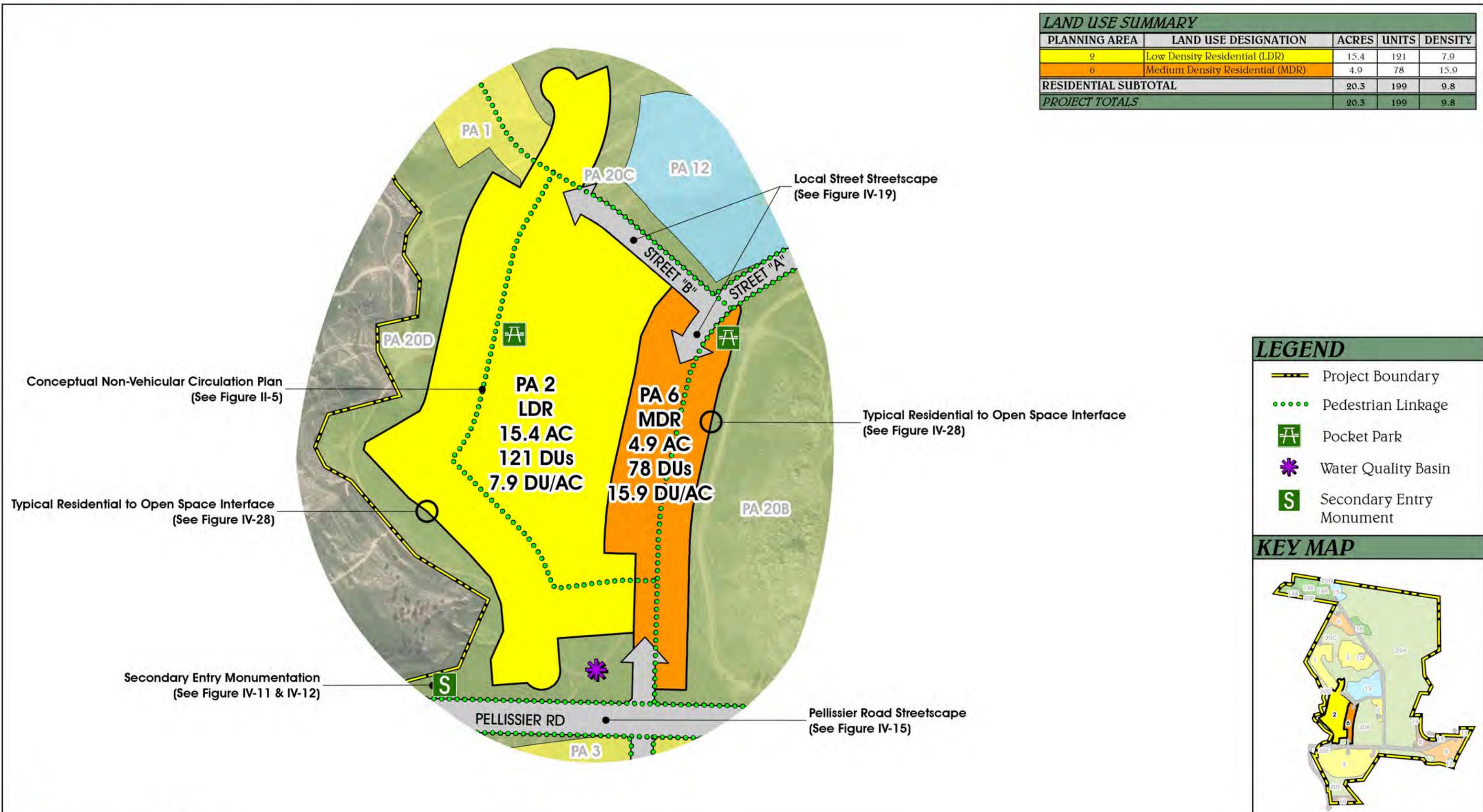
1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-1, *Design Criteria – Detached Traditional Homes*.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
3. Roadway landscape treatments, as shown in Figure IV-15, *Pellissier Road Streetscape*, shall be provided along Pellissier Road.
4. Roadway landscape treatments, as shown in Figure IV-19, *Local Street Streetscape*, shall be provided along local roads.
5. Neighborhood entrance monumentation, as conceptually depicted in Figure IV-13, *Neighborhood Entry Monument*, shall be provided at key access points to this neighborhood, as shown in Figure III-5, *Planning Areas 2 & 6*.
6. Manufactured slopes adjacent to the residential land uses in Planning Area 2 and the adjacent open space shall be planted with manufactured slope plants, as shown in Figure IV-28, *Typical Residential to Open Space Interface*.
7. Pedestrian pathways within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
8. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
9. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
10. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:



II.A Land Use Plan
II.B Circulation Plan
II.C Open Space and Recreation Plan
II.D Drainage and Water Quality Plan

II.E Water Plan
II.F Sewer Plan
II.G Grading Plan
II.H Implementation

LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	UNITS	DENSITY
2	Low Density Residential (LDR)	15.4	121	7.9
6	Medium Density Residential (MDR)	4.9	78	15.9
RESIDENTIAL SUBTOTAL		20.3	199	9.8
PROJECT TOTALS		20.3	199	9.8



LEGEND

- Project Boundary
- Pedestrian Linkage
- Pocket Park
- Water Quality Basin
- Secondary Entry Monument

KEY MAP



3. PLANNING AREA 3: LOW DENSITY RESIDENTIAL

a) DESCRIPTION

As shown on Figure III-6, *Planning Area 3*, Planning Area 3 is designated for Low Density Residential land uses and is planned for development of 169 traditional, detached single-family homes on 21.2 acres at a density of 8.0 du/ac, on minimum 3,400 s.f. lots. The Low Density Residential designation of this Planning Area permits a density range of 2.1 to 8.0 du/ac.

Vehicular access to Planning Area 3 is provided from Pellissier Road via local roads. Pedestrian Access is provided via sidewalks and trails adjacent to Pellissier Road and local roads. Nearby recreational amenities include the two pocket parks within Planning Area 3, Rocky Glen Park and The Lodge in Planning Areas 14A and 14B, Hillcrest Park located in Planning Area 16, a Pocket Park within Planning Area 3, and trails along Pellissier Road.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 3 shall comply with Development Standards for Detached Traditional Homes, located in Section III.A.1.

c) PLANNING STANDARDS

1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-1, *Design Criteria – Detached Traditional Homes*.
2. Natural landform will be preserved to the extent feasible through contour grading practices.
3. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
4. Roadway landscape treatments, as shown in Figure IV-15, *Pellissier Road Streetscape*, shall be provided along Pellissier Road.
5. Roadway landscape treatments, as shown in Figure IV-19, *Local Street Streetscape*, shall be provided along local roads.
6. Neighborhood entrance monumentation, as conceptually depicted in Figure IV-13, *Neighborhood Entry Monument*, shall be provided at key access points to this neighborhood, as shown in Figure III-6, *Planning Area 3*.
7. A landscaped transition shall be provided between the residential land uses in Planning Area 3 and the adjacent open space, as shown in Figure IV-28, *Typical Residential to Open Space Interface*.
8. Pedestrian pathways within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
9. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
10. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.



11. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:

II.A Land Use Plan

II.B Circulation Plan

II.C Open Space and Recreation Plan

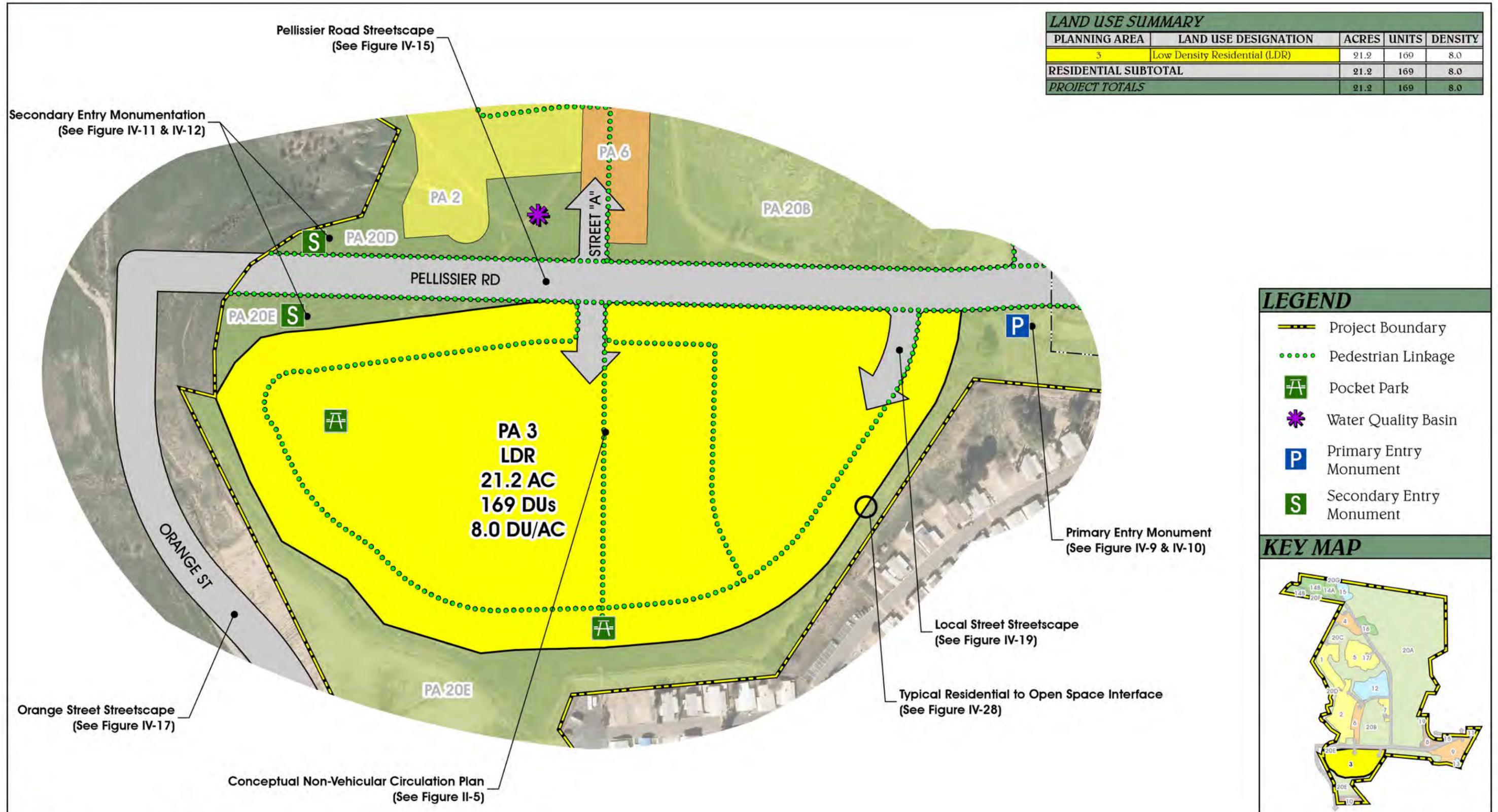
II.D Drainage and Water Quality Plan

II.E Water Plan

II.F Sewer Plan

II.G Grading Plan

II.H Implementation





4. PLANNING AREA 4: MEDIUM DENSITY RESIDENTIAL

a) DESCRIPTION

As shown on Figure III-7, *Planning Areas 4 & 16*, Planning Area 4 is designated for Medium Density Residential land uses and is planned for development of 78 Courtyard homes on 4.9 acres at a density of 15.9 du/ac. The Medium Density Residential designation of this Planning Area permits a density range of 8.1 to 16.0 du/ac. Roadways within Planning Area 4 are private and will be owned and maintained by the HOA.

Vehicular access to Planning Area 4 is provided from Roquet Ranch Road and Street “B” via local roads. Pedestrian access is provided via sidewalks adjacent to Roquet Ranch Road, Street “B” and local roads. Recreational amenities within close walking distance include Rocky Glen Park and The Lodge in Planning Areas 14A and 14B, Hillcrest Park in Planning Area 16, and a Pocket Park located within Planning Area 4.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 4 shall comply with Development Standards for Courtyard Homes, located in Section III.A.3.

c) PLANNING STANDARDS

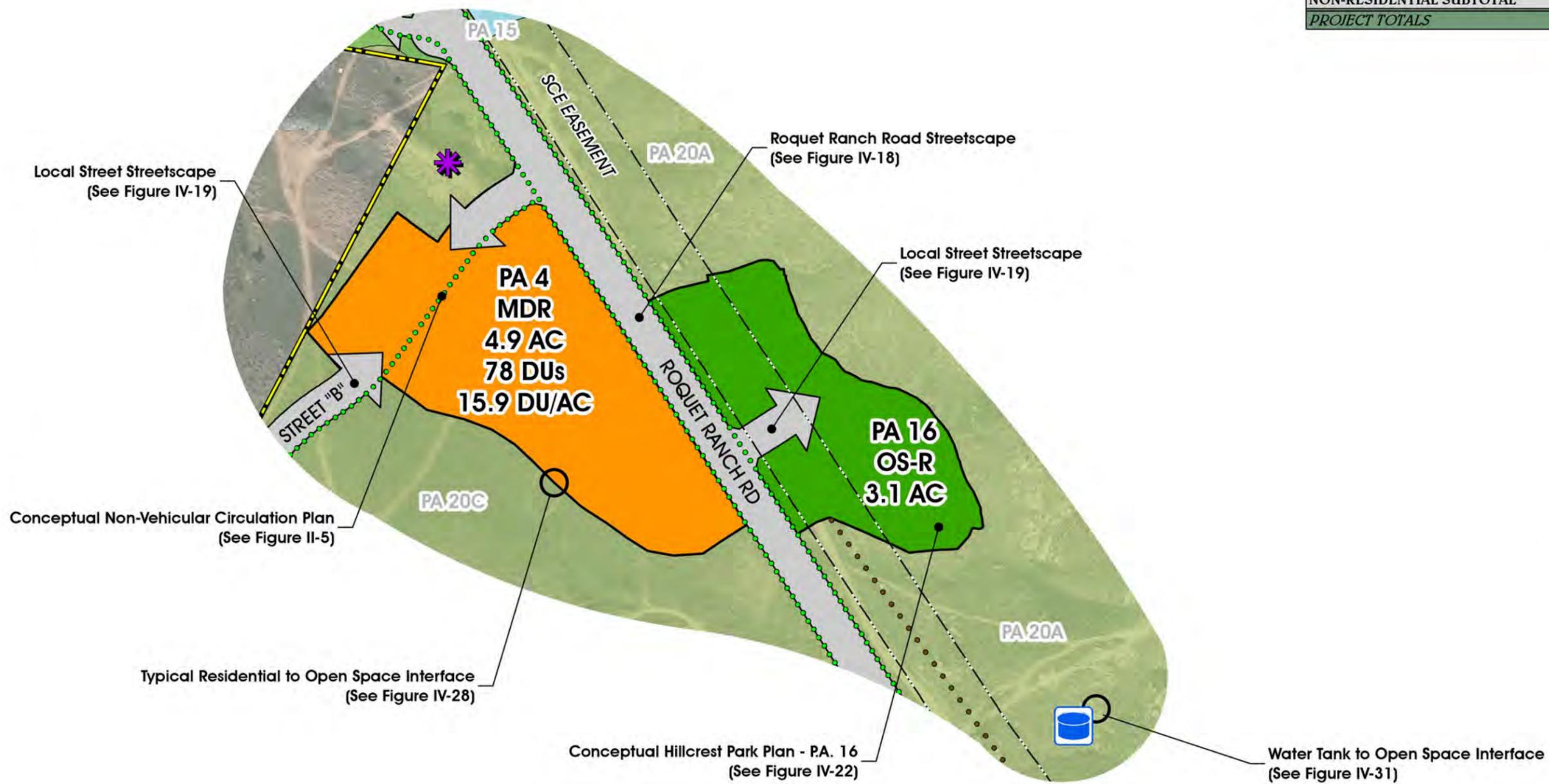
1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-3, *Design Criteria – Courtyard Homes*.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
3. Roadway landscape treatments, as shown in Figure IV-18, *Roquet Ranch Road Streetscape*, shall be provided along Roquet Ranch Road.
4. Roadway landscape treatments, as shown in Figure IV-19, *Local Street Streetscape*, shall be provided along local roads.
5. Neighborhood entrance monumentation, as conceptually depicted in Figure IV-13, *Neighborhood Entry Monument*, shall be provided at key access points to this neighborhood, as shown in Figure III-7, *Planning Areas 4 & 16*.
6. A landscaped transition shall be provided between the residential land uses in Planning Area 4 and the adjacent open space, as shown in Figure IV-28, *Typical Residential to Open Space Interface*.
7. Pedestrian pathways within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
8. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
9. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
10. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:



- II.A Land Use Plan
- II.B Circulation Plan
- II.C Open Space and Recreation Plan
- II.D Drainage and Water Quality Plan

- II.E Water Plan
- II.F Sewer Plan
- II.G Grading Plan
- II.H Implementation

LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	UNITS	DENSITY
4	Medium Density Residential (MDR)	4.9	78	15.9
RESIDENTIAL SUBTOTAL		4.9	78	15.9
16	Open Space - Recreation (Park)	3.1	-	-
NON-RESIDENTIAL SUBTOTAL		3.1	-	-
PROJECT TOTALS		8	78	9.8



LEGEND

- Project Boundary
- Pedestrian Linkage
- Multi-Purpose Trail
- SCE Easement
- Water Quality Basin
- Potable Water Storage Tank

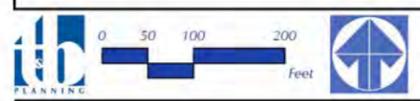
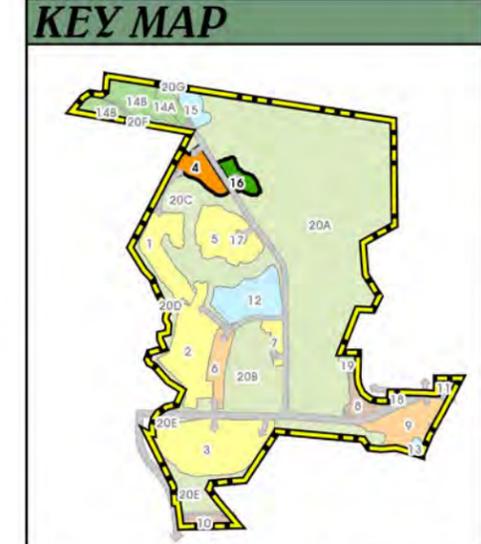


FIGURE III-7
PLANNING AREAS 4 & 16



5. PLANNING AREA 5: LOW DENSITY RESIDENTIAL

a) DESCRIPTION

As shown on Figure III-8, *Planning Areas 5 & 17*, Planning Area 5 is designated for Low Density Residential land uses and is planned for development of 75 traditional, detached single-family homes on 11.0 acres at a density of 6.8 du/ac, on minimum 4,000 s.f. lots. The Low Density Residential designation of this Planning Area permits a density range of 2.1 to 8.0 du/ac.

Vehicular access to Planning Area 5 is provided from Roquet Ranch Road via local roads. Pedestrian Access is provided via sidewalks and trails adjacent to Roquet Ranch Road and local roads. Nearby recreational amenities include Rocky Glen Park and The Lodge in Planning Areas 14A and 14B, Hillcrest Park in Planning Area 16 and the Neighborhood Park (PA 17) in Planning Area 5.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 5 shall comply with Development Standards for Detached Traditional Homes, located in Section III.A.1.

c) PLANNING STANDARDS

1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-1, *Design Criteria – Detached Traditional Homes*.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
3. Roadway landscape treatments, as shown in Figure IV-18, *Roquet Ranch Road Streetscape*, shall be provided along Roquet Ranch Road.
4. Roadway landscape treatments, as shown in Figure IV-19, *Local Street Streetscape*, shall be provided along local roads.
5. Neighborhood entrance monumentation, as conceptually depicted in Figure IV-13, *Neighborhood Entry Monument*, shall be provided at key access points to this neighborhood, as shown in Figure III-8, *Planning Areas 5 & 17*.
6. A landscaped transition shall be provided between the residential land uses in Planning Area 5 and the adjacent open space in Planning Area 20C, as shown in Figure IV-28, *Typical Residential to Open Space Interface*.
7. A landscaped transition shall be provided between the residential land uses in Planning Area 5 and the Neighborhood Park in Planning Area 17, as shown in Figure IV-29, *Typical Residential to Neighborhood Park Interface*.
8. Pedestrian pathways within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
9. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
10. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.



11. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:

II.A Land Use Plan

II.B Circulation Plan

II.C Open Space and Recreation Plan

II.D Drainage and Water Quality Plan

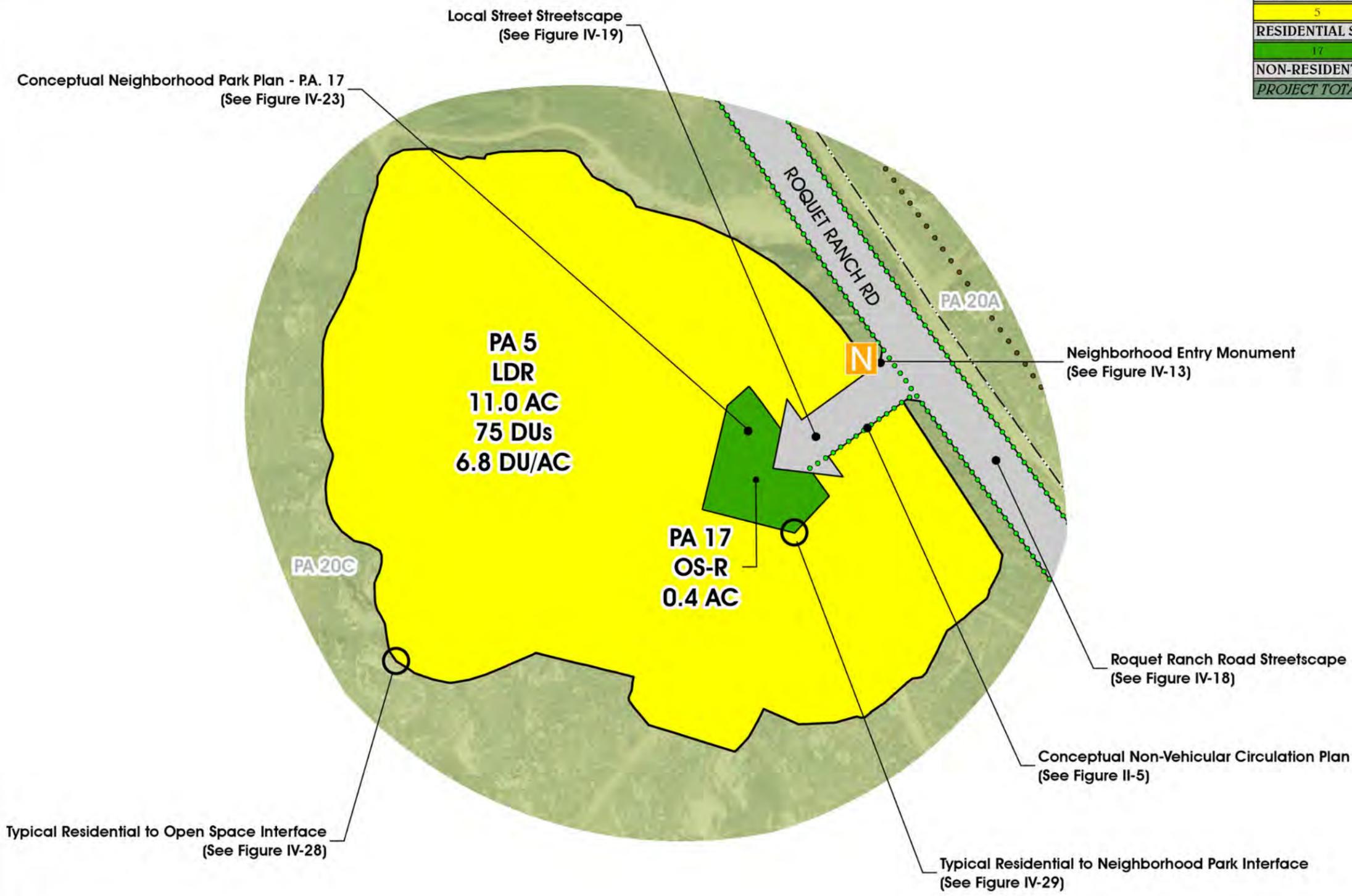
II.E Water Plan

II.F Sewer Plan

II.G Grading Plan

II.H Implementation

LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	UNITS	DENSITY
5	Low Density Residential (LDR)	11	75	6.8
RESIDENTIAL SUBTOTAL		11	75	6.8
17	Open Space-Recreation (Park)	0.4	-	-
NON-RESIDENTIAL SUBTOTAL		0.4	-	-
PROJECT TOTALS		11.4	75	6.6



LEGEND	
	Pedestrian Linkage
	Multi-Purpose Trail
	SCE Easement
	Neighborhood Entry Monument

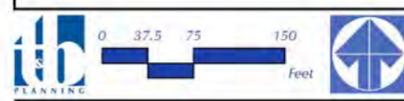


FIGURE III-8
PLANNING AREAS 5 & 17



6. PLANNING AREA 6: MEDIUM DENSITY RESIDENTIAL

a) DESCRIPTION

As shown on Figure III-5, *Planning Areas 2 & 6*, Planning Area 6 is designated for Medium Density Residential land uses and is planned for development of 78 traditional, detached single-family homes on 4.9 acres at a density of 15.9 du/ac, on minimum 2,975 s.f. lots. The Medium Density Residential designation of this Planning Area permits a density range of 8.1 to 16.0 du/ac.

Vehicular access to Planning Area 6 is provided from Pellissier Road, Street “A” and Street “B” via local roads. Pedestrian access is provided via sidewalks and trails adjacent to Pellissier Road, Street “A”, Street “B” and local roads. Nearby recreational amenities include Rocky Glen Park and The Lodge in Planning Areas 14A and 14B, and the Pocket Parks within Planning Areas 2 and 6.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 6 shall comply with Development Standards for Detached Traditional Homes, located in Section III.A.1.

c) PLANNING STANDARDS

1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-1, *Design Criteria – Detached Traditional Homes*.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
3. Roadway landscape treatments, as shown in Figure IV-15, *Pellissier Road Streetscape*, shall be provided along Pellissier Road.
4. Roadway landscape treatments, as shown in Figure IV-19, *Local Street Streetscape*, shall be provided along local roads.
5. Neighborhood entrance monumentation, as conceptually depicted in Figure IV-13, *Neighborhood Entry Monument*, shall be provided at key access points to this neighborhood, as shown in Figure III-5, *Planning Areas 2 & 6*.
6. A landscaped transition shall be provided between the residential land uses in Planning Area 6 and adjacent open space, as shown in Figure IV-28, *Typical Residential to Open Space Interface*.
7. Pedestrian pathways within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
8. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
9. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
10. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:



II.A Land Use Plan
II.B Circulation Plan
II.C Open Space and Recreation Plan
II.D Drainage and Water Quality Plan

II.E Water Plan
II.F Sewer Plan
II.G Grading Plan
II.H Implementation



7. PLANNING AREA 7: LOW DENSITY RESIDENTIAL

a) DESCRIPTION

As shown on Figure III-9, *Planning Areas 7 & 12*, Planning Area 7 is designated for Low Density Residential land uses and is planned for development of 20 traditional, detached single-family homes on 2.6 acres at a density of 7.7 du/ac, on minimum 2,975 s.f. lots. The Low Density Residential designation of this Planning Area permits a density range of 2.1 to 8.0 du/ac.

Vehicular access to Planning Area 7 is provided from Roquet Ranch Road via local roads. Pedestrian access is provided via sidewalks and trails adjacent to Roquet Ranch Road and local roads. Nearby recreational amenities include Rocky Glen Park within Planning Area 14 and Pocket Park within Planning Area 6.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 7 shall comply with Development Standards for Detached Traditional Homes, located in Section III.A.1.

c) PLANNING STANDARDS

1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-1, *Design Criteria – Detached Traditional Homes*.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
3. Roadway landscape treatments, as shown in Figure IV-18, *Roquet Ranch Road Streetscape*, shall be provided along Roquet Ranch Road.
4. Roadway landscape treatments, as shown in Figure IV-19, *Local Street Streetscape*, shall be provided along local roads.
5. Neighborhood entrance monumentation, as conceptually depicted in Figure IV-13, *Neighborhood Entry Monument*, shall be provided at key access points to this neighborhood, as shown in Figure III-9, *Planning Areas 7 & 12*.
6. A landscaped transition shall be provided between the residential land uses in Planning Area 7 and adjacent open space, as shown in Figure IV-28, *Typical Residential to Open Space Interface*.
7. Pedestrian pathways within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
8. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
9. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
10. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:

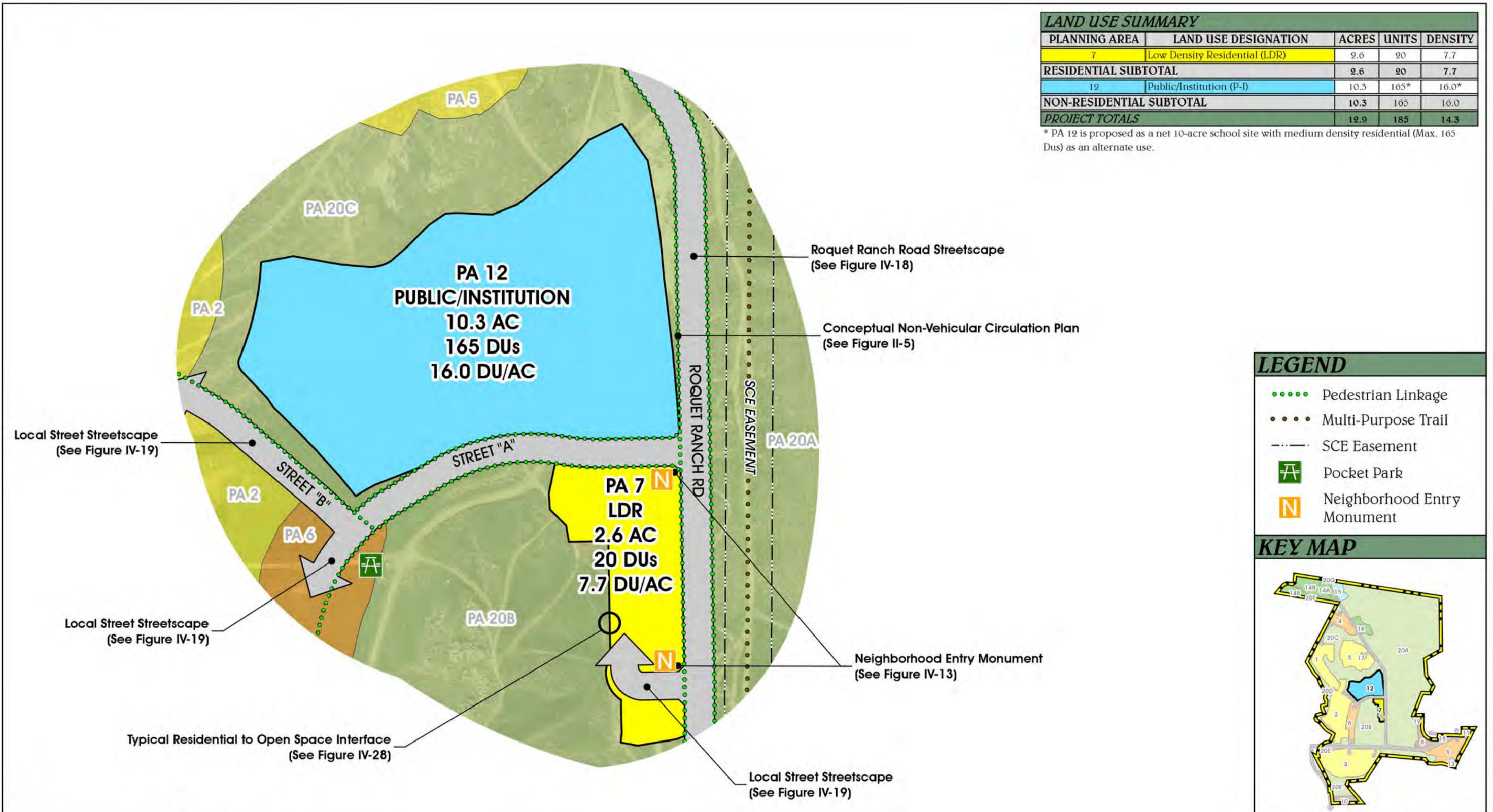


II.A Land Use Plan
II.B Circulation Plan
II.C Open Space and Recreation Plan
II.D Drainage and Water Quality Plan

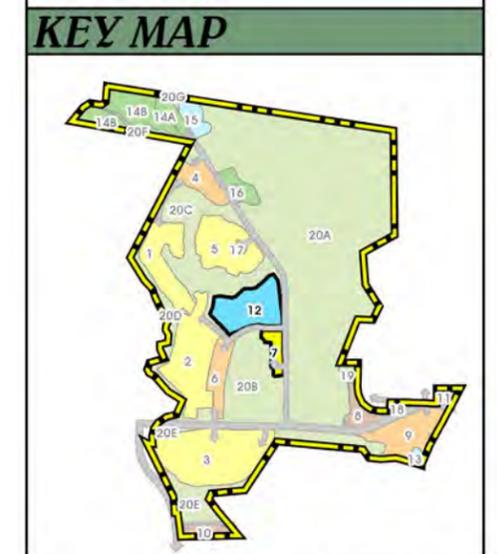
II.E Water Plan
II.F Sewer Plan
II.G Grading Plan
II.H Implementation

LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	UNITS	DENSITY
7	Low Density Residential (LDR)	2.6	20	7.7
RESIDENTIAL SUBTOTAL		2.6	20	7.7
12	Public/Institution (P-I)	10.3	165*	16.0*
NON-RESIDENTIAL SUBTOTAL		10.3	165	16.0
PROJECT TOTALS		12.9	185	14.3

* PA 12 is proposed as a net 10-acre school site with medium density residential (Max. 165 DUs) as an alternate use.



LEGEND	
	Pedestrian Linkage
	Multi-Purpose Trail
	SCE Easement
	Pocket Park
	Neighborhood Entry Monument





8. PLANNING AREA 8: HIGH DENSITY RESIDENTIAL

a) DESCRIPTION

As shown on Figure III-10, *Planning Areas 8 & 19*, Planning Area 8 is designated for High Density Residential land uses and is planned for development of 79 attached townhomes on 3.6 acres at a density of 21.9 du/ac on shared lots. The High Density Residential designation of this Planning Area permits a density range of 16.1 to 22.0 du/ac. Planning Area 8 is intended for an age qualified (55+) community. Roadways within Planning Area 8 are private and will be owned and maintained by the HOA.

Primary vehicular access to Planning Area 8 is provided from Pellissier Road, and emergency vehicular access is provided from Graymoor Avenue. Pedestrian Access is provided via sidewalks and trails adjacent to Pellissier Road. Nearby recreational amenities include the Neighborhood Parks in Planning Areas 18 and 19.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

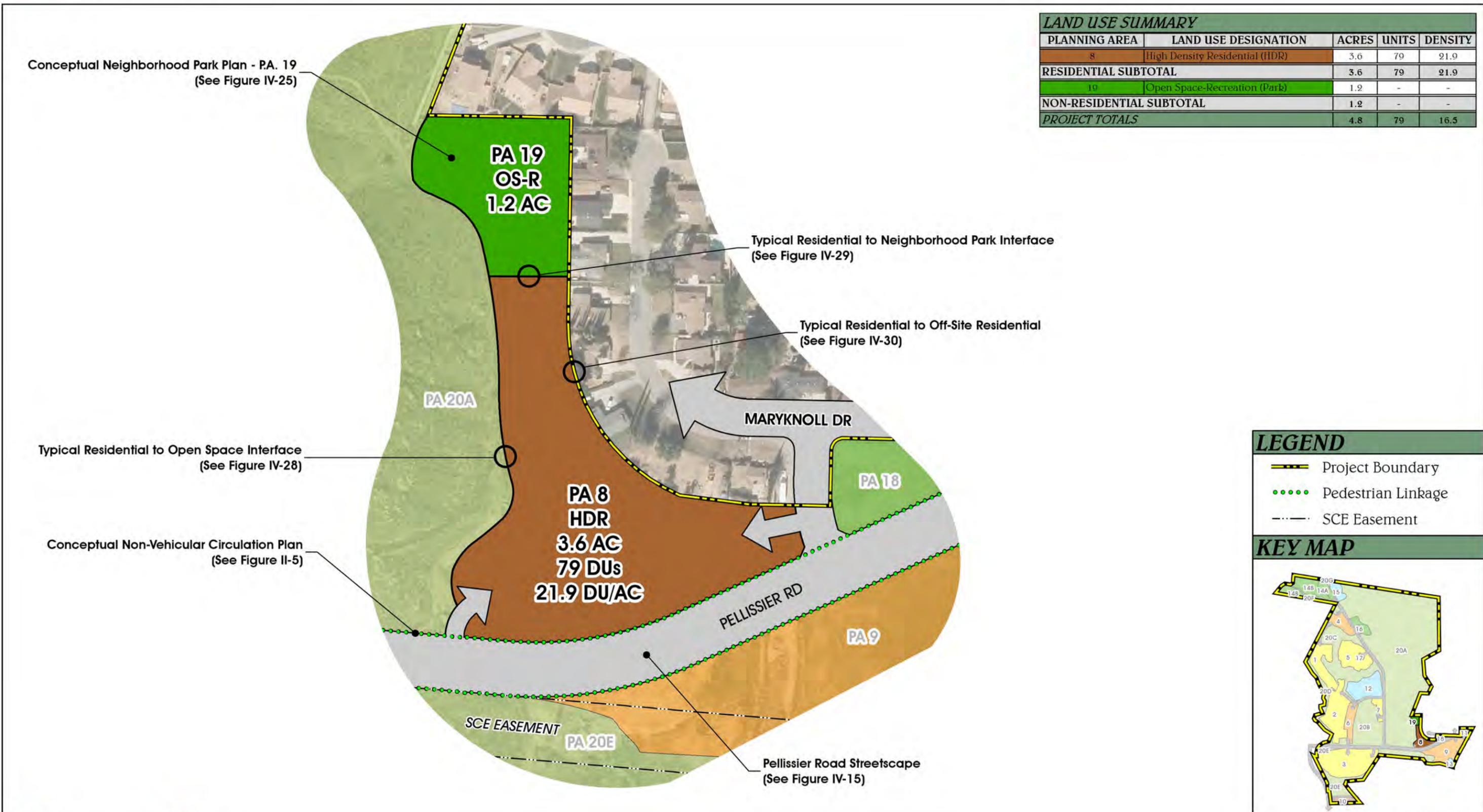
Planning Area 8 shall comply with Development Standards for Attached Townhomes, located in Section III.A.2.

c) PLANNING STANDARDS

1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-2, *Design Criteria – Attached Townhomes*.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
3. Roadway landscape treatments, as shown in Figure IV-15, *Pellissier Road Streetscape*, shall be provided along Pellissier Road.
4. Neighborhood entrance monumentation, as conceptually depicted in Figure IV-13, *Neighborhood Entry Monument*, shall be provided at key access points to this neighborhood, as shown in Figure III-10, *Planning Areas 8 & 19*.
5. A landscaped transition shall be provided between the residential land uses in Planning Area 8 and adjacent open space, as shown in Figure IV-28, *Typical Residential to Open Space Interface*.
6. A landscaped transition shall be provided between the residential land uses in Planning Area 8 and Neighborhood Park within Planning Area 19, as shown in Figure IV-29, *Typical Residential to Neighborhood Park Interface*.
7. A landscape transition shall be provided between the residential land uses in Planning Area 8 and the existing neighborhood to the north and east, as shown on Figure IV-30, *Typical Residential to Off-Site Residential Interface*.
8. Trails within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
9. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.



10. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
11. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:
 - II.A Land Use Plan
 - II.B Circulation Plan
 - II.C Open Space and Recreation Plan
 - II.D Drainage and Water Quality Plan
 - II.E Water Plan
 - II.F Sewer Plan
 - II.G Grading Plan
 - II.H Implementation



LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	UNITS	DENSITY
8	High Density Residential (HDR)	3.6	79	21.9
RESIDENTIAL SUBTOTAL		3.6	79	21.9
19	Open Space-Recreation (Park)	1.2	-	-
NON-RESIDENTIAL SUBTOTAL		1.2	-	-
PROJECT TOTALS		4.8	79	16.5

LEGEND	
	Project Boundary
	Pedestrian Linkage
	SCE Easement

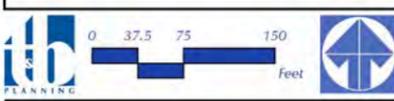
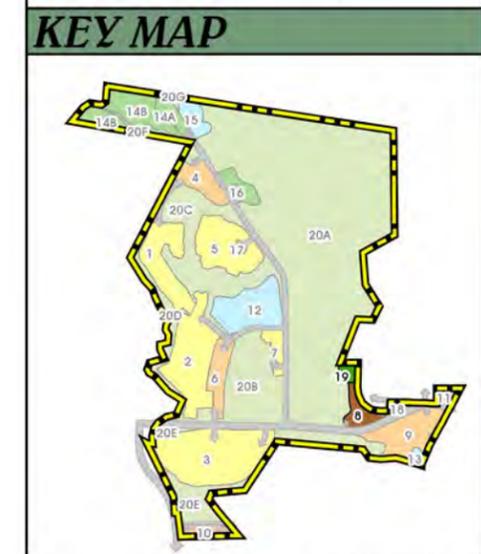


FIGURE III-10
 PLANNING AREAS 8 & 19



9. PLANNING AREA 9: MEDIUM DENSITY RESIDENTIAL

a) DESCRIPTION

As shown on Figure III-11, *Planning Areas 9, 11, 13 & 18*, Planning Area 9 is designated for Medium Density Residential land uses and is planned for development of 137 attached townhomes on 9.4 acres at a density of 14.6 du/ac. The Medium Density Residential designation of this Planning Area permits a density range of 8.1 to 16.0 du/ac. Roadways within Planning Area 9 are private and will be owned and maintained by the HOA.

Vehicular access to Planning Area 9 is provided from Pellissier Road and La Cadena Drive. Pedestrian Access is provided via sidewalks and trails adjacent to Pellissier Road and La Cadena Drive. Nearby recreational amenities include the Neighborhood Park in Planning Area 18 and the Pocket Park within Planning Area 9.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 9 shall comply with Development Standards for Attached Townhomes, located in Section III.A.2.

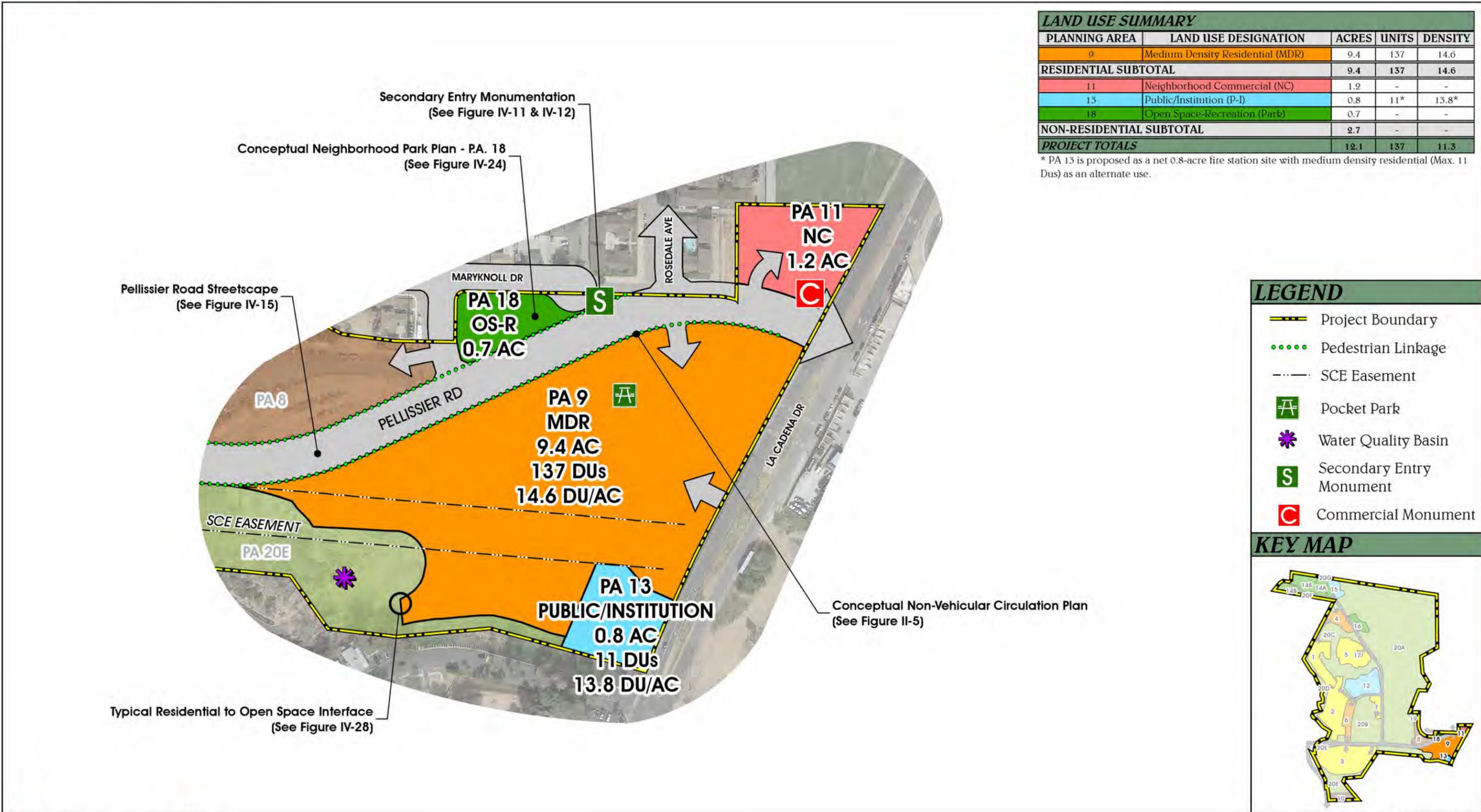
c) PLANNING STANDARDS

1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-2, *Design Criteria – Attached Townhomes*.
2. No development is permitted within the Southern California Edison easement located within Planning Area 9, except for roadways as approved by Southern California Edison.
3. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
4. Roadway landscape treatments, as shown in Figure IV-15, *Pellissier Road Streetscape*, shall be provided along Pellissier Road.
5. Neighborhood entrance monumentation, as conceptually depicted in Figure IV-13, *Neighborhood Entry Monument*, shall be provided at key access points to this neighborhood, as shown in Figure III-11, *Planning Areas 9, 11, 13 & 18*.
6. A landscaped transition shall be provided between the residential land uses in Planning Area 9 and the adjacent open space, as shown in Figure IV-28, *Typical Residential to Open Space Interface*.
7. Pedestrian pathways within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
8. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
9. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
10. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:



II.A Land Use Plan
II.B Circulation Plan
II.C Open Space and Recreation Plan
II.D Drainage and Water Quality Plan

II.E Water Plan
II.F Sewer Plan
II.G Grading Plan
II.H Implementation



LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	UNITS	DENSITY
9	Medium Density Residential (MDR)	9.4	137	14.6
RESIDENTIAL SUBTOTAL		9.4	137	14.6
11	Neighborhood Commercial (NC)	1.2	-	-
13	Public/Institution (P-I)	0.8	11*	13.8*
18	Open Space-Recreation (Park)	0.7	-	-
NON-RESIDENTIAL SUBTOTAL		2.7	-	-
PROJECT TOTALS		12.1	137	11.3

* PA 13 is proposed as a net 0.8-acre fire station site with medium density residential (Max. 11 Dus) as an alternate use.

LEGEND

- Project Boundary
- Pedestrian Linkage
- SCE Easement
- Pocket Park
- Water Quality Basin
- Secondary Entry Monument
- Commercial Monument

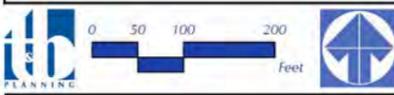


FIGURE III-11
PLANNING AREAS 9, 11, 13 & 18



10. PLANNING AREA 10: HIGH DENSITY RESIDENTIAL

a) DESCRIPTION

As shown on Figure III-12, *Planning Area 10*, Planning Area 10 is designated for High Density Residential land uses and is planned for development of 52 attached townhomes on 2.4 acres at a density of 21.7 du/ac, on minimum 2,975 lots. The Medium Density Residential designation of this Planning Area permits a density range of 16.1 to 22.0 du/ac. Roadways within Planning Area 10 are private and will be owned and maintained by the HOA.

Vehicular access to Planning Area 10 is provided from Orange Street. Pedestrian Access is provided via sidewalks and trails adjacent to Orange Street. Nearby recreational amenities include Rocky Glen Park and The Lodge in Planning Areas 14A and 14B, and the Pocket Park within Planning Area 3.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 10 shall comply with Development Standards for Attached Townhomes, located in Section III-A.2.

c) PLANNING STANDARDS

1. Site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-2, *Design Criteria – Attached Townhomes*.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Landscape Master Plan*.
3. Roadway landscape treatments, as shown in Figure IV-17, *Orange Street Streetscape*, shall be provided along Orange Road.
4. Roadway landscape treatments, as shown in Figure IV-19, *Local Street Streetscape*, shall be provided along local roads.
5. A landscape transition shall be provided between the residential land uses in Planning Area 10 and the existing neighborhood to the east, as shown on Figure IV-30, *Typical Residential to Off-Site Residential Interface*.
6. Primary entrance monumentation, as conceptually depicted in Figure IV-9, *Primary Entry Monument – Plan View*, and Figure IV-10, *Primary Entry Monument – Elevation*, shall be provided at the primary entry point at the intersection of Pellissier Road and La Cadena Drive, as shown in Figure III-12, *Planning Area 10*.
7. Pedestrian Pathways within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
8. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
9. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
10. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:



- II.A Land Use Plan
- II.B Circulation Plan
- II.C Open Space and Recreation Plan
- II.D Drainage and Water Quality Plan

- II.E Water Plan
- II.F Sewer Plan
- II.G Grading Plan
- II.H Implementation

LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	UNITS	DENSITY
10	High Density Residential (HDR)	2.4	52	21.7
RESIDENTIAL SUBTOTAL		2.4	52	21.7
PROJECT TOTALS		2.4	52	21.7

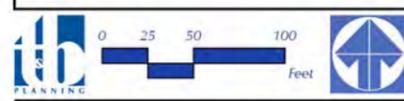
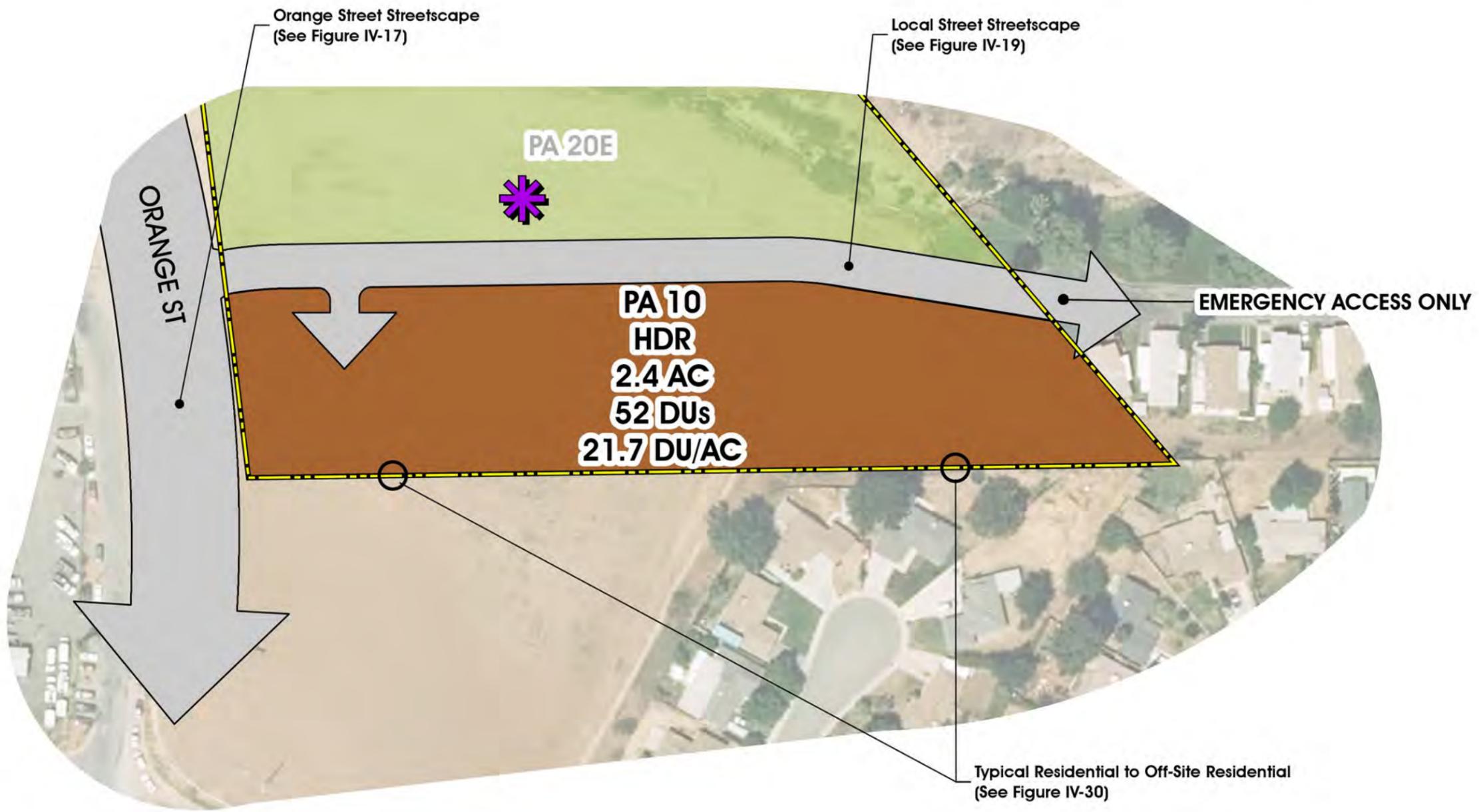


FIGURE III-12
PLANNING AREA 10



11. PLANNING AREA 11: NEIGHBORHOOD COMMERCIAL

a) DESCRIPTION

As shown in Figure III-11, *Planning Areas 9, 11, 13 & 18*, Planning Area 11 provides for the development of up to 52,272 square feet of neighborhood-serving commercial retail land uses within a 1.2-acre shopping center. The neighborhood shopping center is located along La Cadena Drive at the Roquet Ranch community entrance, and provides convenient neighborhood shopping options, restaurants, and employment opportunities for community residents and visitors. The complete list of uses permitted in Planning Area 11 is provided in Section V, Specific Plan Zoning Ordinance.

Vehicular access to Planning Area 11 is provided via Pellissier Road on a right-in turn from La Cadena Drive. No direct access to Planning Area 11 is permitted from La Cadena Drive. Sufficient off-street parking shall be provided to meet the demand of the neighborhood shopping center. Pedestrian access to Planning Area 11 is provided via sidewalks and trails adjacent to Pellissier Road. Nearby recreational amenities include the Neighborhood Park in Planning Area 18 and the Pocket Park within Planning Area 9.

Additional standards relating to architecture and landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 11 shall comply with Development Standards for Commercial, located in Section III.B.

c) PLANNING STANDARDS

1. Site plan concepts for allowed architecture within this neighborhood shopping center are depicted in Figure IV-7, *Commercial Architecture*.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
3. Commercial monumentation, as conceptually depicted in Figure IV-14, *Commercial Monumentation*, shall be provided at the entrance of the neighborhood shopping center in Planning Area 11 at the intersection of Pellissier Road and La Cadena Drive.
4. Roadway landscape treatments, as shown in Figure IV-15, *Pellissier Road Streetscape*, shall be provided along Pellissier Road.
5. Pedestrian pathways within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
6. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
7. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
8. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:

- | | |
|--------------------------------------|---------------------|
| II.A Land Use Plan | II.E Water Plan |
| II.B Circulation Plan | II.F Sewer Plan |
| II.C Open Space and Recreation Plan | II.G Grading Plan |
| II.D Drainage and Water Quality Plan | II.H Implementation |



12. PLANNING AREA 12: PUBLIC/INSTITUTION

a) DESCRIPTION

As depicted in Figure III-9, *Planning Areas 7 & 12*, Planning Area 12 provides for the development of a 10.3-acre elementary school site under the jurisdiction of the Colton Joint Unified School District (CJUSD). However, if the CJUSD should decline to purchase this site for development of an elementary school, then Planning Area 12 shall be developed with Medium Density Residential land uses. The residential alternative shall consist of 165 attached townhomes or courtyard homes on 10.3 acres at a density of 16.0 du/ac. The Medium Density Residential Designation for this Planning Area permits a density range of 8.1 to 16.0 du/ac. If developed with Medium Density Residential land uses, the private roadways within Planning Area 12 will be owned and maintained by the HOA.

If purchased by the school district, development of the site is the District's responsibility and no on-site design criteria is imposed by this Specific Plan. Therefore, the Planning Standards that provided below pertain to the residential alternative and address perimeter streets and other improvements, which would be the responsibility of the Master Developer or the developer of the residential alternative.

Vehicular access to Planning Area 12 is provided from Street "A". Pedestrian Access is provided via sidewalks and trails adjacent to Street "A".

Additional standards relating to landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

If Planning Area 12 is not developed as a school, then Planning Area 12 shall comply with Development Standards for Attached Townhomes or Courtyard Homes, located in Sections III.A.2 and III.A.3.

c) PLANNING STANDARDS

1. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
2. Roadway landscape treatments, as shown in Figure IV-18, *Roquet Ranch Road Streetscape*, shall be provided along Roquet Ranch Road.
3. If Planning Area 12 is developed with Medium Density Residential land uses, then a landscaped transition shall be provided between the residential land uses and the adjacent open space, as shown in Figure IV-28, *Typical Residential to Open Space Interface*.
4. If Planning Area 12 is developed with Medium Density Residential land uses, a landscape transition shall be provided between the residential land uses in Planning Area 12 and the existing neighborhood to the south, as shown on Figure IV-30, *Typical Residential to Off-Site Residential Interface*.
5. If Planning Area 12 is developed with Medium Density Residential land uses, then the site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-2, *Design Criteria – Attached Townhomes*, or Figure III-3, *Design Criteria – Courtyard Homes*.
6. Trails within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.



7. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
8. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
9. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:
 - II.A Land Use Plan
 - II.B Circulation Plan
 - II.C Open Space and Recreation Plan
 - II.D Drainage and Water Quality Plan
 - II.E Water Plan
 - II.F Sewer Plan
 - II.G Grading Plan
 - II.H Implementation



13. PLANNING AREA 13: PUBLIC/INSTITUTION (FIRE STATION SITE)

a) DESCRIPTION

As shown in Figure III-11, *Planning Areas 9, 11, 13 & 18*, a 0.8-acre fire station site is provided within Planning Area 13 for the City of Colton to improve fire department response times in the southern portion of the city.

However, if the use of this site for the development of a fire station is declined by the City, Planning Area 13 shall be developed with Medium Density Residential land uses consistent with Planning Area 9. The residential alternative shall consist of 11 attached townhomes on 0.8 acres at a density of 13.8 du/ac. Medium Density Residential designation for this Planning Area permits a density range of 8.1 to 16.0 du/ac.

Vehicular access to Planning Area 13 is provided from Planning Area 9.

Additional standards relating to landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

If Planning Area 13 is not developed as a Fire Station, then Planning Area 13 shall comply with Development Standards for Attached Townhomes, located in Section III.A.2.

c) PLANNING STANDARDS

1. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
2. If Planning Area 13 is developed with Medium Density Residential land uses, then the site plan concepts for allowed housing types within this neighborhood are depicted in Figure III-2, *Design Criteria – Attached Townhomes*.
3. If Planning Area 13 is developed with Medium Density Residential land uses, then access to the Planning Area will be from within Planning Area 9, and access shall not be provided from La Cadena Drive.
4. If Planning Area 13 is developed with Medium Density Residential land uses, the Planning Area will become a part of the Homeowners’ Association for Planning Area 9.
5. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
6. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
7. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:

- | | |
|--------------------------------------|---------------------|
| II.A Land Use Plan | II.E Water Plan |
| II.B Circulation Plan | II.F Sewer Plan |
| II.C Open Space and Recreation Plan | II.G Grading Plan |
| II.D Drainage and Water Quality Plan | II.H Implementation |



14. PLANNING AREAS 14A AND 14B: OPEN SPACE – RECREATION (PRIVATE RECREATION AND NEIGHBORHOOD PARK)

a) DESCRIPTION

As shown in Figure III-13, *Planning Areas 14A, 14B, & 15*, a 2.8-acre private recreational facility called The Lodge within Planning Area 14A and an 11.1-acre public Neighborhood Park called Rocky Glen Park is provided within Planning Area 14B. Planning Area 14A provides a private HOA-owned and maintained recreational facility for the exclusive use of ROQUET RANCH residents called The Lodge, a passive meadow area with shaded seating and picnic tables. Planning Area 14B is owned by the City of Colton and maintained through a CSA or CFD (or other financing entity) and may provide a range of recreational amenities, including a basketball court, baseball field, soccer fields, tot lots, barbeque facilities with picnic area, restroom facilities, dog park, and a potential trail connection to the Santa Ana River Trail. A pedestrian bridge spans the natural stream bed and leads to the dog park and passive open space area. As shown in Figure III-13, *Planning Areas 14A, 14B, & 15*, the Planning Areas are connected by a pedestrian bridge that crosses the natural stream bed.

Vehicular access to Rocky Glen Park and The Lodge is provided from Roquet Ranch Road, which leads to off-street parking provided within The Lodge in Planning Area 14A and Rocky Glen Park in Planning Area 14B. Pedestrian access to Rocky Glen Park and The Lodge is provided via sidewalks and trails adjacent to Roquet Ranch Road. In addition, a future extension of Roquet Ranch Road to the north is accommodated through Rocky Glen Park within PA 14B, in the event that the property to the north of Roquet Ranch is developed and a connection from Pellissier Road north through the property to the future extension of Litton Street or Tropica Ranch Road is necessary.

Additional standards relating to landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Areas 14A and 14B shall comply with Development Standards for Open Space (Recreation and Resources), located in Section III.C.

c) PLANNING STANDARDS

1. A site plan concept for the Rocky Glen Park and The Lodge is provided in Figure IV-20, *Rocky Glen Park and The Lodge*.
2. Overflow parking shall be provided for Planning Areas 14A and 14B in the RV Storage area within a portion of Planning Area 15, as shown in Figure IV-20, *Rocky Glen Park and The Lodge*.
3. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
4. Roadway landscape treatments, as shown in Figure IV-18, *Roquet Ranch Road Streetscape*, shall be provided along Roquet Ranch Road.
5. A landscaped transition shall be provided between The Lodge in Planning Area 14A and Rocky Glen Park in Planning Area 14B and the adjacent off-site open space, as shown in Figure IV-32, *Neighborhood Park to Off-site Open Space Interface*.

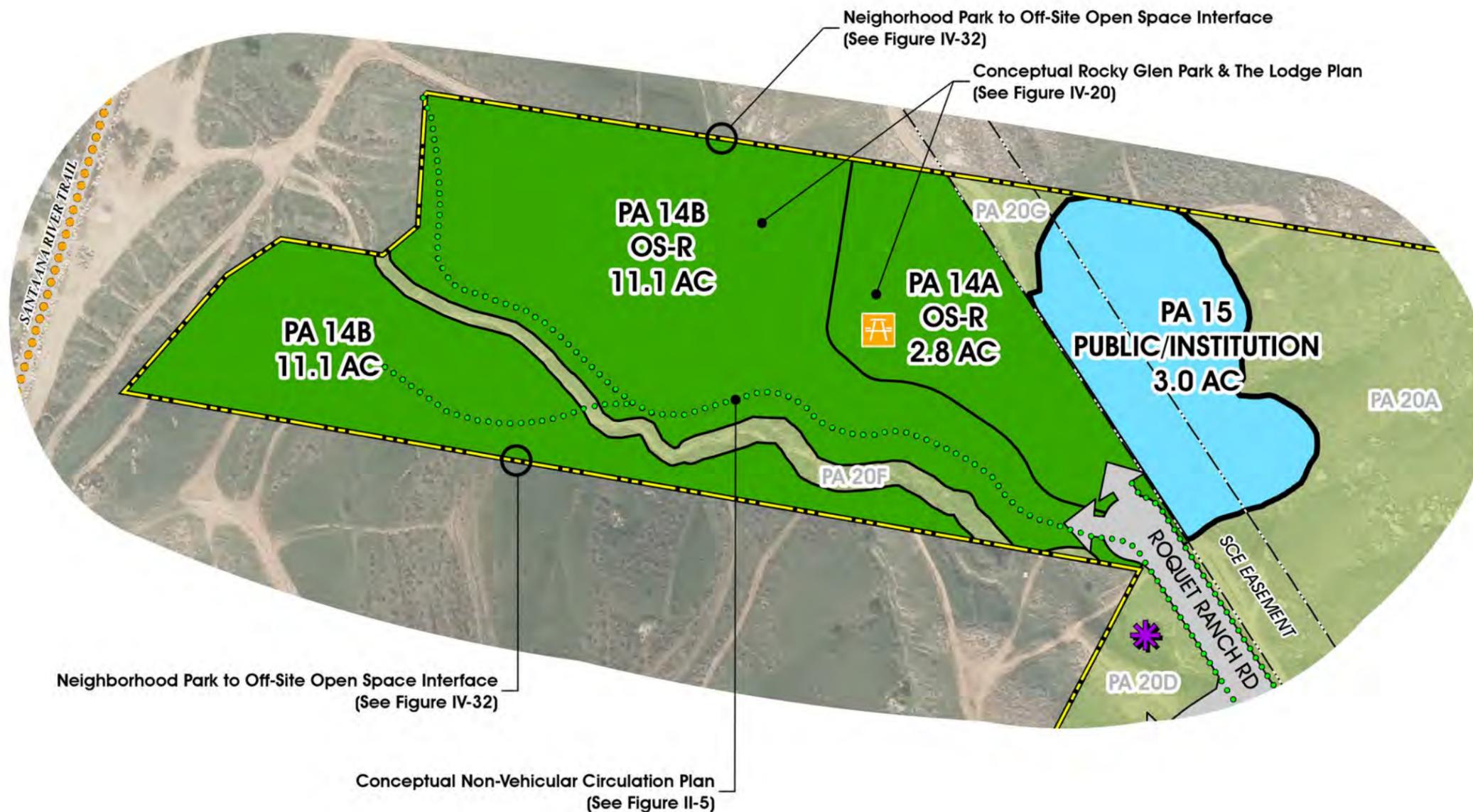


6. Trails within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
7. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
8. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
9. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:

II.A Land Use Plan
II.B Circulation Plan
II.C Open Space and Recreation Plan
II.D Drainage and Water Quality Plan

II.E Water Plan
II.F Sewer Plan
II.G Grading Plan
II.H Implementation

LAND USE SUMMARY		
PLANNING AREA	LAND USE DESIGNATION	ACRES
14A	Open Space-Recreation (Park)	2.8
14B	Open Space-Recreation (Park)	11.1
15	Public/Institution (RV Parking)	3.0
NON-RESIDENTIAL SUBTOTAL		16.9
PROJECT TOTALS		16.9



LEGEND

- Project Boundary
- Pedestrian Linkage
- Santa Ana River Trail
- SCE Easement
- HOA Recreation Facility
- Water Quality Basin

KEY MAP

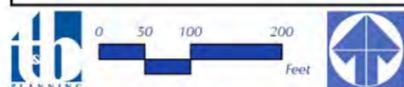


FIGURE III-13
 PLANNING AREAS 14A, 14B, & 15



15. PLANNING AREA 15: PUBLIC/INSTITUTION (RV PARKING AND PARK OVERFLOW PARKING)

a) DESCRIPTION

As shown in Figure III-13, *Planning Areas 14A, 14B, & 15*, a 3.0-acre RV Parking area is provided for ROQUET RANCH residents within Planning Area 15. To avoid street clutter, the RV Parking area will allow ROQUET RANCH residents to park their boats, motorhomes, and other recreational vehicles within Planning Area 15. Overflow parking for Rocky Glen Park and The Lodge is also provided in a portion of Planning Area 15. The SCE Easement runs through Planning Area 15 and the overflow parking is within the SCE Easement; the RV Parking area is outside of the SCE easement.

Vehicular access to the RV Parking area is provided from Roquet Ranch Road. Pedestrian access to the RV Parking area is provided via sidewalks and trails adjacent to Roquet Ranch Road. In addition, a 60-foot wide road dedication will be provided through Planning Area 15 to provide future vehicular access to the north, in the event future development occurs north of ROQUET RANCH.

Standards relating to landscaping are provided below.

Additional standards relating to landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 15 shall comply with Development Standards for Public/Institution, located in Section III.D.

c) PLANNING STANDARDS

1. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
2. Roadway landscape treatments, as shown in Figure IV-18, *Roquet Ranch Road Streetscape*, shall be provided along Roquet Ranch Road.
3. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
4. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
5. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:

- | | |
|--------------------------------------|---------------------|
| II.A Land Use Plan | II.E Water Plan |
| II.B Circulation Plan | II.F Sewer Plan |
| II.C Open Space and Recreation Plan | II.G Grading Plan |
| II.D Drainage and Water Quality Plan | II.H Implementation |



16. PLANNING AREA 16: OPEN SPACE – RECREATION (TRAILHEAD PARK)

a) DESCRIPTION

As shown in Figure III-7, *Planning Areas 4 & 16*, Planning Area 16 contains Hillcrest Park which is owned and maintained by the City of Colton (excluding the area underlying the SCE Easement) provides residents of ROQUET RANCH and residents of the surrounding neighborhoods with a trailhead to access the existing informal trails located within Planning Area 20A and throughout the La Loma Hills. Hillcrest Park is 3.1-acres and provides a range of recreational amenities, including a native plant demonstration garden, shade canopies, picnic pavilions, open turf, and connections to trails.

Additional standards relating to landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Area 16 shall comply with Development Standards for Open Space (Recreation and Resources), located in Section III.C.

c) PLANNING STANDARDS

1. A site plan concept for the Hillcrest Park in Planning Area 16 is provided in Figure IV-22, *Hillcrest Park – PA 16*.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
3. Trails within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
4. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
5. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
6. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:

- | | |
|--------------------------------------|---------------------|
| II.A Land Use Plan | II.E Water Plan |
| II.B Circulation Plan | II.F Sewer Plan |
| II.C Open Space and Recreation Plan | II.G Grading Plan |
| II.D Drainage and Water Quality Plan | II.H Implementation |



17. PLANNING AREAS 17, 18, AND 19: OPEN SPACE – RECREATION (NEIGHBORHOOD PARKS)

a) DESCRIPTION

As shown in Figure III-8, *Planning Areas 5 & 17*, Figure III-10, *Planning Areas 8 & 19*, and Figure III-11, *Planning Areas 9, 11, 13 & 18*, three neighborhood parks owned and maintained by the HOA are provided within the ROQUET RANCH community to provide residents with neighborhood-oriented active and passive recreational amenities. These Neighborhood Parks range in size from 0.4-acres to 1.2 acres and provide a range of recreational amenities, including shade canopies, picnic pavilions, tot lots, barbeque areas, open lawn play areas, and game table areas. 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 gated and available only to the residents of Planning Area 8.

Additional standards relating to landscaping are provided below.

b) LAND USE AND DEVELOPMENT STANDARDS

Planning Areas 17, 18, and 19 shall comply with Development Standards for Open Space (Recreation and Resources), located in Section III.C.

c) PLANNING STANDARDS

1. A site plan concept for the Neighborhood Parks in Planning Areas 17, 18, and 19 is provided on Figure IV-23 through Figure IV-25.
2. Landscaping shall occur as depicted in Figure IV-8, *Conceptual Master Landscape Plan*.
3. A landscaped transition shall be provided between the residential land uses in Planning Areas 5 and 8, and the Neighborhood Parks in Planning Areas 17 and 19, as shown in Figure IV-29, *Typical Residential to Neighborhood Park Interface*.
4. Trails within ROQUET RANCH shall be constructed as delineated in Figure II-5, *Conceptual Non-Vehicular Circulation Plan*.
5. Walls and fencing located within ROQUET RANCH shall be constructed as delineated in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*.
6. Please refer to Section IV, *Design Guidelines*, for other applicable design criteria.
7. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:

- | | |
|--------------------------------------|---------------------|
| II.A Land Use Plan | II.E Water Plan |
| II.B Circulation Plan | II.F Sewer Plan |
| II.C Open Space and Recreation Plan | II.G Grading Plan |
| II.D Drainage and Water Quality Plan | II.H Implementation |



18. PLANNING AREAS 20A – 20G: OPEN SPACE - RESOURCE

a) DESCRIPTION

As shown in Figure III-14, *Planning Areas 20A – 20G*, Planning Areas 20A through 20G provide for 199.7 acres of open space, which includes landscaped, manufactured slopes and preserved natural hillside. Planning Areas 20A through 20G preserve the natural slopes and ridgelines of the La Loma Hills. These Open Space Planning Areas preserve the character and physical landscape of the La Loma Hills and provide the residents of ROQUET RANCH and the City of Colton with natural, aesthetic views. These planning areas provide for a buffer between the residential and other uses within ROQUET RANCH and the adjacent off-site uses. The manufactured slopes in these planning areas shall be irrigated and landscaped.

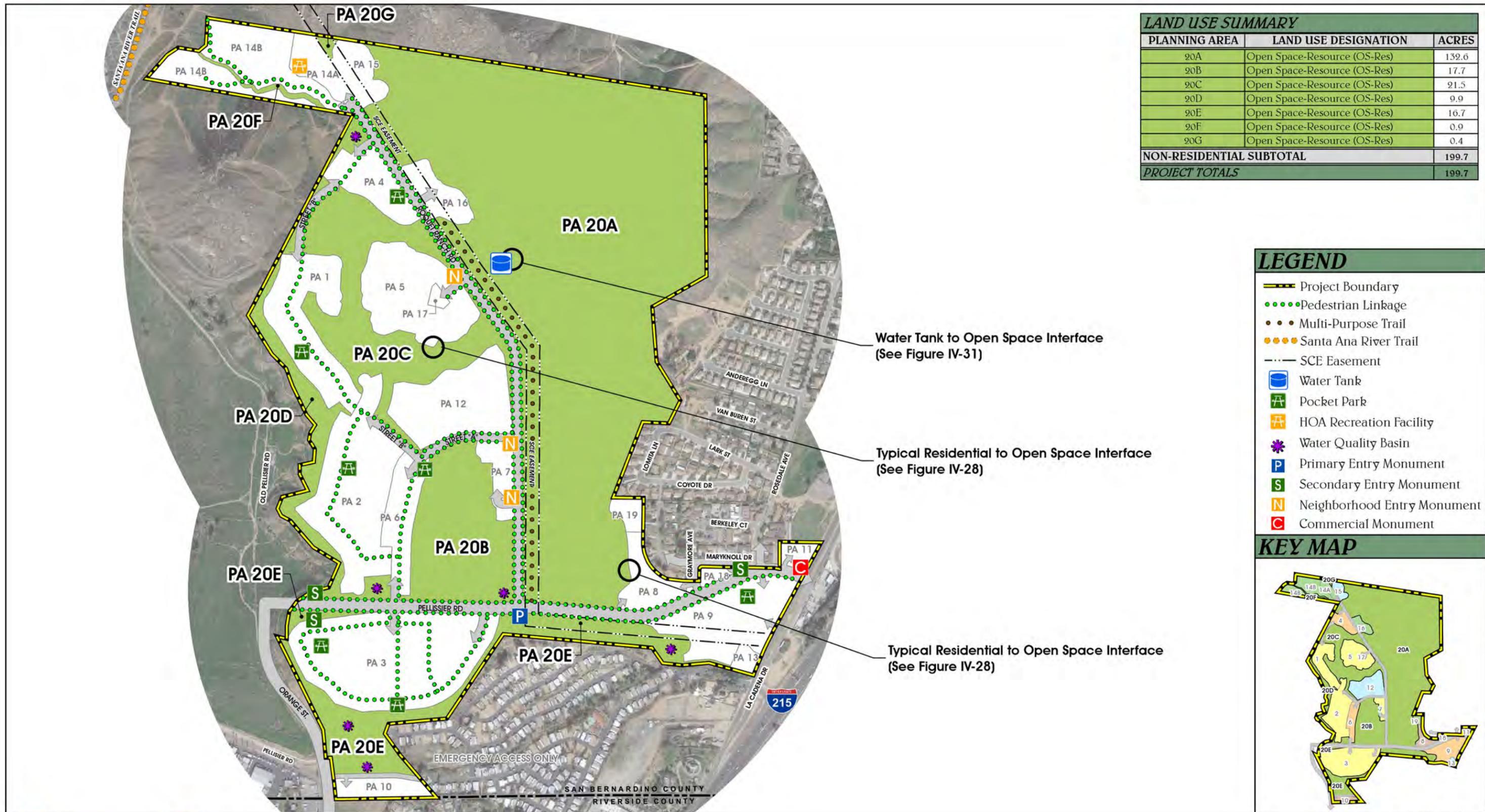
b) LAND USE AND DEVELOPMENT STANDARDS

Planning Areas 20A – 20G shall comply with Development Standards for Open Space (Recreation and Resources), located in Section III.C.

c) PLANNING STANDARDS

1. Where required, view fences, as described in Figure IV-26, *Wall and Fence Plan*, and Figure IV-27, *Wall and Fence Details*, shall be used to separate residential Planning Areas from open space. Solid fencing may also be used to provide privacy for residents where desired.
2. Please refer to Section II, *Plan Components and Implementation*, for the following standards that apply community-wide:

- | | |
|--------------------------------------|---------------------|
| II.A Land Use Plan | II.E Water Plan |
| II.B Circulation Plan | II.F Sewer Plan |
| II.C Open Space and Recreation Plan | II.G Grading Plan |
| II.D Drainage and Water Quality Plan | II.H Implementation |



LAND USE SUMMARY		
PLANNING AREA	LAND USE DESIGNATION	ACRES
20A	Open Space-Resource (OS-Res)	132.6
20B	Open Space-Resource (OS-Res)	17.7
20C	Open Space-Resource (OS-Res)	21.5
20D	Open Space-Resource (OS-Res)	9.9
20E	Open Space-Resource (OS-Res)	16.7
20F	Open Space-Resource (OS-Res)	0.9
20G	Open Space-Resource (OS-Res)	0.4
NON-RESIDENTIAL SUBTOTAL		199.7
PROJECT TOTALS		199.7

- LEGEND**
- Project Boundary
 - Pedestrian Linkage
 - Multi-Purpose Trail
 - Santa Ana River Trail
 - SCE Easement
 - Water Tank
 - Pocket Park
 - HOA Recreation Facility
 - Water Quality Basin
 - Primary Entry Monument
 - Secondary Entry Monument
 - Neighborhood Entry Monument
 - Commercial Monument



Water Tank to Open Space Interface
 (See Figure IV-31)

Typical Residential to Open Space Interface
 (See Figure IV-28)

Typical Residential to Open Space Interface
 (See Figure IV-28)

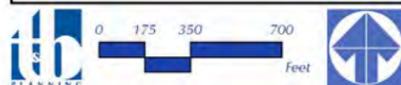


FIGURE III-14
PLANNING AREAS 20A - 20G



IV. DESIGN GUIDELINES

A. PURPOSE AND INTENT

The ROQUET RANCH Design Guidelines establish both principles and standards for the design and development of a diverse, highly livable master planned community that complements the character and physical landscape of the Pellissier Ranch/La Loma Hills area of the City of Colton. The Design Guidelines address site planning, architecture, and landscaping to provide for a high-quality, thematically cohesive and aesthetically pleasing environment within the ROQUET RANCH community.

More specifically, these Design Guidelines:

- Provide clear direction to decision makers, builders, engineers, landscape architects and other professionals regarding the design theme and intent of this Specific Plan, thereby reducing the potential for misinterpretation during Specific Plan implementation;
- Establish a consistent design expression among site planning, architectural and landscape architectural components, while allowing reasonable flexibility in design;
- Address residential architectural design thematic elements, landscape design thematic elements and materials, and community elements such as trails, walls, fencing, and parks;
- Provide continuity and compatibility with surrounding uses through site planning, building design, street design, landscaping and other design elements that will endure for the life of the community;
- Create diverse, attractive and livable neighborhoods that are responsive to local needs;
- Provide for a range of housing products that are responsive to local needs and market demands;
- Reinforce the community's theme with consistent architectural styles and appropriate landscaping; and
- Establish a strong sense of community with shared community spaces, monumentation, and quality architectural designs.

The Design Guidelines provided within this Specific Plan are a living document and are intended to be flexible. As such, they are subject to modification over time so as to allow for creative and innovative responses to unanticipated conditions, such as changes in housing design trends, community desires and the marketplace, as well as significant changes on properties adjacent to ROQUET RANCH. However, it is critical to the community's long-term design integrity that these guidelines are followed in a manner consistent with the stated design theme in order to create a unified concept and provide opportunities for diversity and visual interest, which are key components in successful communities throughout southern California.

The photographs, sketches, and other graphic representations provided in these Design Guidelines are offered as general visual aids in understanding the basic intent of the design theme and its key implementing



elements. The design components presented in this document are provided for informational purposes and are to be used as a guide in identifying the desired design composition for ROQUET RANCH. These design components are provided as a palette of character, materials and colors defining elements that should be reflected in future design proposals, and, therefore, the community's design character can be maintained without necessarily providing an exact re-creation of the graphic representations included in this document.

B. COMMUNITY THEME

The community theme for ROQUET RANCH draws inspiration from Colton's historical agricultural and railroad heritage. Many of the buildings that are located in Downtown and south Colton are still standing and date back to the late 1800s. A prime example of Colton's theme throughout the city is the Colton Museum, built in 1891, which represents the area as it is today with its historical agricultural and railroad remnants.

The first permanent settlement in this area was in the early 1800s, consisting of explorers on their way from Mexico to Monterey California. Ranchos were built on Mexican land grants by private owners to support agricultural activity that was growing quickly in the region. Historically, Colton's landscape was mainly influenced by agricultural activity with residents living on ranchos, smaller ranches, and within their citrus orchards.

Colton has rich history with the railroad industry. In fact, the Southern Pacific Railroad Company founded the town site of Colton in 1875, naming it after David Douty Colton, who was Vice President of the railroad company. At that time, Colton was the transportation hub of the San Bernardino Valley, earning its moniker as "The Hub City." The area started transitioning to a formal town with a traditional street grid pattern. The original residential settlements in Colton were built close to the rail and industrial operations, which allowed local residents to walk to work.

Colton remains an integral part of railroad activity in the Inland Empire region, because it is the location of the famous "Colton Crossing" where the east/west transcontinental Union Pacific and north/south BNSF railroads cross, and remains one of the most important transcontinental railroad crossings in the United States. Today, the eastern portion of the Union Pacific's West Colton Yard is within city limits and the railroad (both UP and BNSF) play an important part in the city, with the City celebrating the UP's 150th anniversary as a Train Town USA participant.

The landscape concept for ROQUET RANCH features a unified community thematic concept that reflects Colton's agricultural and railroad history, emphasized by the use railroad inspired hardscape and monumentation along with architectural styles associated with the ranching, and farming history of the area. The region's agricultural history is acknowledged through the use of Spanish Colonial, Monterey, and Farmhouse designs that inspire the architecture in the neighborhoods, commercial development, and community recreation buildings. The Architectural Design Guidelines and the Landscape Design Guidelines create an overall community theme that embraces, reflects, and enhances the historical railroad and agricultural character of the area, and sets the tone for new growth and development in the ROQUET RANCH community.



C. SUMMARY

These guidelines are comprised of elements that define the design concept, physical character, and visual theme of the ROQUET RANCH community. The principal components of this section are *Residential Design Guidelines*, *Commercial Design Guidelines*, and *Landscaping Design Guidelines*.

The *Residential* and *Commercial Design Guidelines* address site planning and architectural elements of the residential neighborhoods and the neighborhood shopping center to provide a basis for decisions regarding the community's built environment. Specific elements and considerations of the built environment addressed within the *Residential* and *Commercial Design Guidelines* include: site planning and building layout, building mass and scale, architectural theme and details, and building materials and color. By defining these elements, assurance is provided that the homes and other buildings constructed in ROQUET RANCH will have a distinctive identity and be consistent with the overall community theme.

The *Landscape Design Guidelines* provide landscape principles and standards to ensure that plant materials, streetscapes, monumentation, community walls and fences, parks, trails, and other amenities are compatible with the community's overall design theme. Furthermore, the *Landscape Design Guidelines* commit ROQUET RANCH to an environmentally sensitive design by establishing a water-efficient plant palette and including principles for the design of an efficient irrigation system. The *Landscape Design Guidelines* unite the community's residential, commercial retail, and recreational land uses under a common design vocabulary.

D. RESIDENTIAL DESIGN GUIDELINES

1. ARCHITECTURAL STYLES

The architectural styles of the residential homes within ROQUET RANCH reinforce the community's theme and reflect the architectural themes and styles prevalent in historically agricultural areas of Southern California. The selected architectural styles for ROQUET RANCH include Spanish Colonial, Craftsman, Farmhouse, Traditional/Ranch, Monterey, and Hacienda. These complementary architectural styles provide a wide range of architectural variation, appealing to a variety of potential homeowners and creating visually interesting street scenes. Each architectural style can be applied to the three different housing types offered within the community (detached traditional homes and attached townhomes). The design goal of ROQUET RANCH is to achieve contemporary interpretations of historical styles, rather than exact recreations. As such, these Design Guidelines are intended to present images of key features and details representative of the selected architectural styles that should be incorporated into the homes within ROQUET RANCH.

a) Spanish Colonial

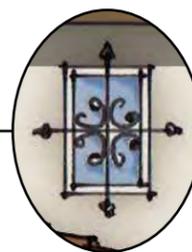
The first instance of Spanish Colonial architecture in the states occurred in California in the early 1900's. Due to the regions ideal "Mediterranean" climate the style is very well adapted to the Southern California lifestyle. Roof forms are low pitched hips or gables. As shown on Figure IV-1, *Residential Architecture – Spanish Colonial*, elements indicative of the style are large stucco walls with recessed windows and doors with arched heads. Arched stucco porch columns, wrought iron accents, clay pipe details and plank type shutters are all synonymous with the style.



Low Pitched Roofs with Hips or Gables



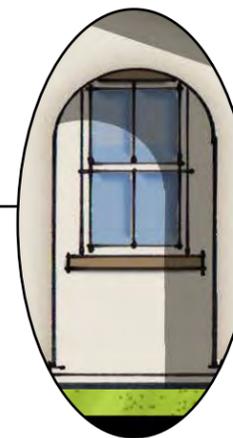
Shake or S-Tile Roof Tile



Wrought Iron Accents



Recessed Windows



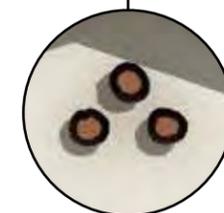
Arched Openings



Stucco Walls



The first instance of Spanish Colonial architecture in the United States occurred in California in the early 1900's. Due to the regions ideal "Mediterranean" climate, the style is very well adapted to the Southern California lifestyle. Roof forms are low pitched hips or gables. Elements indicative of the style are large stucco walls with recessed windows and doors with arched heads. Arched stucco porch columns, wrought iron accents, clay pipe details and plank type shutters are all synonymous with the style.



Clay Pipe Decorative Gable Vents

Source: Kevin L. Crook Architect Inc. (05-04-2015)



b) Craftsman

Craftsman style architecture stems from the work of the Green brothers in Pasadena in the early 20th century who were influenced by the arts and crafts movement. As shown in Figure IV-2, *Residential Architecture – Craftsman*, the Craftsman style is denoted by the use of low-pitched multiple gabled forward facing roof forms with either a partial or full width front porch with tapered columns and a stone base. Windows are often placed in groups of three with multiple panes typically in the upper half of the window. Exposed rafter tails, plank type shutters and either lap or shingle siding are often added to complete the style.

c) Farmhouse

The Farmhouse architectural style is derived from rural settings based on agricultural farm lands throughout America. Each geographic region has its own subtle nuances based on what part of Europe the settlers migrated from. As shown in Figure IV-3, *Residential Architecture – Farmhouse*, common characteristics include simple steeply pitched gable roof forms, set on a simple "salt box" massing. Board and batten siding, stone veneer, rustic "barn type" shutters along with extensive use of front porches that wrap down the side elevation on corner lots round out the style.

d) Traditional/Ranch

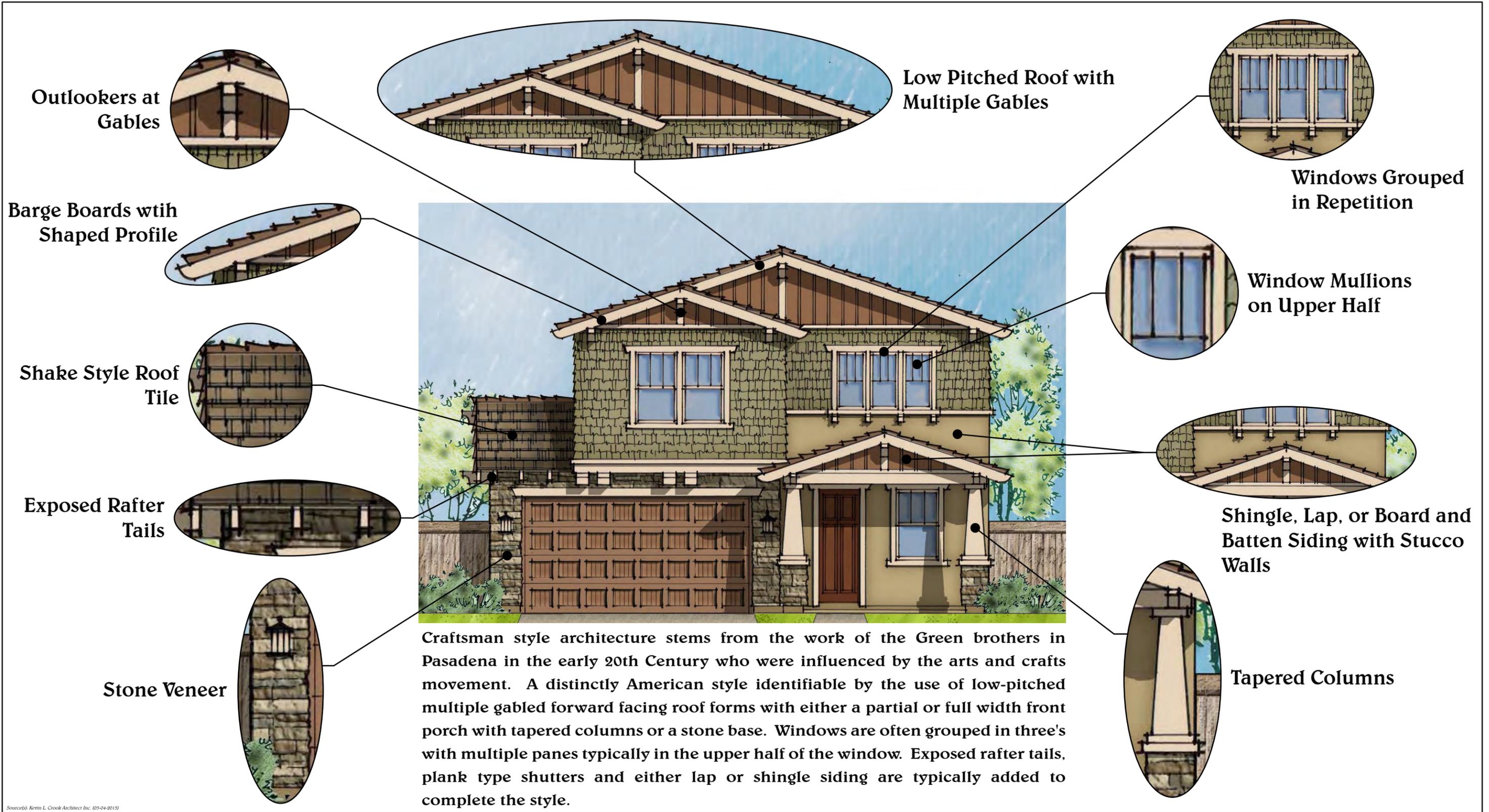
Traditional/Ranch is an American architectural style originating in the western United States. Although primarily associated with the single story "Ranch house" massing, it has been successfully translated into two story dwellings as well. As shown in Figure IV-4, *Residential Architecture – Traditional/Ranch*, the primary characteristics include low pitched hip roofs with wide overhangs, horizontal lap siding with brick wainscot, louver type shutters and multi paned windows.

e) Monterey

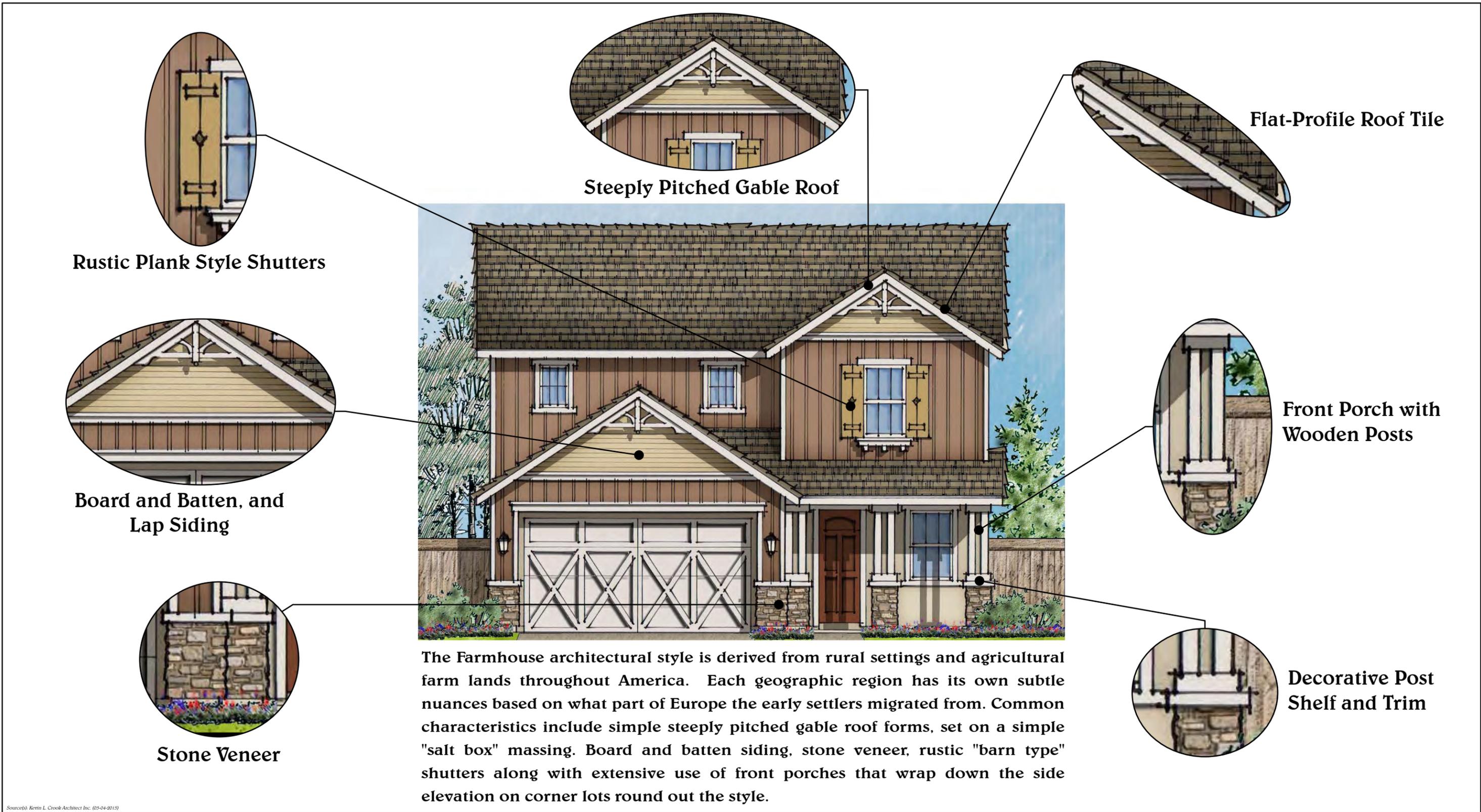
The Monterey styles had its origins in early California under Spanish and Mexican rule prior to statehood. As shown in Figure IV-5, *Residential Architecture – Monterey*, the iconic second floor covered balcony mandates two story architecture either cantilevered or with supporting columns. Originally constructed using adobe, contemporary interpretations are primarily stucco often times with brick or stone facades on entire wall planes on the first floor and board and batten siding on the second. Low pitched gable roof forms with occasional hips along with exposed rafter tails are also indicative of the style.

f) Hacienda

The Hacienda style is included as the single story equivalent to the two story Monterey architectural style. Not to be confused with the Spanish style, Hacienda takes its cues from Monterey. As shown in Figure IV-6, *Residential Architecture – Hacienda*, the Hacienda style has primarily low pitched gable roof forms with occasional hips along with exposed rafter tails. Wall planes are primarily stucco but can also have board and batten siding along with accents of stone or brick. Wood grain corbels at recessed doors, windows and garage doors with wood grain headers along with wooden porch columns round out the look.

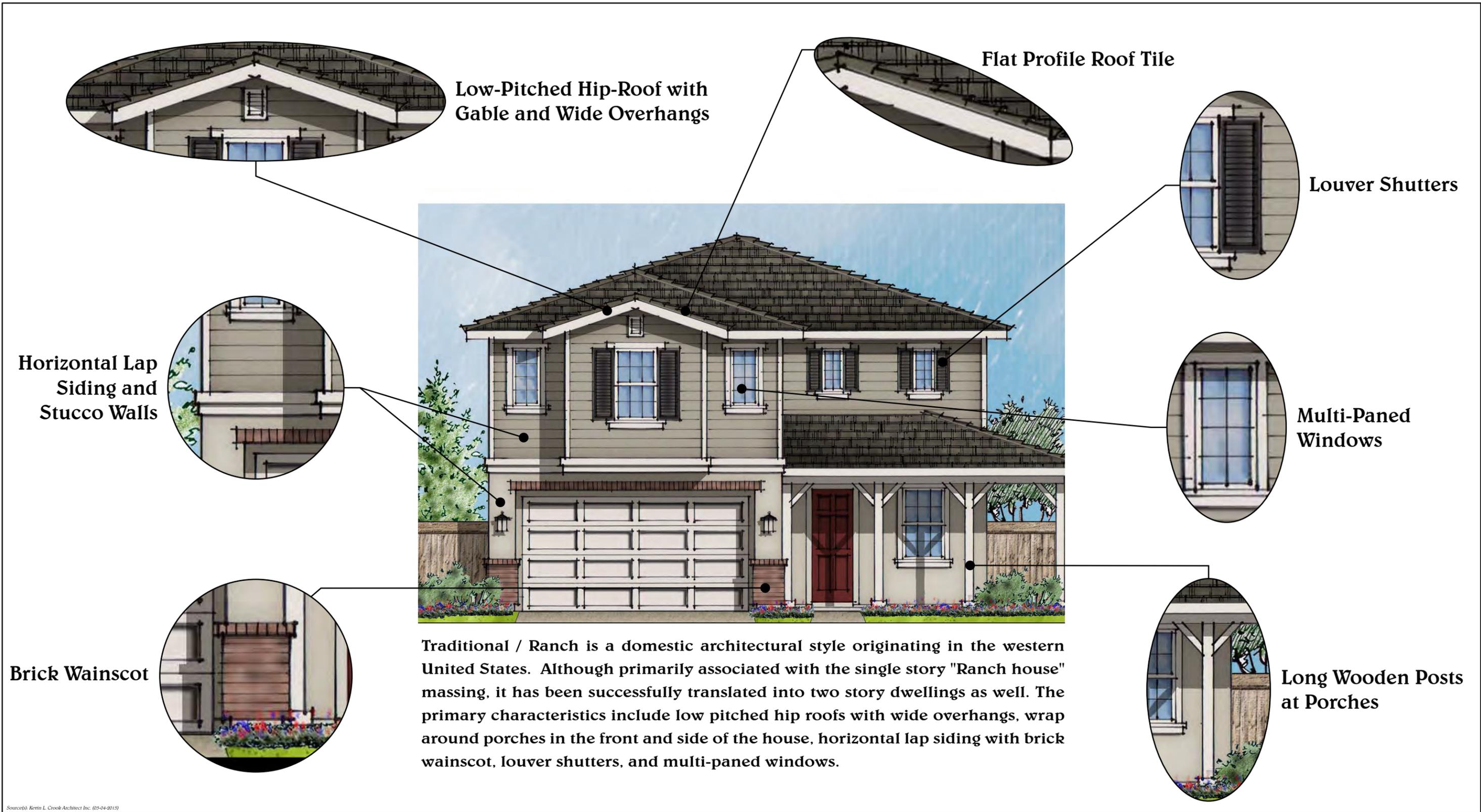


Source: Kevin L. Crook Architect Inc. (05-04-2015)

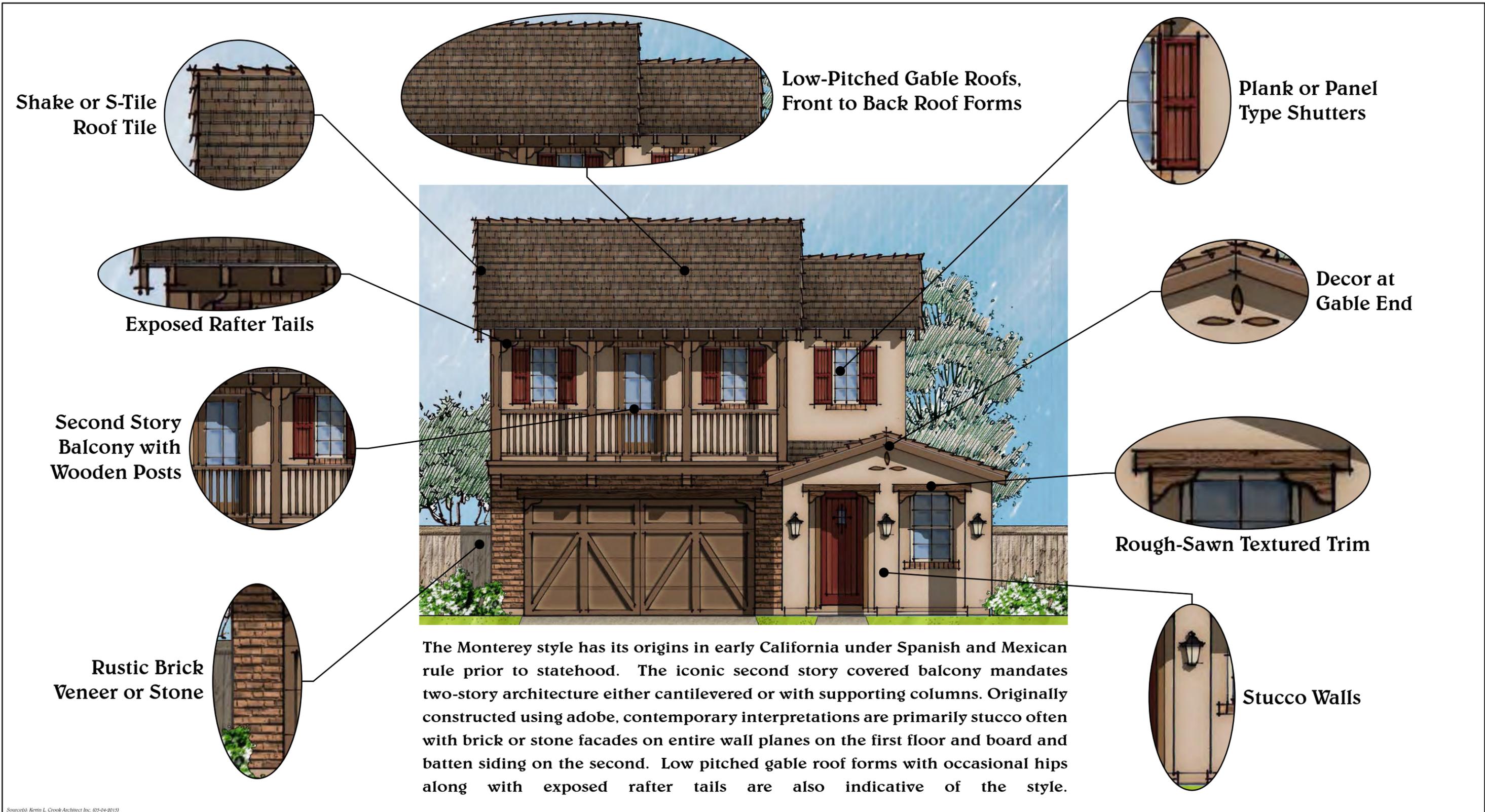


The Farmhouse architectural style is derived from rural settings and agricultural farm lands throughout America. Each geographic region has its own subtle nuances based on what part of Europe the early settlers migrated from. Common characteristics include simple steeply pitched gable roof forms, set on a simple "salt box" massing. Board and batten siding, stone veneer, rustic "barn type" shutters along with extensive use of front porches that wrap down the side elevation on corner lots round out the style.

Source: Kevin L. Crook Architect Inc. (05-04-2015)



Source(s): Kevin L. Crook Architect Inc. (05-04-2015)



Source(s): Kevin L. Crook Architect Inc. (05-04-2015)



Low Pitched Gable Roofs with Some Hip



Shake or S-Tile Roof Tile



Exposed Rafter Tails



Rustic Brick Veneer or Stone Accents



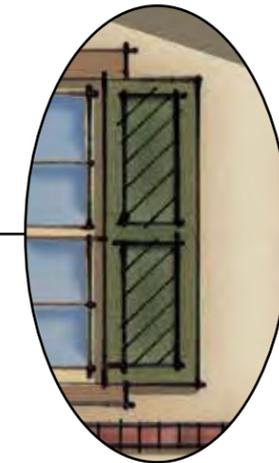
Rough-Sawn Textured Trim



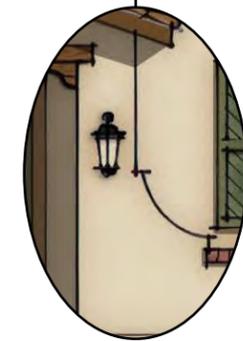
Tile Decor at Gable



Plank or Panel Type Shutters



Stucco Walls



The Hacienda style is the single story equivalent to the two story Monterey architectural style. Common characteristics include primarily low pitched gable roof forms with occasional hips and exposed rafter tails. Wall planes are primarily stucco but can also have board and batten siding along with accents of stone or brick. Wood grain corbels at recessed doors, windows and garage doors with wood grain headers along with wooden porch columns round out the look.

Source(s): Kevin L. Crook Architect Inc. (05-04-2015)



FIGURE IV-6
RESIDENTIAL ARCHITECTURE - HACIENDA



2. ARCHITECTURAL DESIGN ELEMENTS

These Design Guidelines are intended to be flexible and are, therefore, illustrative in nature. It is not the intent of these Design Guidelines to require that all of the identified design components and elements be incorporated into the final building designs. Rather, these guidelines serve as a “palette” of character defining elements that can be used in home designs. Builders, and their architects and planners, are encouraged to utilize creativity and imagination when developing exciting design proposals for ROQUET RANCH.

a) Form and Massing

Building mass and scale are two primary design components that affect how a structure is perceived. Controlling the mass of a building through design articulation of the building facades, attention to rooflines and variation in vertical and horizontal planes reduces the visual mass of a building. Composition and balance of roof forms are as important to a street scene as street trees and architectural character.

It is important to provide variation in front yard massing, building types and architectural styles along any neighborhood street to provide diversity and allow homes to undulate along the streetscape.

Design elements shall also be included on the rear facades and sides of homes. Houses shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Special design features such as covered front porches, window and door articulation, extended overhangs and building edge treatments are encouraged. General massing should vary noticeably among the different floor plans. Together with variable setbacks, massing variation will create desirable movement along the street scene.

1. The front of all two-story houses must have at least one plane break at the first and/or second story in order to avoid monolithic elevations. A plane break must be at least 2’.
2. At least one of the floor plans offered in each planning area must be a single-story plan or provide single story elements.
3. The careful placement of windows on homes set below the elevation of surrounding streets is critical to preserving privacy for residents. Primary windows should not face towards the street if a home is set below the elevation of an adjacent street, however, secondary windows may face the street if the window is set above 5’ higher than the interior floor, the window is made from translucent glazing, or window coverings are provided by the homebuilder.
4. Temporary canopies and porte-cocheres in front yards are prohibited.
5. Future expansion of homes may be permitted when the proposed expansion complies with all City building codes and City ordinances.
6. Second dwelling units may be permitted when the proposed second dwelling unit complies with all building codes and City ordinances.



b) Roofs

Rows of homes along a hillside are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. The building mass shall be varied to minimize the visual impact of similar building silhouettes and similar ridge heights. This can be achieved by using a variety of front-to-rear, side-to-side, gables and hipped roofs, and/or by the introduction of a one-story element.

1. Roof pitches should vary according to architectural style. Primary roof pitches may be 4:12 or 5:12 (for solar panel efficiency). Secondary roof pitches can vary from primary roof pitches but only if such variation is consistent with the architectural style.
2. To the extent they are not inconsistent with an architectural style, hipped roofs are encouraged in order to accommodate solar panels and to cast shade over windows.
3. Simplified rooflines are encouraged in order to accommodate integrated solar panels. Provide large enough unbroken roof planes to be sufficient to meet the state code for “solar zones”.
4. Eave depths should vary according to architectural style and may range in depth from 12” to 24”.
5. Porches and balconies are encouraged to the extent they are consistent with the architectural style. The minimum porch depth shall be 5’.

c) Garage Location and Design

Although not necessarily depicted on the architectural elevations (see Section IV.D.2, *Architectural Styles*), the builder(s) in ROQUET RANCH will pay particular attention to the design, placement, and orientation of the garages in all residential neighborhoods. Depending upon lot size, this shall be accomplished through a variety of methods, including:

1. Garage setback greater than the house front setback.
2. Garage door details should vary in a manner that is consistent with each architectural style.
3. Front-facing garages shall not be wider than 65% of the house width.

d) Architectural Elements

Architectural styles for ROQUET RANCH should be chosen in part as an opportunity to introduce a variety of exterior accent materials (e.g. brick, stone, siding, pre-cast concrete, ceramic tile).

1. Color schemes should be simple, tasteful, and consistent with architectural styles.
2. Front door details should vary according to architectural style.
3. Feature window shapes should vary according to architectural style.
4. Chimneys, which may cast shadows over solar panels, are not required.



5. Shutters are not required; but to the extent they are used, shutter sizes should be proportional to the window and shutter styles should vary in a manner consistent with architectural styles.

e) **Mechanical Equipment**

Mechanical equipment such as air conditions, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscape.



E. COMMERCIAL DESIGN GUIDELINES

1. SITE PLANNING CHARACTERISTICS

The design and relationship between structures, public spaces, and the pedestrian environment plays an important role in creating an innovative neighborhood shopping center with a welcoming, positive atmosphere. The layout of the neighborhood shopping center not only influences the shopping, dining, and/or social experience of users of the center, but also how passersby on nearby roadways view the community. As such, the design of building sites within the neighborhood shopping center is an essential component of the ROQUET RANCH land use plan.

Buildings within the neighborhood shopping center should be oriented in a manner that is complementary to the community's overall layout (including streets) and architectural composition and compatible with nearby development. In addition, the shopping center should be designed in a manner that is considerate of its visibility from public viewing areas. The shopping center is visible to vehicles traveling on La Cadena Drive, which is highly beneficial to the businesses located within the shopping center; however, the public prominence of these structures as viewed from this roadway requires that special care be taken to ensure these buildings are visually appealing and sited in a manner that reduces the perceived mass of structures. Structures should be oriented toward La Cadena Drive. Alternatively, building facades should include articulation and detailing that creates visual interest when viewed from La Cadena Drive. Buildings shall be clustered together to create gathering places with site amenities, and to facilitate efficient vehicular and pedestrian access.

2. ARCHITECTURAL STYLE

The architectural style of the neighborhood shopping center within Planning Area 11, the American Farmhouse Style, reinforces the community's theme and reflects the agricultural and railroad history of Colton. The design goal of ROQUET RANCH is to achieve a contemporary interpretation of an historical style, rather than exact recreations. Figure IV-7, *Conceptual Commercial Architecture*, shows a conceptual building elevation that utilizes the American Farmhouse Style on a commercial building. This style includes board and batten siding, standing seam metal roofs, barn door details, and a water tower or windmill accent structure.

3. ARCHITECTURAL DESIGN ELEMENTS

a) Building Materials and Colors

A palette of warm materials and colors will provide character and a vibrant identity for the neighborhood shopping center. The natural or manufactured materials and colors used within the neighborhood shopping center shall be in harmony with the surrounding neighborhood character. Traditional building materials, including masonry; painted, textured, or sandblasted concrete; metal; and stucco, shall be used creatively to highlight the American Farmhouse architectural theme and create a sense of permanence. Use of natural materials and textures as architectural accents is strongly encouraged; however, high-quality and visually complementary manufactured materials also can be used.



Tenant - A

Tenant - B

Tenant - C

Outdoor Seating

Tenant - D

Tenant - E



Drive - Through Tenant

Source(s): Kevin L. Crook Architect Inc. (05-14-2016)



Primary building colors shall be consistent with the architectural theme and shall be predominantly strong earth-tones (such as golden-yellow or light yellow-brown) or lighter neutrals (such as ivory or taupe). Accent elements may be bolder in color, but shall remain within the strong-earth tone palette. Bright primary colors, garish use of color and arbitrary patterns or stripes that will clash with this color palette are not acceptable, except in signage logos. Varied shades of colors shall be utilized to break up facades and should ideally feature darker-toned colors and materials at the base. Exposed downspouts, service doors and mechanical screen colors shall be the same color as the adjacent wall. The color of all site elements and furnishings should be coordinated with the color of surrounding architecture.

b) Roof Forms

All roof material shall ensure continuity in texture, color and character to the architectural styles. Roof lines shall be articulated with shorter elements to reduce building mass. The design should create interesting building masses by varying rooflines and by maximizing offsets to roof planes where possible. Combining single-story elements with two-story elements is encouraged. Shed or gabled roofs shall be the primary roof form utilized within the neighborhood shopping center. As an alternative, flat roofs with parapet walls are acceptable but should also be used in combination with simple pitched gable, hip or shed roof forms. Mechanical equipment on roofs shall be screened from view using materials complementary to those used on the main structure.

c) Building Form, Mass, and Scale

Building form is the most basic architectural element that influences perception. Building forms shall utilize clean, simple geometric forms to complement the American Farmhouse architectural style, make efficient use of the shopping center site (through the clustering of commercial buildings and the logical siting of amenities), and promote balance. Furthermore, monolithic or unarticulated solid block forms are prohibited.

Another important element in creating a visually-appealing neighborhood shopping center is building mass and scale. The perceived scale of a building is directly associated with its relation to adjacent buildings and natural features. All building facades within the neighborhood shopping center should provide visually interesting articulation and architectural details by varying mass, form, textures and/or colors to avoid the monotonous appearance of long, box-like facades and minimize building mass and scale. Landscaping can also be used to create interest and soften building facades and create a pedestrian-oriented visual environment. Pedestrian and ground-level building entries should be recessed by architectural projections, roofs, or arcades in order to provide architectural and visual relief. In addition, lower building masses, signage, doors, light fixtures, and/or landscape planters should be provided adjacent to pedestrian entries and walkways in order to create human-scaled development.

d) Windows and Doors

Windows and doors shall be recessed from the front facade to emphasize the mass and integrity of the wall and to enhance the visual play of light and shadow. The patterns of openings should correspond with the overall rhythm of the building and be in line with arcade and trellis openings. Front doors and entrances to buildings shall be clearly defined and articulated by awnings, overhangs, and canopies and shall be easily



recognizable from pedestrian and vehicular vantage points. Other enhancements that are encouraged include: arched windows and doorways, decorative treatments, accent trim or tile at doorways, banded windows to emphasize the horizontal, glazing which follows roof pitch, canvas awnings with complementary accent colors, and metal accents. Silver or gold window or door frames, reflective glass or awnings, and unfinished (*e.g.*, unpainted) metal awnings are prohibited.

e) Pedestrian Circulation

Pedestrian movement should be accommodated through the neighborhood commercial center by interconnecting walkways, sidewalks, landscape amenities, and hardscape. Conflicts between pedestrian and vehicle circulation should be minimized through the utilization of pathways for direct pedestrian access from parking areas to business entries and throughout the neighborhood commercial center with internal pedestrian linkages. Pedestrian pathways may utilize decorative pavers and/or be separated from parking areas and drive aisles by a physical barrier (*e.g.*, curb, wheel stop, bollard) to differentiate pedestrian areas from vehicular areas and to maximize pedestrian safety.

f) Vehicular Circulation/Parking

Vehicle entries should be highlighted by a distinguishing characteristic, such as enhanced landscaping, monumentation, or textured paving. When planning the interior vehicular circulation and parking, a hierarchy should be developed to help with traffic flow. Adequate areas for maneuvering, loading, and emergency vehicle access shall be accommodated on site. Parking areas shall provide landscaping to soften the impact of paved areas and to provide shade (solar panels also may be utilized in parking areas for the provision of shade). Large parking lot areas should be divided into a series of smaller connected lots separated by additional landscaping. Parking lots should generally be placed away from the street, preferably behind buildings. Parking areas should be arranged to minimize conflicts with commercial loading activities.

g) Signage

Signage within the neighborhood shopping center shall harmoniously blend with the architectural theme. Major signage elements that are visible from Interstate 215 are encouraged to promote the businesses located in ROQUET RANCH to regional consumers. As shown in Figure IV-7, *Conceptual Commercial Architecture*, major elements that support the commercial architectural theme such as a water tank or windmill that serves as signage for the commercial Planning Area are encouraged. Painted signage, including “ghost” signage, is recommended for business identification aimed at pedestrians and vehicular traffic on the surrounding streets to complement the historic American Farmhouse architectural style and establish a sense of place. Artistic flexibility is allowed; however, signage shall maintain continuity and be of appropriate scale to the community as a whole.

Specifically, signs within the neighborhood shopping center shall conform to the following guidelines.

- (a) Sign types shall be limited to project identification, company and building identification, direction, and temporary “for sale and lease” signs.
- (b) Signs should be designed to be complementary with the building they identify.



- (c) Signs shall be compatible with the building in terms of color, material, and placement yet stand out in a way that will enable easy recognition of the sign.
- (d) Building and company identification signs shall be low to the ground or attached to building facades.
- (e) All ground-mounted signs shall be well integrated into site landscaping. The exposed backs and sides of signs shall be architecturally treated to blend with the exterior character of the buildings.
- (f) Flags and banners can add significant interest and color to pedestrian ways with a minimum investment. Flags and banners should be made of durable cloth material and should be integrated into architectural design of community in which they are located.

h) Outdoor Lighting

Outdoor lighting is an important architectural element that can be used to identify key focal areas, enhance the visual quality of development and increase security. While specific design of lighting fixtures is not prescribed and variations in treatments are allowed, light fixtures and standards shall complement the neighborhood shopping center's American Farmhouse architectural theme. All parking lot light fixtures shall be consistent in design. Walkways from parking areas to building entries shall be illuminated brighter than their surroundings. Similarly, building entries and signage should be illuminated brighter than the other portions of the building. Light bollards shall be provided to illuminate all sidewalks and pathways.

Tasteful and site appropriate building-mounted up-lighting is required to emphasize façade articulation and architectural details. However, building-mounted lights shall be solely for architectural purposes on the fronts and sides of buildings visible from the streets. They are not acceptable in these locations for general parking lot illumination. They are permissible for general illumination at the rear of the buildings or in truck courts if the light is directed downward and concentrated so "spill over" to other properties does not occur.

All outdoor lighting (including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas) shall be focused, directed, and arranged to prevent glare and illumination on streets and adjoining property.

i) Functional Elements

Examples of functional elements include loading doors, service areas, ground or wall-mounted equipment, rooftop equipment, and trash enclosures. The design and placement of these elements should minimize their prominence when viewed from surrounding residential development, public roadways, pedestrian sidewalks, public parking lots, and other locations within the neighborhood shopping center, as well as from La Cadena Drive.



1. Loading Doors and Service Areas

Service vehicles shall have clear and convenient access onto and within the shopping center to minimize disruptions to vehicular and pedestrian circulation. Service and delivery/loading areas shall be separated from general parking areas and pedestrian circulation areas when practical (walkways, pathways, etc.). Loading doors, service areas and equipment areas should be oriented or screened so they are not easily visible from residential areas in Planning Area 9, Pellissier Road or from La Cadena Drive. Screening may be accomplished with landscaping, walls, fences, or other architectural treatments. For screening of loading and service areas to be effective, a minimum treatment height of six (6) feet is recommended.

2. Ground or Wall-Mounted Equipment

Examples of exterior ground-mounted equipment include, but are not limited to mechanical equipment, electrical equipment, emergency generators, cellular telephone facilities, and satellite dishes. Ground-mounted equipment shall be screened so as to not be visible from Planning Area 9, Pellissier Road or from La Cadena Drive. Screening may be accomplished with walls or landscape elements that are consistent with these guidelines. Screen walls shall be designed as an integral part of the architectural and landscape concept. Electrical equipment rooms shall be located within the building envelope. Pop-outs or shed-like additions are prohibited.

Wall-mounted items, such as roof ladders or electrical panels, should be located away from the street facade. They should be screened or incorporated into the architectural elements of the building so as not to be visually apparent from the street or other public areas within ROQUET RANCH.

3. Rooftop Equipment

Examples of rooftop equipment include mechanical equipment, electrical equipment, cellular telephone facilities, satellite dishes, skylights, vents, exhaust fans, and mechanical ducts. All rooftop equipment shall be screened so as not to be visible from Planning Area 9, Pellissier Road or from La Cadena Drive. Rooftop screens shall be integrated into the architecture of the main building, and shall complement the overall architectural theme of the neighborhood shopping center. Wood rooftop screens are prohibited.

4. Trash Enclosures

Refuse collection areas shall be located away from residential uses to minimize nuisance to adjacent properties. In addition, refuse collection areas shall be located behind or to the side of buildings, away from the building's main entrance. All outdoor trash and garbage collection areas shall be enclosed or screened with a solid six (6) foot high wall with gates. The enclosure's design shall reflect the architectural style of adjacent buildings and use similar, high-quality materials. Landscaping or trellis work shall screen enclosures visible from a residential area, street or connecting walkway and shall be permanently maintained. Large freestanding enclosures or unscreened "cart corrals" are not encouraged but shall be allowed if they are constructed as a permanent structure and architecturally consistent with the shopping center's theme and include landscape treatment such as vines or planters.



F. LANDSCAPE DESIGN GUIDELINES

These *Landscape Design Guidelines* articulate the various landscape design components of ROQUET RANCH'S thematic identity. The community's agriculture and railroad landscape theme complements the historical character and physical setting of Colton through the use of lush colorful, water-efficient plants and trees planted at focal points throughout the community. In addition, careful thought and attention has been given to integrating structural and aesthetic elements, such as monumentation, walls/fencing, lighting, etc., that reinforce the landscape theme and help create a balanced community that evokes the feel of early California agricultural and railroad industry communities.

As depicted on Figure IV-8, *Conceptual Master Landscape Plan*, the landscape concept components create a sense of community identity that links the residential, commercial retail, public/institution, and recreational land uses within the ROQUET RANCH community. Furthermore, the recommended plant palette and community elements and hardscape materials work in concert to reinforce and emphasize the community landscape theme at major community focal points and gathering places, such as the Primary Entry, Rocky Glen Park, The Lodge, neighborhood parks, and the neighborhood shopping center.

The landscape concept is implemented through major thematic community elements listed below and discussed in more detail on the following pages.

- Plant Palette
- Monumentation
- Streetscapes
- Recreational Amenities
- Walls and Fences
- Landscape Interfaces
- General Landscape Requirements

These *Landscape Design Guidelines*, when taken with the companion *Residential* and *Commercial Design Guidelines* provided herein, establish a community identity that acknowledges the history of the City in a contemporary vernacular, while being visually appealing, and sensitive to the environment.

Although a great deal of specific design information is provided in these *Landscape Design Guidelines*, there will at times be a need for interpretation of the intent of the guidelines in keeping with the spirit of the overall community theme. When interpreting these guidelines to meet certain parcel-specific or user-identity requirements, opportunities for creativity and visual interest are encouraged. However, it is critical that such opportunities be implemented in manners consistent with the core elements of the overall theme described in this Specific Plan in order to ensure a cohesive and unified community-wide landscape concept.

1. PLANT PALETTE

The Plant Palette for ROQUET RANCH was selected to complement and enhance the setting of the community, while ensuring the conservation of water resources. The Plant Palette complements the community's rugged rural setting and accentuate the community's architectural styles and design elements (hardscape, monumentation, walls and fences, etc.).



Roquet Ranch

SPECIFIC PLAN NO. DAP-001-228



LEGEND

Monumentation

- P** Primary Entry Monument (Figures IV-9 & 10)
- S** Secondary Entry Monument (Figures IV-11 & 12)
- N** Neighborhood Entry Monument (Figure IV-13)
- C** Commercial Monument (Figure IV-14)

Interfaces

- 1** Typical Residential to Open Space Interface (Figure IV-28)
- 2** Typical Residential to Neighborhood Park Interface (Figure IV-29)
- 3** Typical Residential to Off-Site Residential Interface (Figure IV-30)
- 4** Water Tank to Open Space Interface (Figure IV-31)
- 5** Neighborhood Park to Off-Site Open Space Interface (Figure IV-32)

Source(s): ESRI, Google Earth Aerial (02-2016), RCLMA (2016), SB County (2016)

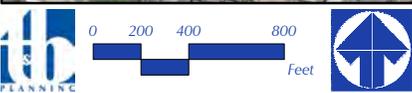


FIGURE IV-8
CONCEPTUAL MASTER LANDSCAPE PLAN



To ensure the conservation of water resources and to alleviate long-term maintenance concerns, the Plant Palette for ROQUET RANCH is comprised of water-efficient species native to southern California or naturalized to the arid southern California climate.

Table IV-1, *Community Plant Palette*, provides a base plant palette for the ROQUET RANCH community's landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the ROQUET RANCH community theme. Plant selection for specific areas of the community shall have similar watering requirements so that irrigation systems can be designed to minimize water use and plant materials can thrive under optimal conditions.

2. MONUMENTATION

Entry monumentation provides an opportunity to create a distinctive entrance statement that establishes the character of the ROQUET RANCH community. ROQUET RANCH provides a hierarchy of entry monuments, the largest and most prominent at the entry to the community, distinctive signage for the neighborhood shopping center, and residential neighborhood monumentation, generally situated where local roads intersect with larger roads.

Monument signage should be compatible with the character of the community but flexible enough to respond to the individual contexts. Logos, type styles, and color schemes should be consistent throughout the area being identified. Monument signs shall vary in size and detail in a manner that reflects their relative importance within the signage hierarchy. The monumentation concepts complement and reinforce the general landscape and architectural theme of the community and to provide a prominent reminder of the quality and distinctiveness of ROQUET RANCH. The hierarchy of entry monumentation consists of Primary, Secondary, Commercial, and Neighborhood monuments. The location of entry monumentation is depicted on Figure IV-8, *Conceptual Master Landscape Plan*.

a) Primary Entry Monumentation

Primary entry monumentation is provided at the intersection of Pellissier Road and Roquet Ranch Road. This monument is designed to strongly establish a sense of arrival to residents, guests, and passersby. As shown on Figure IV-9, *Primary Entry Monument – Plan View*, and Figure IV-10, *Primary Entry Monument – Elevation*, the primary entry monument consists of a small structure, reminiscent of a railroad depot with steep roof and covered waiting platform with benches surrounded by a citrus grove, shade trees and low stone wall. The depot is constructed using traditional board and batten siding, with a stone foundation. Community entry signs are located on the face of the building facing eastward, the end of the platform facing west and on the platform overhead facing north, so as to be visible to traffic entering the community along Pellissier Road. Landscape materials used at primary entry monument are comprised of colorful groundcovers and shrubs, with specimen trees as well as a citrus grove. Enhanced paving at the intersection combined with the structure and landscaping will make this a memorable entry feature. The depot and surrounding landscaping are illuminated by architecturally appropriate well lights. All architectural and hardscape elements are constructed of natural or nature-inspired materials with earth-toned colors.



Table IV-1 Community Plant Palette

Plant Material		Sub-palette					
Botanical Name	Native	Common Name	Backbone Streets	Local Streets	Parks	Basins	Manufactured Slopes
TREES							
Arbutus 'Marina'		Marina Strawberry Tree		✓	✓		
Chitalpa tashkentensis		Chitalpa		✓	✓	✓	✓
Citrus spp.		Citrus	✓	✓	✓		✓
Cupressus sempervirens		Italian cypress	✓	✓	✓	✓	✓
Jacaranda mimosifolia		Jacaranda			✓	✓	✓
Lagerstroemia indica		Natchez Crape Myrtle	✓	✓	✓		✓
Lagerstroemia indica		Tuscarora Crape Myrtle	✓	✓	✓		✓
Laurus nobilis 'saratoga'		Bay Laurel	✓	✓	✓		
Magnolia grandiflora		Russet Magnolia	✓		✓		
Melaleuca quinquenervia		Broad-leaved Paperbark	✓		✓		
Olea europaea - fruitless		Fruitless Olive	✓		✓		
Pinus eldarica		Afghan Pine	✓	✓	✓	✓	✓
Pinus halepensis		Aleppo Pine	✓	✓	✓	✓	✓
Platanus acerifolia 'Yarwood'		London Plane	✓	✓			
Platanus racemosa		California Sycamore	✓	✓	✓		



Table IV-1 Community Plant Palette

Plant Material		Sub-palette					
Botanical Name	Native	Common Name	Backbone Streets	Local Streets	Parks	Basins	Manufactured Slopes
Podocarpus gracilior		Fern Pine		✓	✓		✓
Quercus agrifolia		Coast Live Oak	✓		✓		
Quercus virginiana		Southern Live Oak	✓		✓		
Rhus lancea		African Sumac		✓	✓		
Tristania conferta (Lophostemon)		Brisbane box		✓	✓		
Ulmus parvifolia		Chinese elm		✓	✓	✓	✓
Washingtonia hybrid (skinned)				✓	✓	✓	✓
SHRUBS							
Agave americana		American century plant	✓	✓	✓	✓	✓
Agave desmettiana		Variegated Smooth Agave	✓	✓	✓	✓	✓
Agave guiengola		Creme Brulee Agave	✓	✓	✓	✓	✓
Agave marlothii			✓	✓	✓	✓	✓
Aloe arborescens		Torch Aloe	✓	✓	✓	✓	✓
Aloe striata		Coral Aloe	✓	✓	✓	✓	✓
Aloe vera		Aloe vera	✓	✓	✓	✓	✓
Alyogyne huegelii		Blue hibiscus	✓	✓	✓	✓	✓
Anigozanthos f.		Dwarf Yellow	✓	✓	✓	✓	✓



Table IV-1 Community Plant Palette

Plant Material		Sub-palette					
Botanical Name	Native	Common Name	Backbone Streets	Local Streets	Parks	Basins	Manufactured Slopes
Arbutus unedo. 'Compacta'		Compact Strawberry Tree	✓	✓	✓	✓	✓
Baccharis 'Starn P.P.#11240 Thompson'		Thompson Baccharis	✓	✓	✓	✓	✓
Baccharis pilularis		Coyote Brush	✓	✓	✓	✓	✓
Bougainvillea s. 'La Jolla'		Bougainvillea	✓	✓	✓	✓	✓
Briza media		Quaking grass	✓	✓	✓	✓	✓
Buxus microphylla japonica		Dwarf boxwood	✓	✓	✓	✓	✓
Chamaerops humilis		Mediterranean Fan Palm	✓	✓	✓	✓	✓
Cistus hybridus		White Rockrose	✓	✓	✓	✓	✓
Cistus purpureus		Orchid Rockrose	✓	✓	✓	✓	✓
Cistus salviifolius		Sage-leaved Rockrose	✓	✓	✓	✓	✓
Cistus sunset		Magenta Rockrose	✓	✓	✓	✓	✓
Dasyilirion wheeleri		Desert Spoon	✓	✓	✓	✓	✓
Dietes bicolor		Fortnight lilly	✓	✓	✓	✓	✓
Echium fastuosum		Pride of Madeira	✓	✓	✓	✓	✓
Elaeagnus pungens		Thorny Olive	✓	✓	✓	✓	✓
Elaeocarpus decipiens		Japanese blueberry	✓	✓	✓	✓	✓



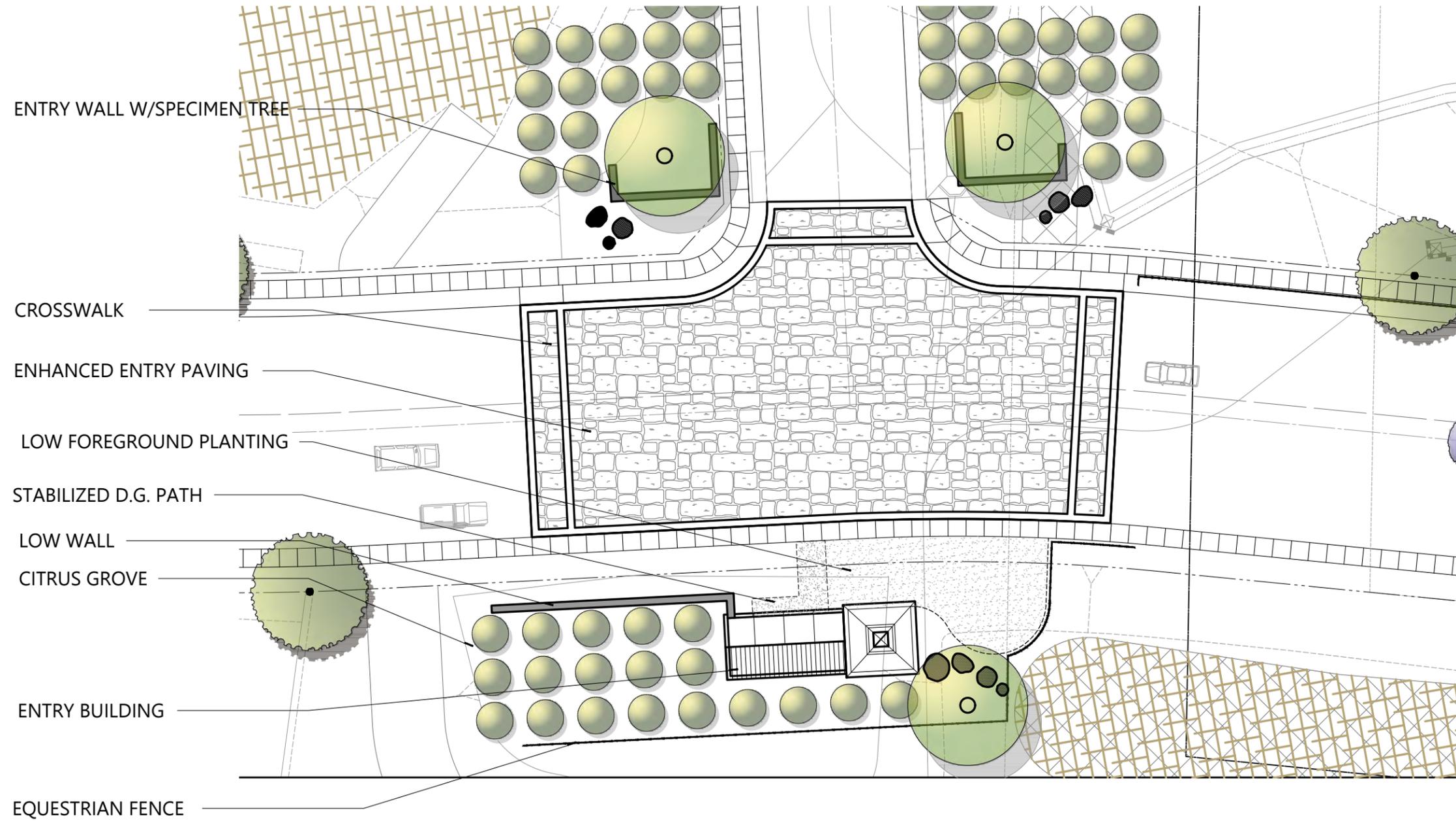
Table IV-1 Community Plant Palette

Plant Material		Sub-palette					
Botanical Name	Native	Common Name	Backbone Streets	Local Streets	Parks	Basins	Manufactured Slopes
Euonymous j. 'Microphylla'		Boxleaf euonymous	✓	✓	✓	✓	✓
Fieoja seccolliana			✓	✓	✓	✓	✓
Lavandula angustifolia		English lavender	✓	✓	✓	✓	✓
Lavandula stoechas		Spanish Lavender	✓	✓	✓	✓	✓
Lavatera assurgentiflora		Island Mallow	✓	✓	✓	✓	✓
Leucophyllum f. 'green cloud'		Texas Ranger	✓	✓	✓	✓	✓
Ligustrum japonicum 'Texanum'		Waxleaf Privet	✓	✓	✓	✓	✓
Muhlenbergia rigens		Deer Grass	✓	✓	✓	✓	✓
Myrtus communis 'compacta'		Dwarf myrtle	✓	✓	✓	✓	✓
Phormium t. 'Maori Queen'		New Zealand Flax	✓	✓	✓	✓	✓
Phormium t. 'Tom Thumb'		New Zealand Flax	✓	✓	✓	✓	✓
Phormium t. 'Yellow Wave'		New Zealand Flax	✓	✓	✓	✓	✓
Pittosporum 'Cream de Mint'		Cream de Mint	✓	✓	✓	✓	✓
Pittosporum tobira		Japanese Pittosporum	✓	✓	✓	✓	✓
Pittosporum torbira 'Variegata'		Mock Orange	✓	✓	✓	✓	✓
Prunus 'Bright 'n Tight'		Carolina Cherry Laurel	✓	✓	✓	✓	✓



Table IV-1 Community Plant Palette

Plant Material		Sub-palette					
Botanical Name	Native	Common Name	Backbone Streets	Local Streets	Parks	Basins	Manufactured Slopes
Pyracantha		Red Elf	✓	✓	✓	✓	✓
Rhaphiolepis i.		Majestic Beauty	✓	✓	✓	✓	✓
Rosa 'Meidiland'		Red Meidiland	✓	✓	✓	✓	✓
Rosmarinus officinalis		Rosemary	✓	✓	✓	✓	✓
Rosmarinus officinalis 'Lockwood de Forest'		Prostrate Rosemary	✓	✓	✓	✓	✓
Salvia greggii 'Sierra Linda'		Sierra Linda Autumn Sage	✓	✓	✓	✓	✓
Salvia greggii		Autumn Sage	✓	✓	✓	✓	✓
Salvia leucantha		Mexican Bush Sage	✓	✓	✓	✓	✓
Senecio vitalis		Blue Chalk Fingers	✓	✓	✓	✓	✓
Westringia 'Wynnable Gem'		Wynnable Coast Rosemary	✓	✓	✓	✓	✓
Yucca gloriosa		Spanish-dagger	✓	✓	✓	✓	✓



Source(s): SIA (02-02-2016)

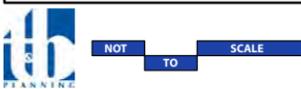
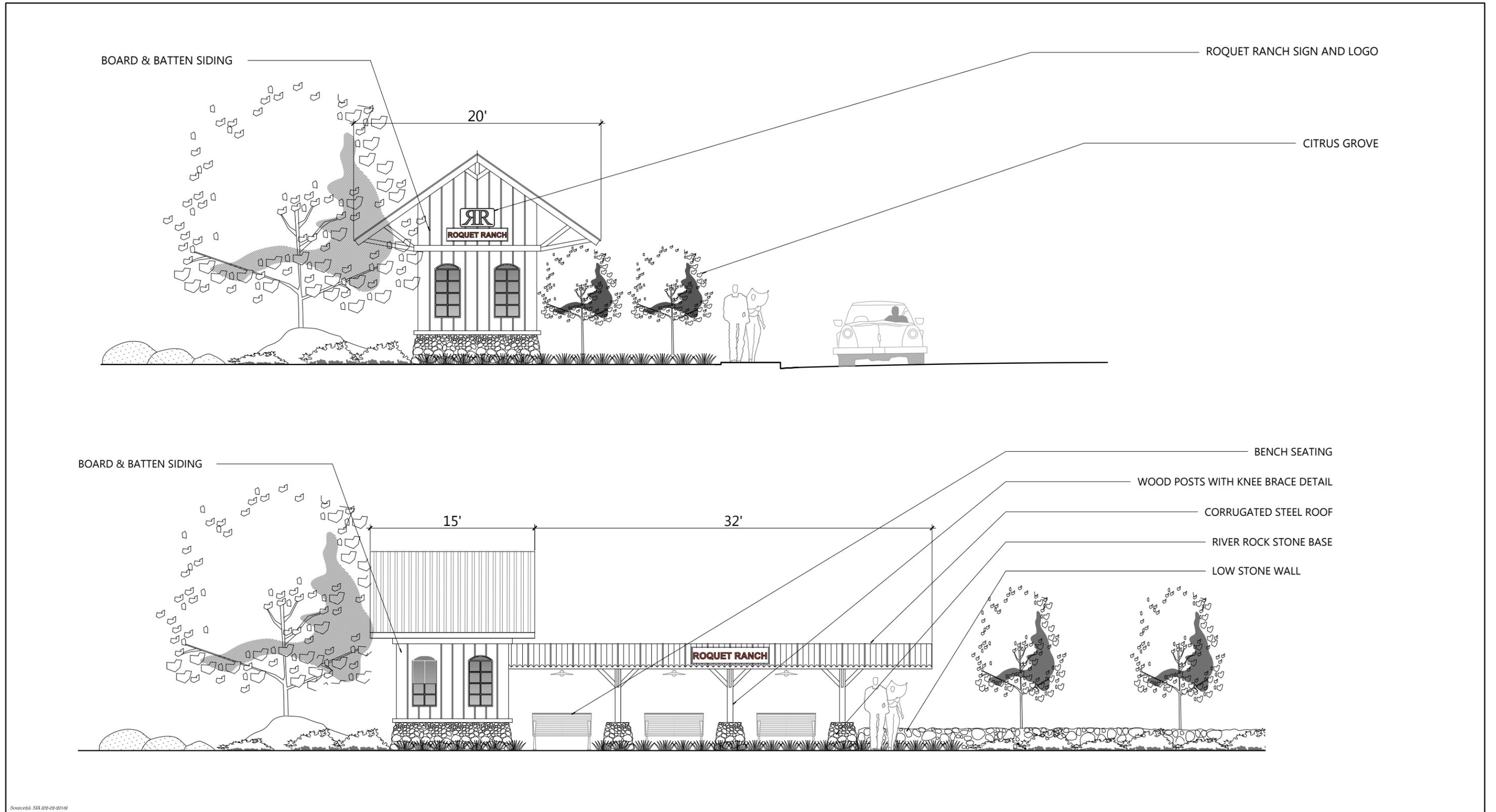


FIGURE IV-9
PRIMARY ENTRY MONUMENT - PLAN VIEW



Source(s): SIA (02-09-2016)

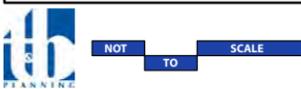


FIGURE IV-10
PRIMARY ENTRY MONUMENT - ELEVATION



b) Secondary Entry Monumentation

Secondary entry monuments are located on Pellissier Road to announce to travelers that they have reached a special place; on the north and south sides of Pellissier Road at the community’s western boundary, and on the north side of Pellissier Road, just west of La Cadena Drive. As shown on Figure IV-11, *Secondary Entry Monument – Plan View* and Figure IV-12, *Secondary Entry Monument – Elevation*, Secondary Entry Monuments include a low stone entry wall containing natural finish Corten steel letters, equestrian 2-rail fence in front of specimen and grove trees, accent boulders, and enhanced paving.

The foreground is planted with low foreground planting and groundcover. All architectural and hardscape elements should be constructed of natural or nature-inspired materials with earth-toned colors.

c) Neighborhood Entry Monumentation

Neighborhood entry monuments are located on Roquet Ranch Road and Street “A” to welcome residents to the residential neighborhoods in Planning Areas 5 and 7, and the School Site in Planning Area 12. As shown on Figure IV-13, *Neighborhood Entry Monument*, Neighborhood Entry Monuments include a low stone entry wall in front of specimen and grove trees, accent boulders and low foreground planting.

All architectural and hardscape elements should be constructed of natural or nature-inspired materials with earth-toned colors.

d) Commercial Monumentation

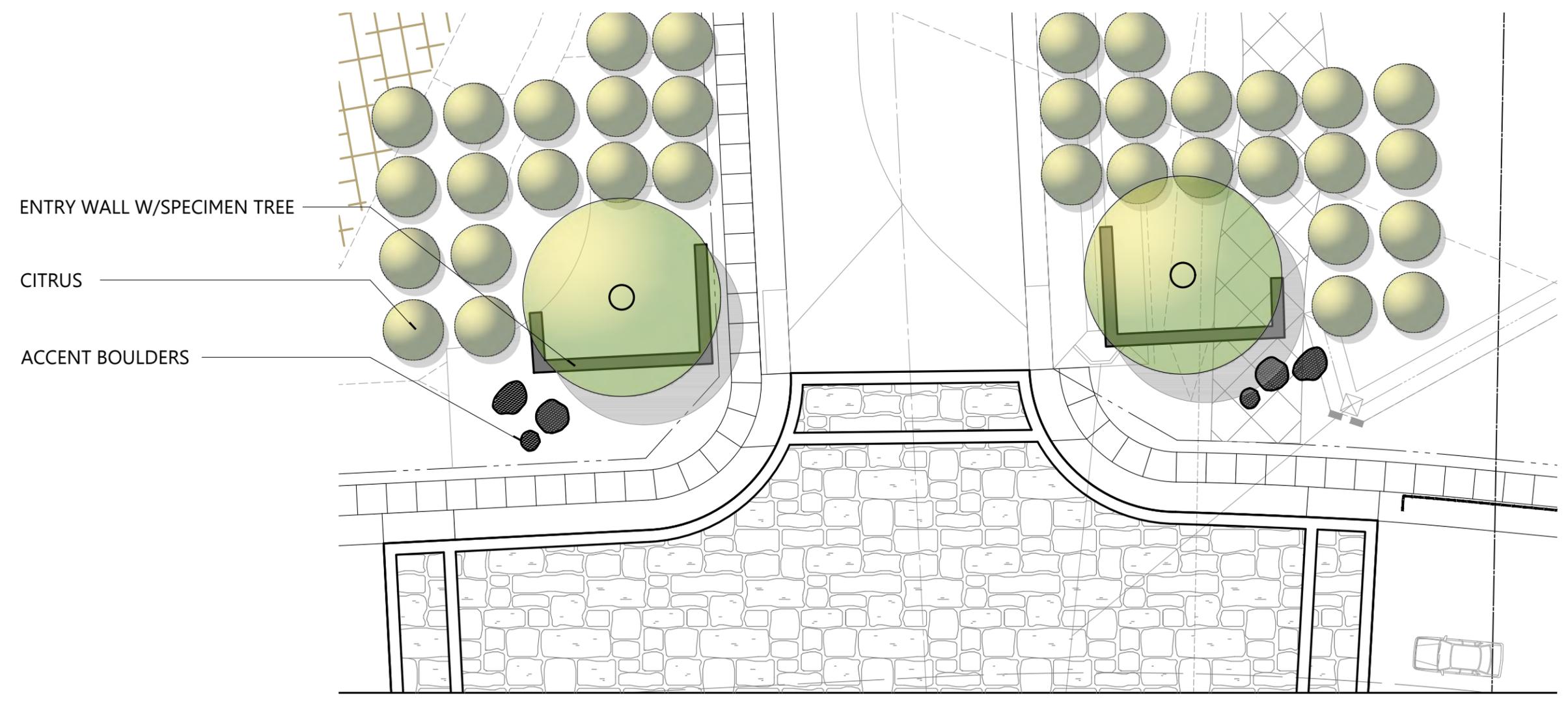
Commercial Monumentation is located on Pellissier Road and La Cadena Drive to welcome residents and provide attraction to the Neighborhood Commercial area in Planning Area 11. As shown on Figure IV-14, *Commercial Monumentation*, Commercial Monumentation includes a rounded battered stone entry wall that displays tenant signage and a hammered steel ROQUET RANCH logo, boulders in the foreground of the entry wall, and stainless steel cable railings above the entry wall tie in the commercial landscaping with the overall community theme.

The foreground is planted with low foreground planting and groundcover. All architectural and hardscape elements should be constructed of natural or nature-inspired materials with earth-toned colors.

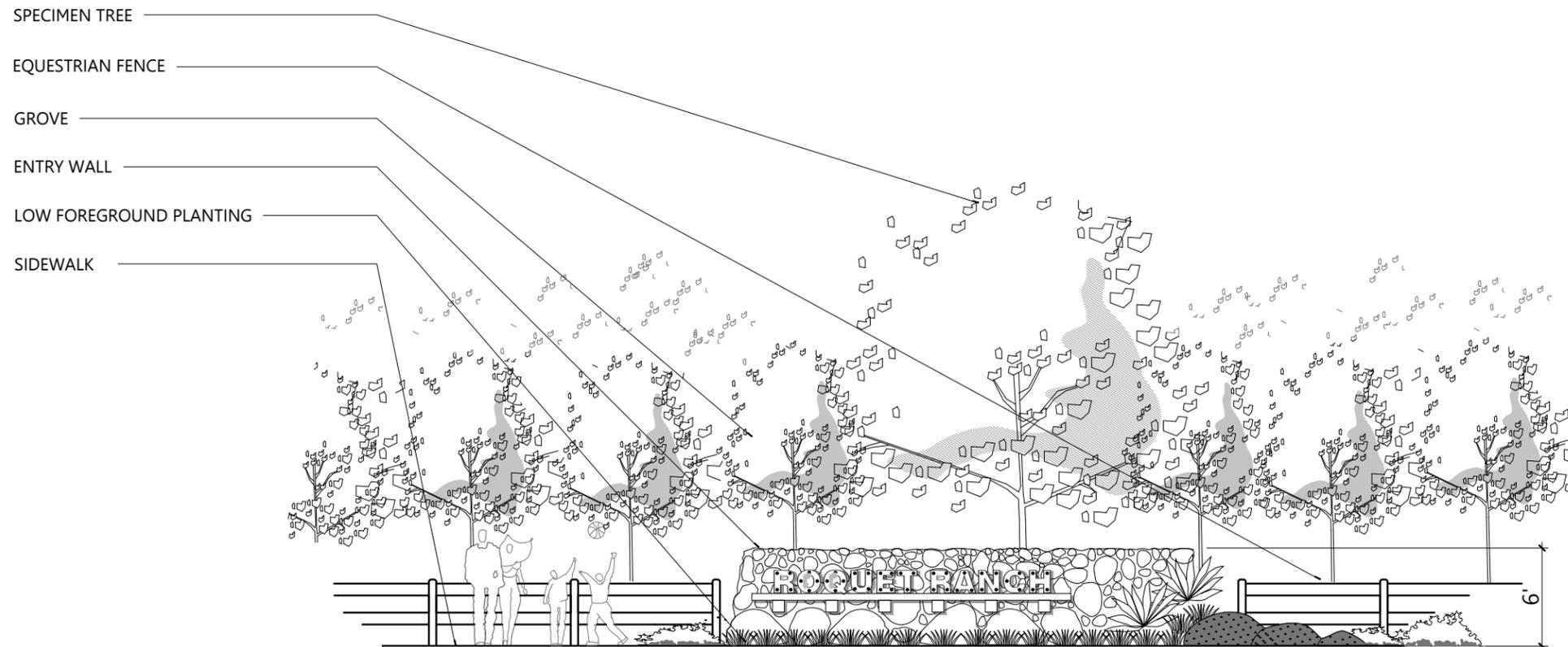
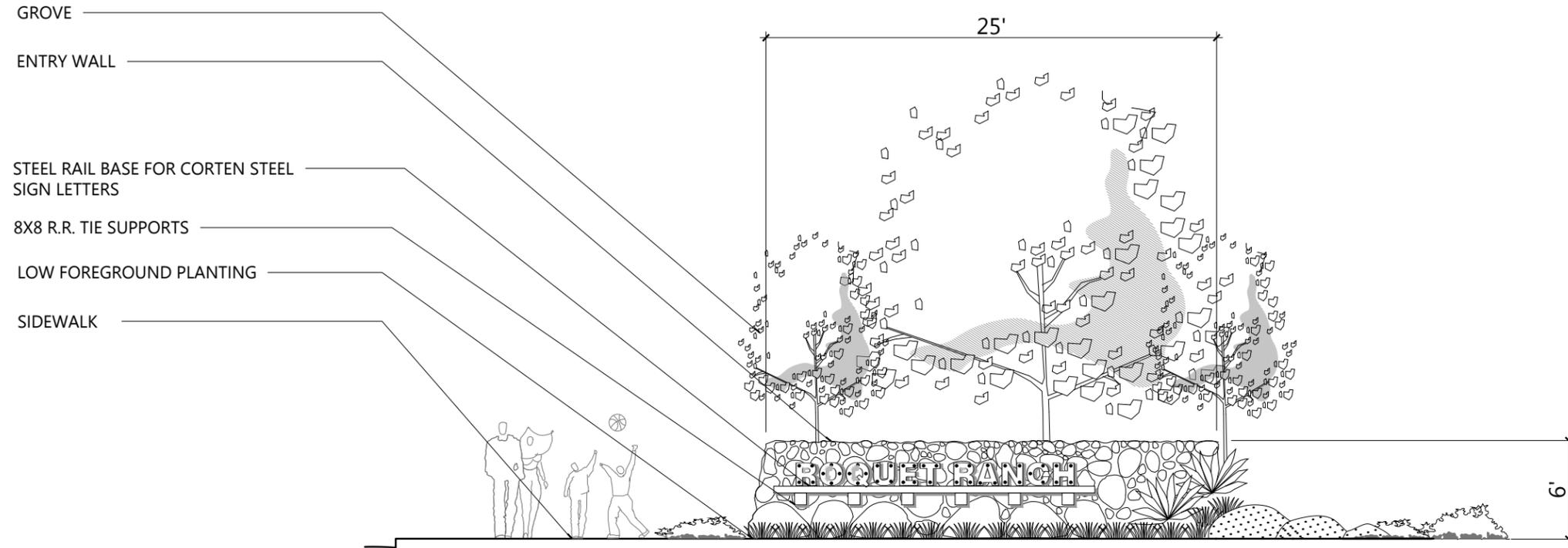
Additionally, a faux water tower with a maximum height of 45 feet is permitted as part of the commercial area’s signage. This faux water tower may include the name of the commercial shopping center as well as tenant signage, and is intended to be visible from Interstate 215.

3. STREETSCAPE LANDSCAPING

Roadway streetscapes within ROQUET RANCH are critical in enhancing the circulation hierarchy, creating a sense of place, and maintaining a high-quality community theme. The hierarchy of streets is visually reinforced by each roadway’s parkway and landscaping. Larger streets contain larger parkways and are more extensively landscaped; in contrast, local roads are planned with slightly narrower parkways and less prominent landscaping. Streetscapes throughout the community should be planted with a combination



Source(s): SIA (02-02-2016)

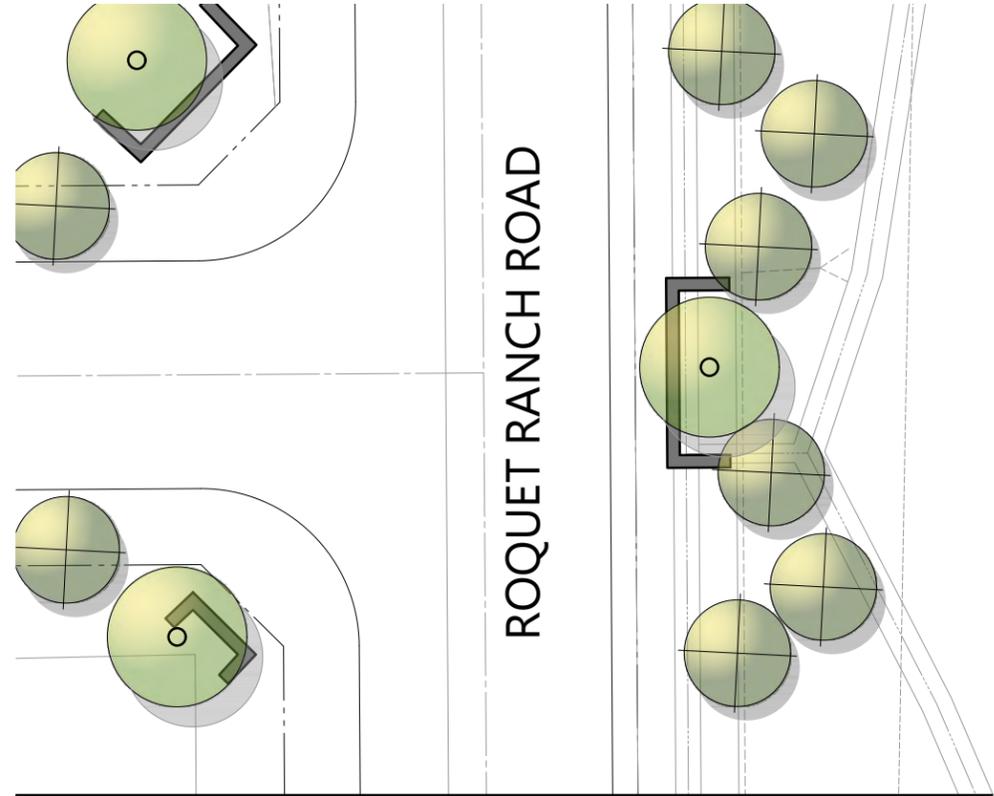


Source(s): SIA (09-09-2016)

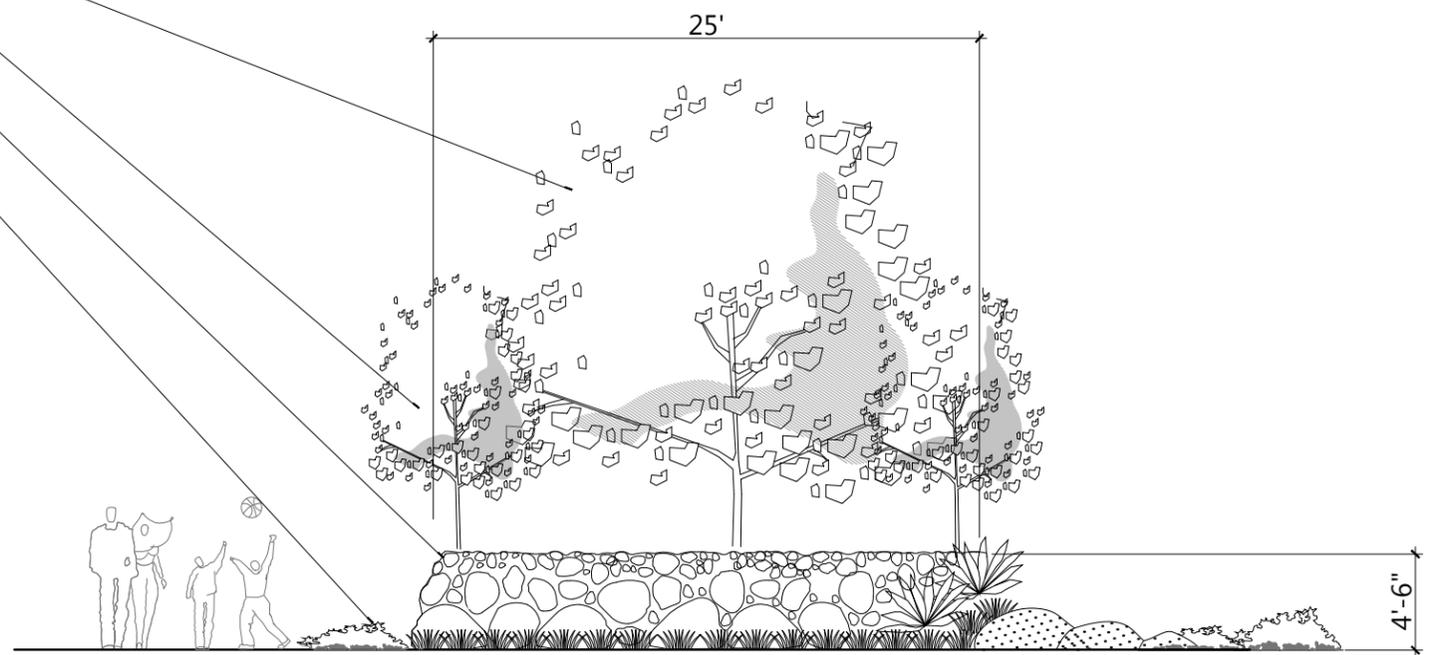


FIGURE IV-12

SECONDARY ENTRY MONUMENT - ELEVATION



- SPECIMEN TREE
- GROVE
- ENTRY WALL
- LOW FOREGROUND PLANTING



Source(s): SIA (09-09-2016)

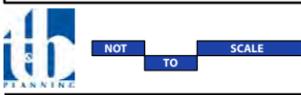
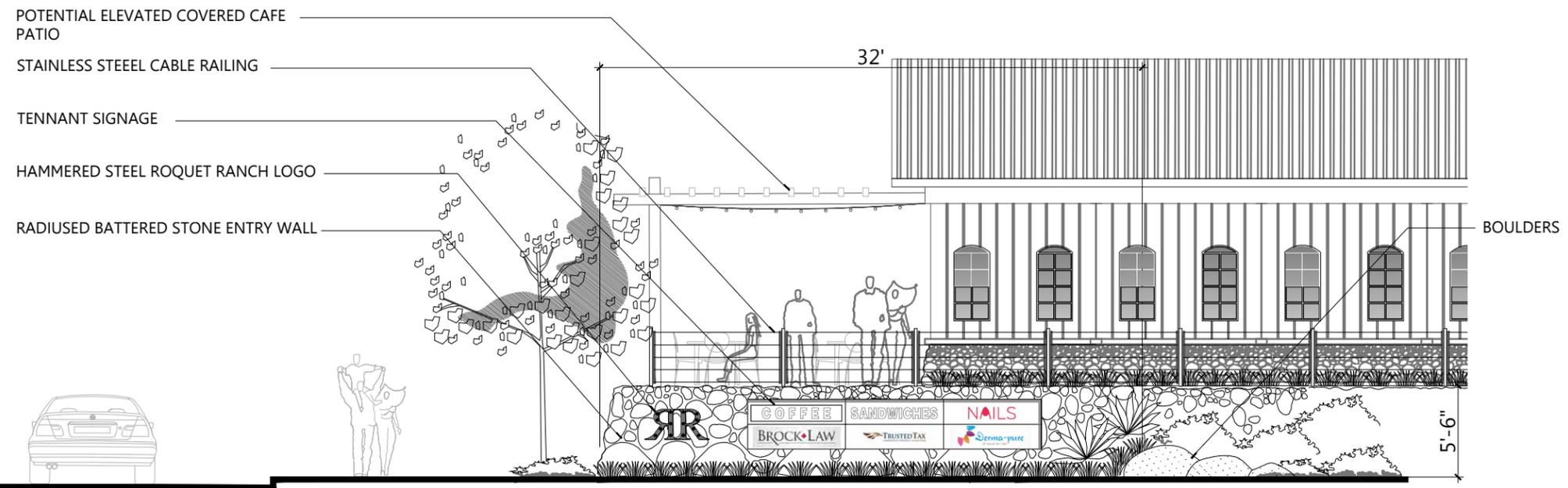
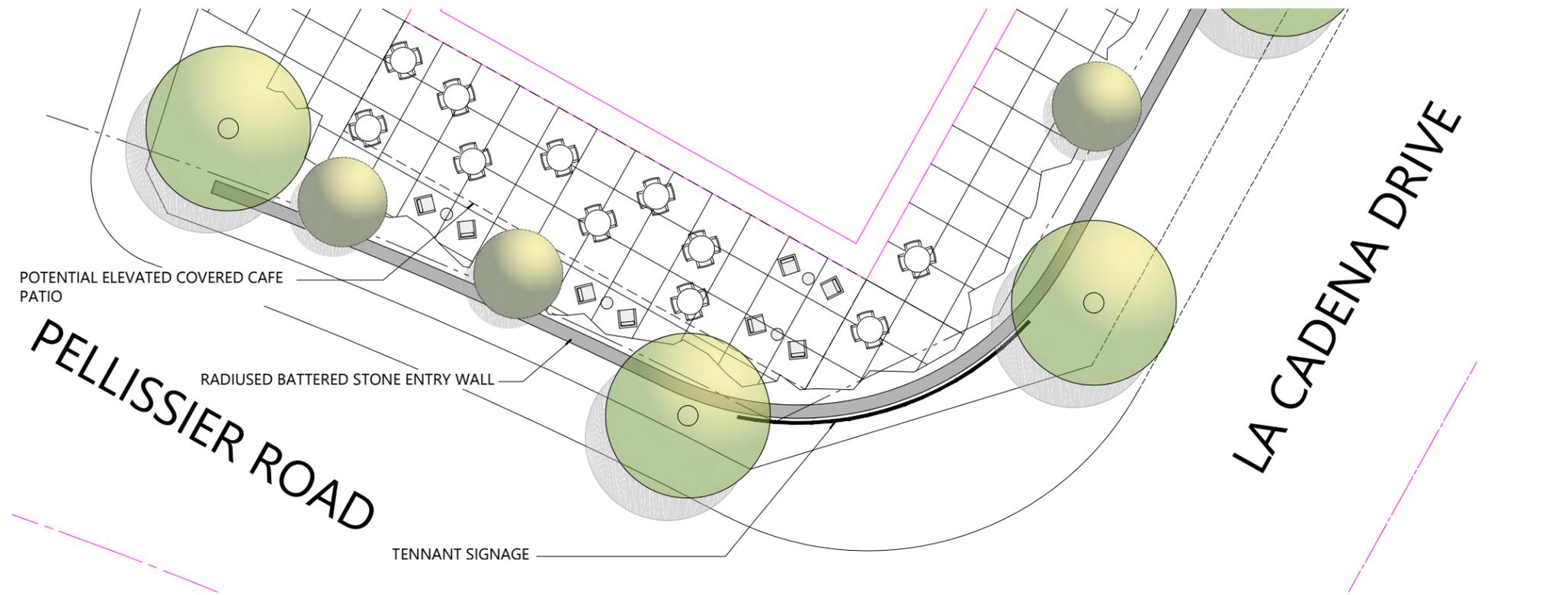


FIGURE IV-13
NEIGHBORHOOD ENTRY MONUMENT



Source(s): SIA (04-11-2016)

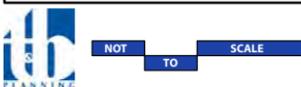


FIGURE IV-14
COMMERCIAL MONUMENTATION



of street trees, shrubs, and large masses of groundcovers. The landscaping plant palette for streetscapes links the roadways to the rest of the community by providing continuity throughout the entire community. Varied streetscapes shall be provided to create a visually pleasing experience at the pedestrian and vehicular level. In addition, streetscapes serve functional purposes, including screening undesirable views from public view.

A hierarchy of streetscapes is provided and distinctive landscape treatments are planned for each roadway. Landscape treatments include elements such as sidewalks, trails, and parkway trees to enhance the roadways. Landscaping should consist of drought-tolerant plants, colorful shrubs, and street trees. In all instances, a line-of-sight for entering/exiting vehicles shall be maintained at street intersections within the community.

Streetscapes are provided as follows:

1. Pellissier Road Streetscape (88' ROW)

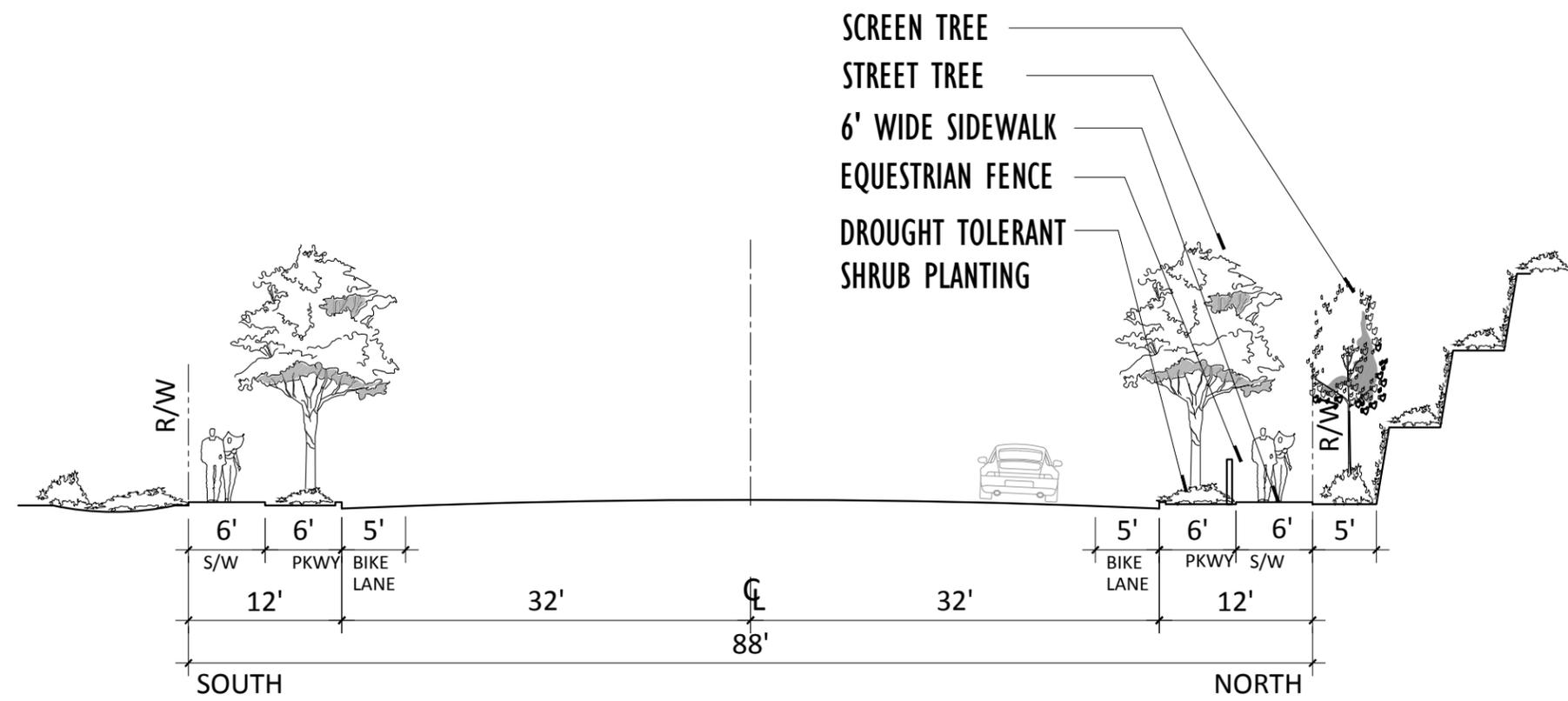
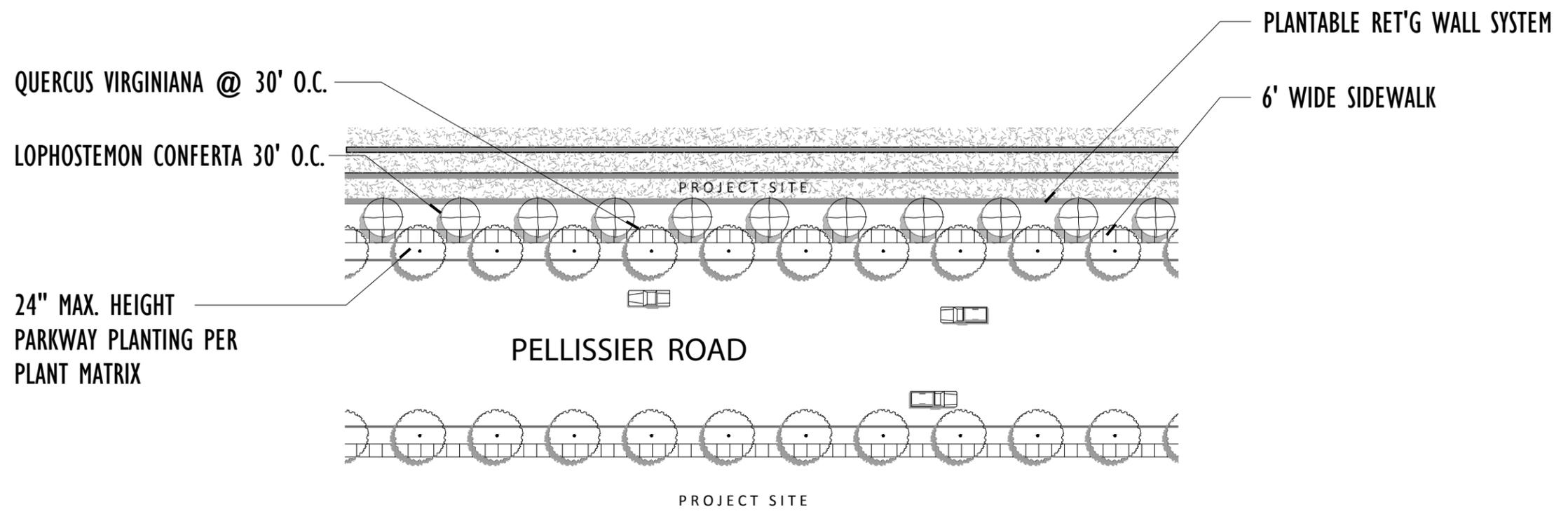
Located in the southern portion of the community, Pellissier Road provides access to residential, commercial, and recreational land uses within the ROQUET RANCH community. The overall right-of-way width for Pellissier Road is 88-feet, comprised of 27-feet of paving in each direction, which accommodates two 11-foot travel lanes and a 5-foot bike lane. To reflect the importance of Pellissier Road, this roadway has been designed to provide a 10-foot landscaped median in the center of the roadway, and 6-foot-wide parkways, 6-foot wide, curb-separated sidewalks on both sides of the street. In addition, a 5-foot wide area for screen trees on the north side of Pellissier Road is provided outside of the right-of-way. As shown on Figure IV-15, *Pellissier Road Streetscape*, the parkways for Pellissier Road shall include street trees with drought tolerant shrub planting with the parkways. As shown on Figure IV-16, *Pellissier Road Retaining Wall*, a section of Pellissier Road in front of Planning Area 20A includes a retaining wall with 12-foot high terraces, planted with cascading shrub and clinging vines. This design creates a dramatic entry roadway and provides an aesthetically pleasing and pedestrian-friendly experience.

2. Orange Street Streetscape (88' ROW)

Located in the southwestern portion of the community, Orange Street provides secondary access to the ROQUET RANCH community. As depicted on Figure IV-17, *Orange Street Streetscape*, Orange Street is located within an 88-foot wide right-of-way, comprised of 32-feet of paving in each direction, which accommodates two travel lanes and a 5-foot bike lane. Orange Street includes 6-foot landscape parkways and 6-foot, curb-separated sidewalks on both sides of the roadway.

3. Roquet Ranch Road Streetscape (64' ROW)

Roquet Ranch Road provides access to Rocky Glen Park, The Lodge, and the residential neighborhoods in the northern portions of the ROQUET RANCH community. Roquet Ranch Road utilizes several of the design elements found in the Pellissier Road streetscape in order to maintain continuity with the community's overall streetscape theme and provide an aesthetically pleasing, pedestrian-friendly experience.



Source(s): SIA (06-16-2016)

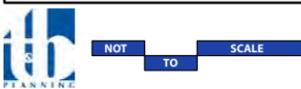
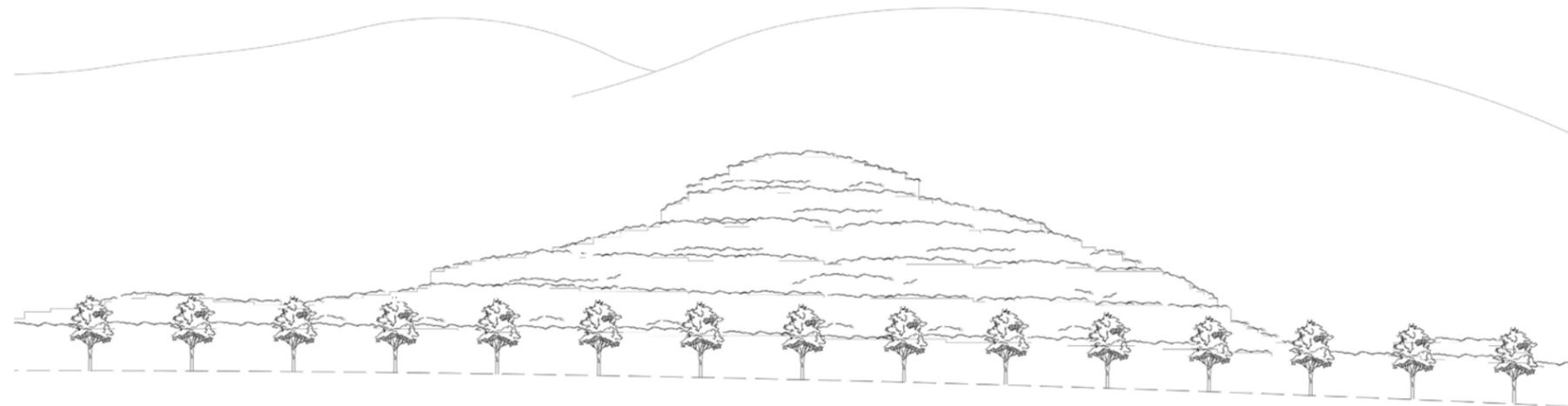
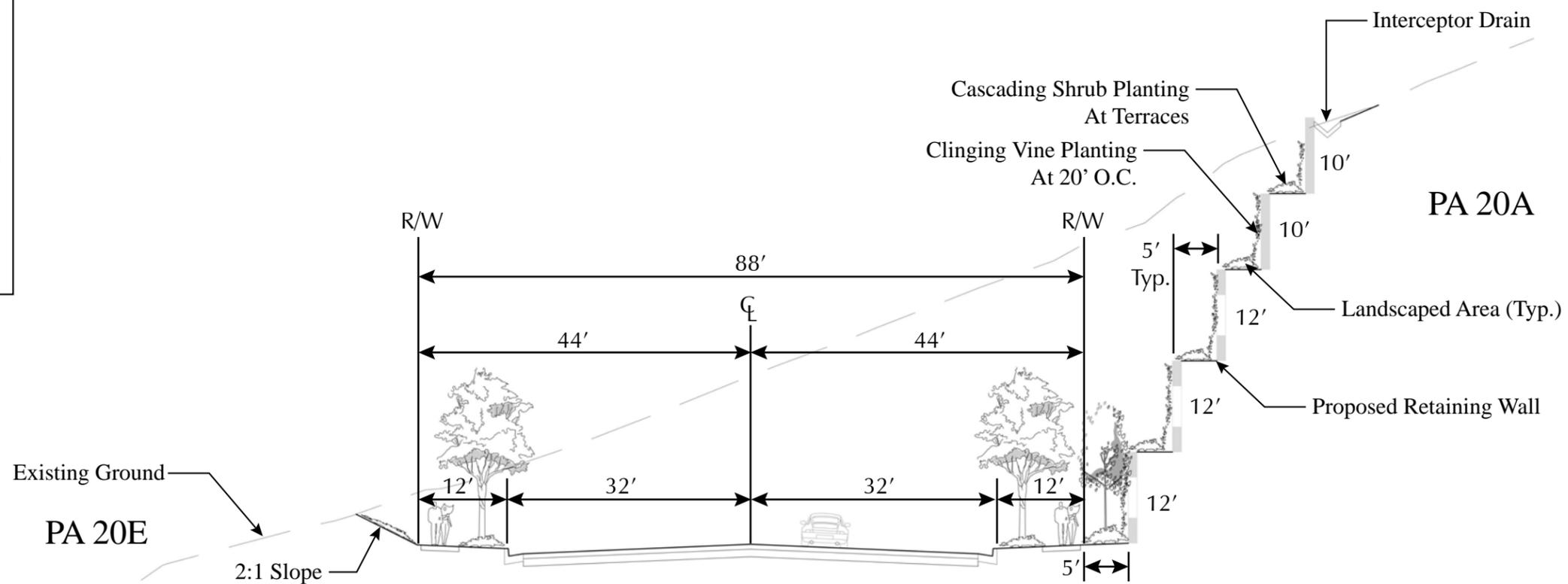
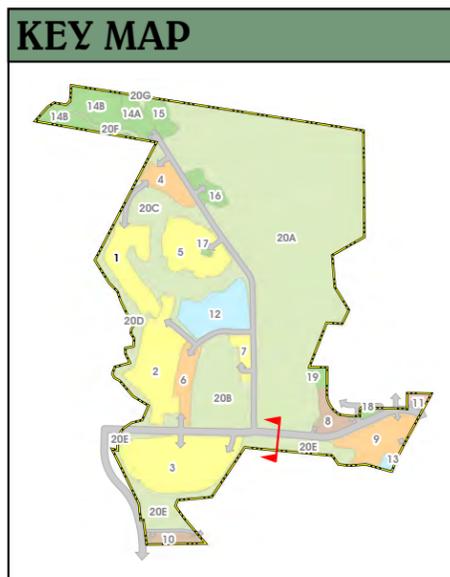


FIGURE IV-15 PELLISSIER ROAD STREETSCAPE

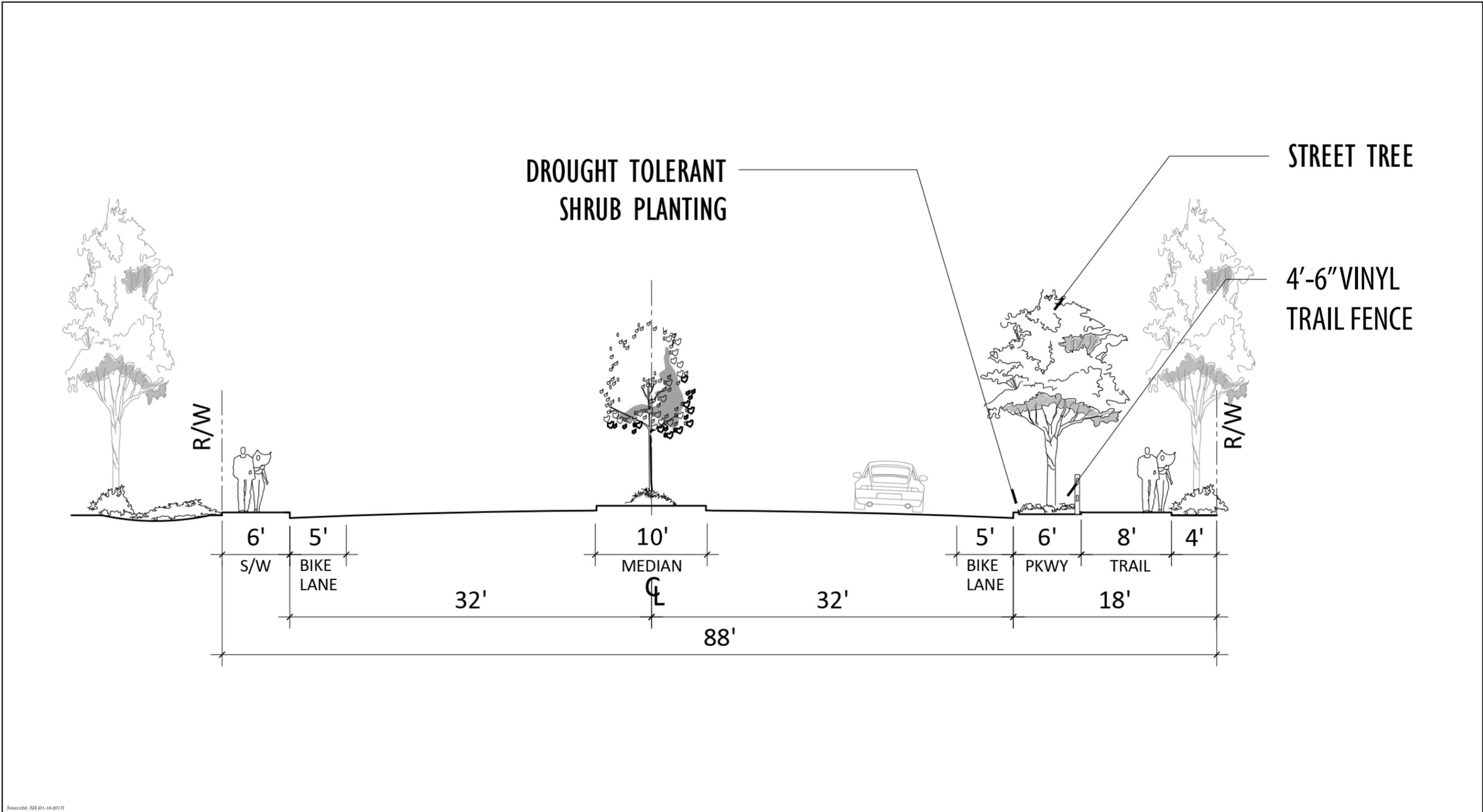


PELLISSIER ROAD RETAINING WALL ELEVATION

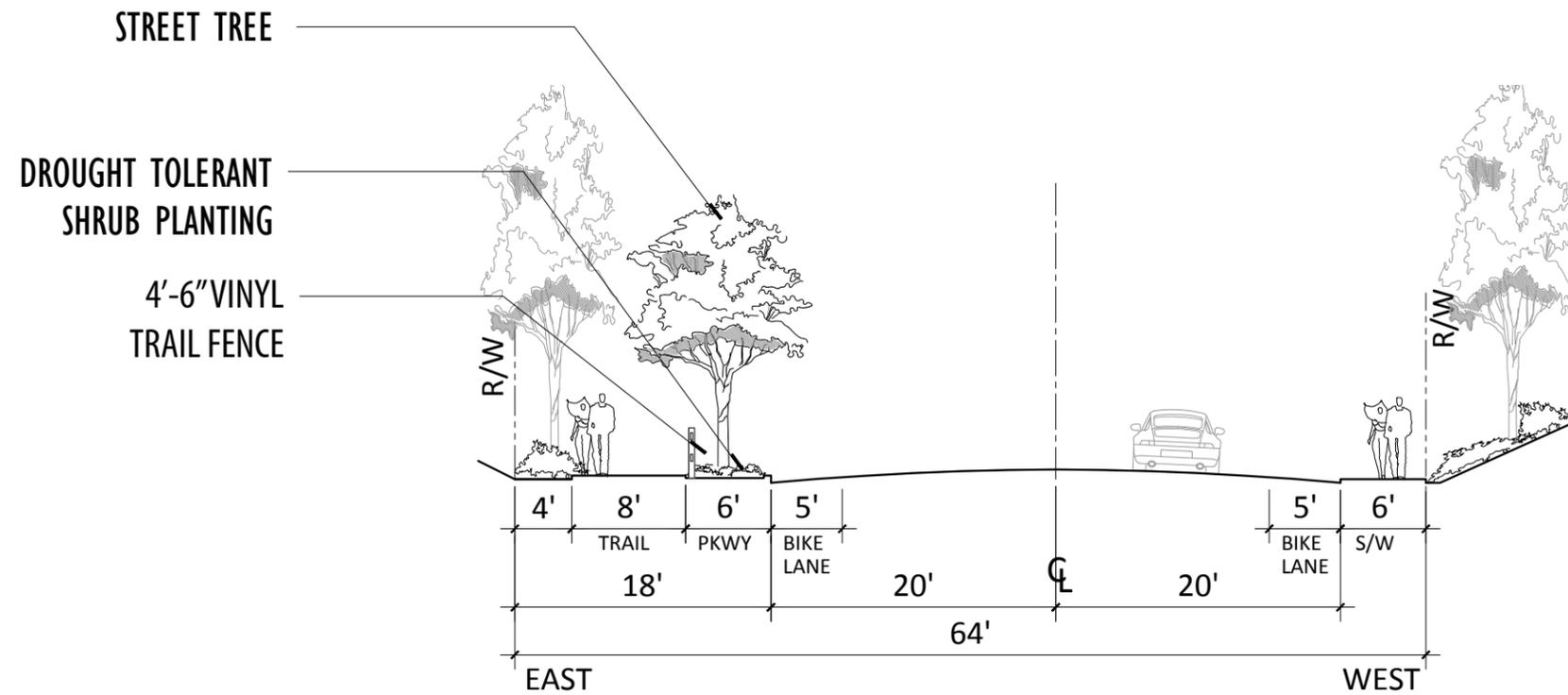
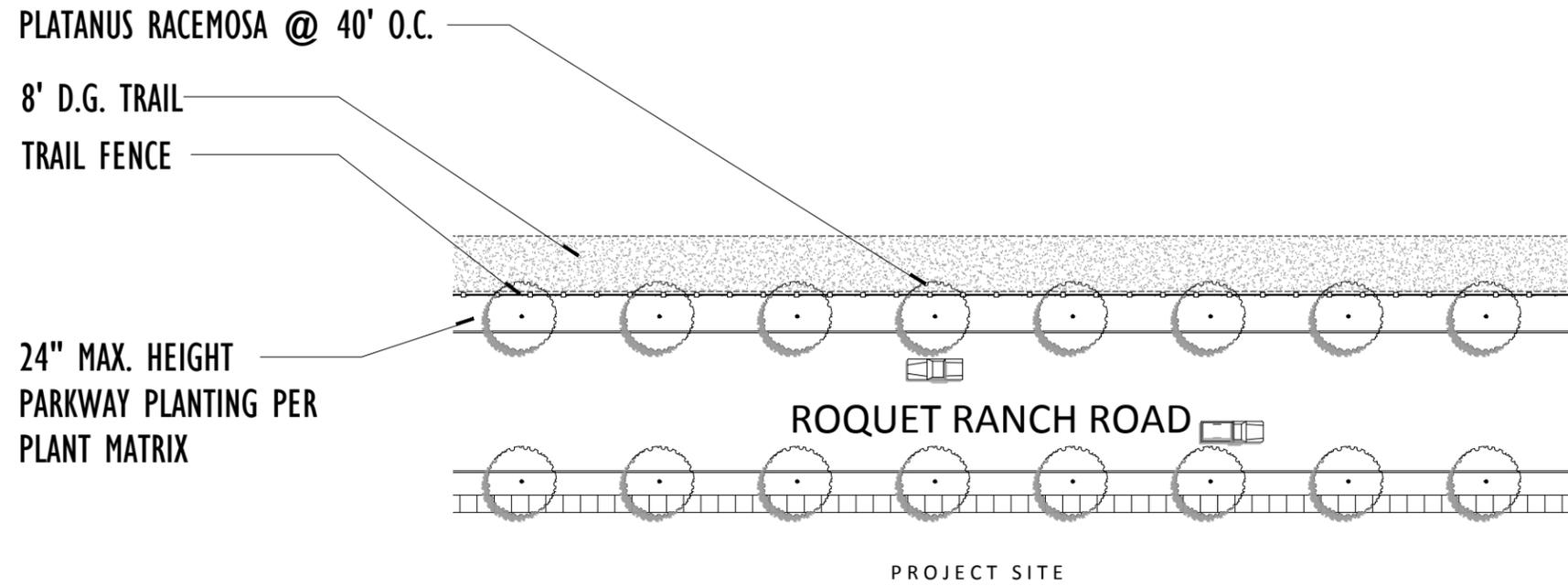


PELLISSIER ROAD RETAINING WALL SECTION

Source(s): SIA (06-16-2016)



Source: SIA (01-16-2017)





As depicted on Figure IV-18, *Roquet Ranch Road Streetscape*, Roquet Ranch Road consists of a 64-foot-wide right-of-way with 20 feet of paving in each direction, which accommodates a single travel lane and 5-foot bike lane. Roquet Ranch Road includes 6-foot landscape parkways and 6-foot, curb-separated sidewalks on both sides of the roadway. In addition, the east of the right-of-way contains an 8-foot trail located within the Southern California Edison easement which provides access to the open space uses in the community.

4. Local Street Streetscape (60' ROW)

As depicted on Figure IV-19, *Local Street Streetscape*, local roads (which may be public or private) within ROQUET RANCH feature a 60-foot wide right-of-way comprised of 36 feet of paving which accommodates a 10-foot travel lane and 8-foot parking lane in each direction. Each side of the right-of-way includes a 6-foot, curb-adjacent parkway, planted with street trees and drought tolerant shrubs, and a 6-foot wide, curb-separated sidewalk.

4. RECREATIONAL AMENITIES

The ROQUET RANCH community includes a thoughtfully planned system of parks and trails to provide residents with convenient access to a variety of outdoor recreation (both passive and active) and social activities. The location of recreational facilities within the ROQUET RANCH community is depicted on Figure IV-8, and conceptual plans for individual recreational facilities are provided on the following pages.

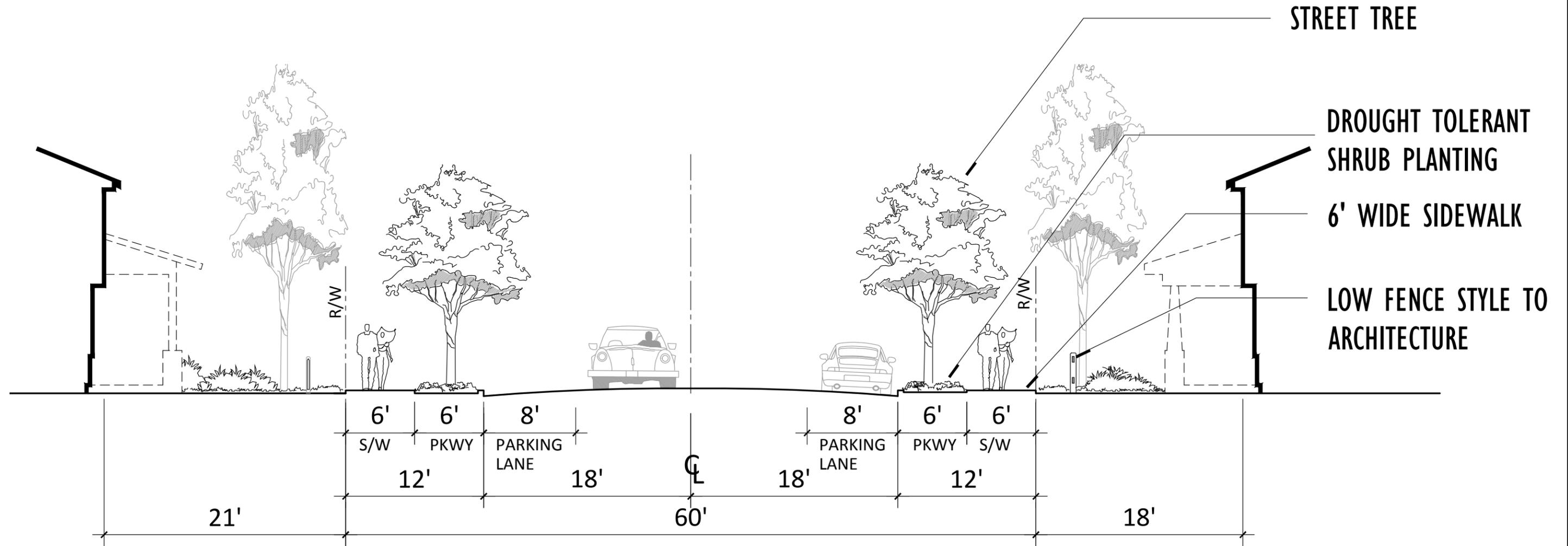
a) Rocky Glen Park and The Lodge

The 11.1-acre public Rocky Glen Park in Planning Areas 14B is owned by the City of Colton and maintained through a CSA, CFD, or other financing entity and provides a public recreation amenity for the residents of ROQUET RANCH and the broader Colton community. As shown in Figure IV-20, *Conceptual Rocky Glen Park & The Lodge Plan*, Rocky Glen Park provides a range of amenities including sports fields, a dog park, a tot lot, shaded pavilions, barbeque facilities with picnic tables and seating, parking, and restroom facilities. A pedestrian bridge spans the natural stream bed and leads to the dog park and passive open space area.

Situated next to Rocky Glen Park, The Lodge within Planning Area 14A is a private, HOA owned and maintained recreation facility for the exclusive use of ROQUET RANCH residents. The Lodge provides a range of amenities including a junior Olympic size swimming pool, water play feature, barbeque facilities, and shaded pavilions. The architecture of The Lodge building incorporates elements that reflect the overall architectural character of the ROQUET RANCH community. Sample architecture for the community recreation building is illustrated on Figure IV-21, *Conceptual Lodge Architecture*.

b) Hillcrest Park

Hillcrest Park is a 3.1-acre Trailhead Park owned and maintained by the City of Colton (excluding the area underlying the SCE Easement) just east of Roquet Ranch Road in Planning Area 16 and provides convenient access for the residents of ROQUET RANCH and the broader Colton community to the existing informal trails in the Open Space hillside within Planning Area 20A and throughout the La Loma Hills. The conceptual plan for this park is depicted on Figure IV-22, *Conceptual Hillcrest Park Plan – PA 16*. Hillcrest Park includes a native plant demonstration garden, a turf play area, connections to recreational trails, and



Source(s): SIA (02-03-2016)

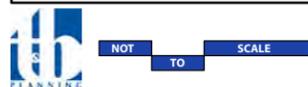


FIGURE IV-19
LOCAL STREET STREETScape



Source(s): K&A Engineering, Inc. (04-11-2016)



Source(s): K&A Engineering, Inc. (04-11-2016)

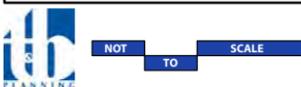


FIGURE IV-21
CONCEPTUAL LODGE ARCHITECTURE

PA 16
 (3.1 AC)



Note: Citrus Groves and Community Garden will require approval from SCE.



covered picnic tables. Avocado and citrus trees are planted on the manufactured slopes within Planning Area 16, and a citrus grove shall be planted in the Southern California Edison easement that is located on the western portion of Planning Area 16.

c) Neighborhood Parks

Three Neighborhood Parks owned and maintained by the HOA are located throughout the ROQUET RANCH community to provide neighborhood-level recreational amenities. These Neighborhood Parks range in size from 0.4-acres to 1.2 acres and provide opportunities for active and passive recreation. The Conceptual Park Plans for each Neighborhood Park are described and illustrated on the following pages.

- **Planning Area 17:** The public Neighborhood Park in Planning Area 17 is located in the western portion of the community, west of Roquet Ranch Road. While owned and maintained by the HOA, the 0.4-acre Neighborhood Park in Planning Area 17 provides convenient recreation opportunities for residents within ROQUET RANCH and the residents of the surrounding neighborhoods. A concept plan for the Neighborhood Park in Planning Area 17 is shown on Figure IV-23, *Conceptual Neighborhood Park Plan – PA 17*. This Neighborhood Park includes an open lawn play area, tot-lot, shaded picnic/game table area, and succulent garden. Citrus groves shall be planted throughout this neighborhood park to reinforce the community's landscape theme.
- **Planning Area 18:** The public Neighborhood Park in Planning Area 18 is located in the southeastern portion of the community, north of Pellissier Road. While owned and maintained by the HOA, the Neighborhood Park within Planning Area 18 provides convenient recreational opportunities for residents within ROQUET RANCH and the residents of the surrounding neighborhoods. A concept plan for the 0.7-acre Neighborhood Park in Planning Area 18 is shown on Figure IV-24, *Conceptual Neighborhood Park Plan – PA 18*. This Neighborhood Park includes an open lawn play area, and shaded pavilion with barbeque and picnic area.
- **Planning Area 19:** The private Neighborhood Park, owned and maintained by the HOA, in Planning Area 19 is located in the southeastern portion of the community and provides convenient, gated and exclusive recreational opportunities only for residents in Planning Area 8. The design of Planning Area 19 as a passive park allowed for the preservation of an existing grove of citrus trees to be the focal point of the park. A concept plan for the 1.2-acre Neighborhood Park in Planning Area 19 is shown on Figure IV-25, *Conceptual Neighborhood Park Plan – PA 19*. This Neighborhood Park shall include a walking path through citrus groves, an open lawn area, and shade pavilion.

5. WALLS AND FENCES

Walls and fences for the ROQUET RANCH community are predominantly located around the perimeter boundaries of each residential planning area that interfaces with roads, parks, drainage/detention areas, or off-site land uses, as illustrated on Figure IV-26, *Wall and Fence Plan*. Landscaping and/or berms shall be used to separate land uses and neighborhoods within the community, where possible, in order to create a sense of openness. Where walls and fencing are necessary, they shall be designed to create a sense of community space, increase privacy and security, provide noise attenuation, and act as a buffer between



PA 17
(0.4 AC)

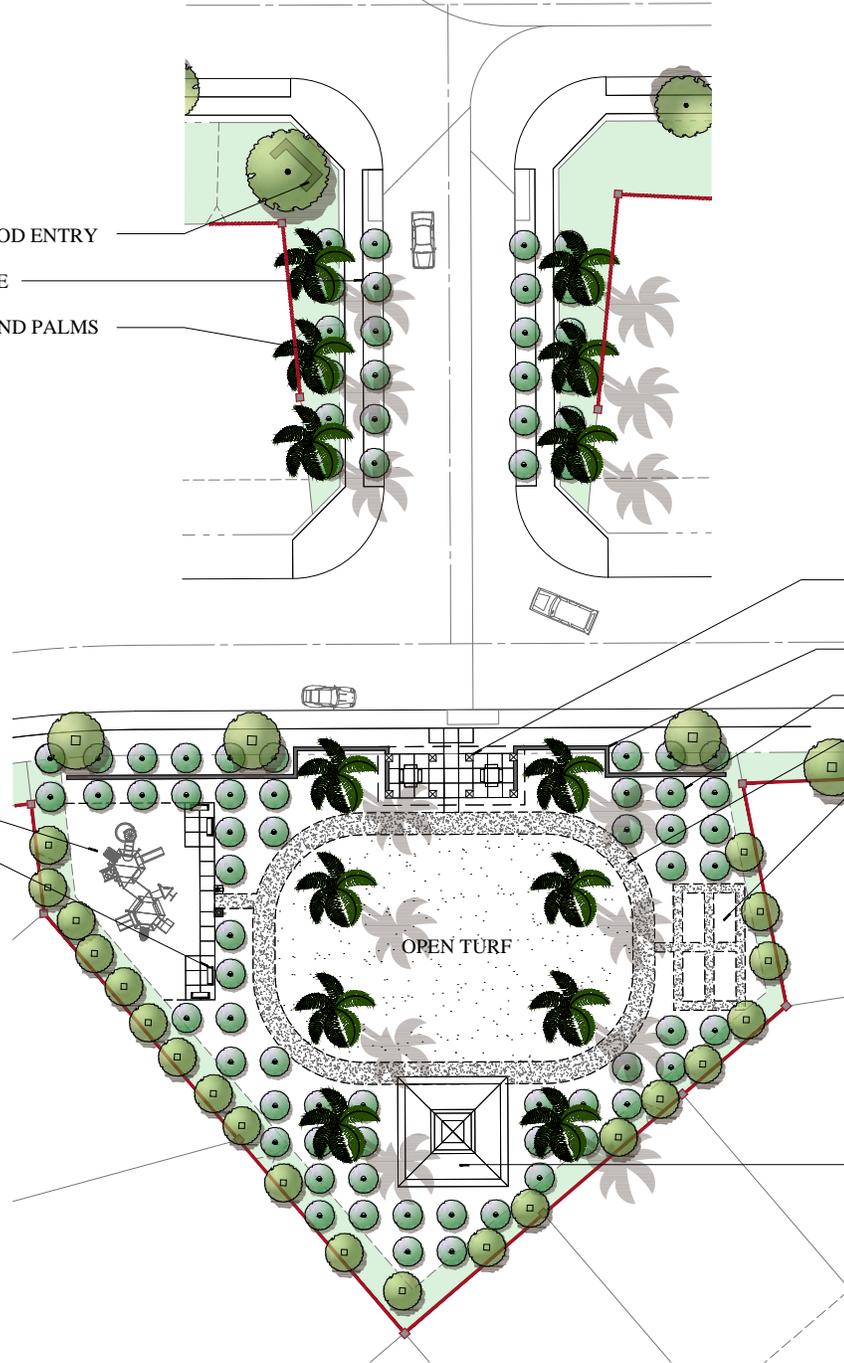
ROQUET RANCH ROAD

- NEIGHBORHOOD ENTRY
- CITRUS GROVE
- CANARY ISLAND PALMS

- SHADED ENTRY STRUCTURE W/
CAFE GAME TABLES
- LOW STONE WALL
- CITRUS GROVES
- STABILIZED D.G. PATH
- SUCCULENT GARDEN

- TOT LOT
- BENCHES

- GAZEBO W/PICNIC TABLES



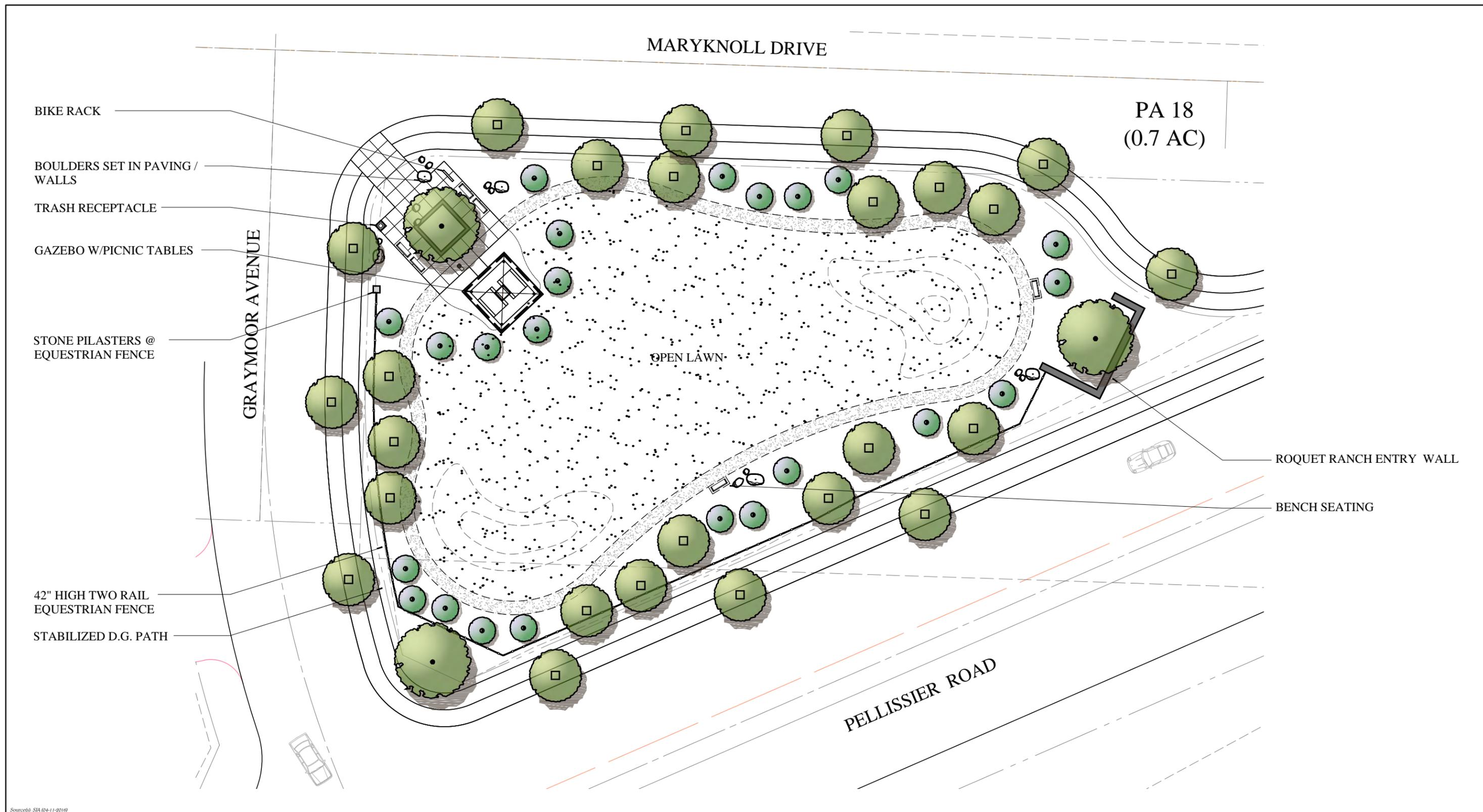
Source(s): SJA (01-27-2016)



NOT TO SCALE



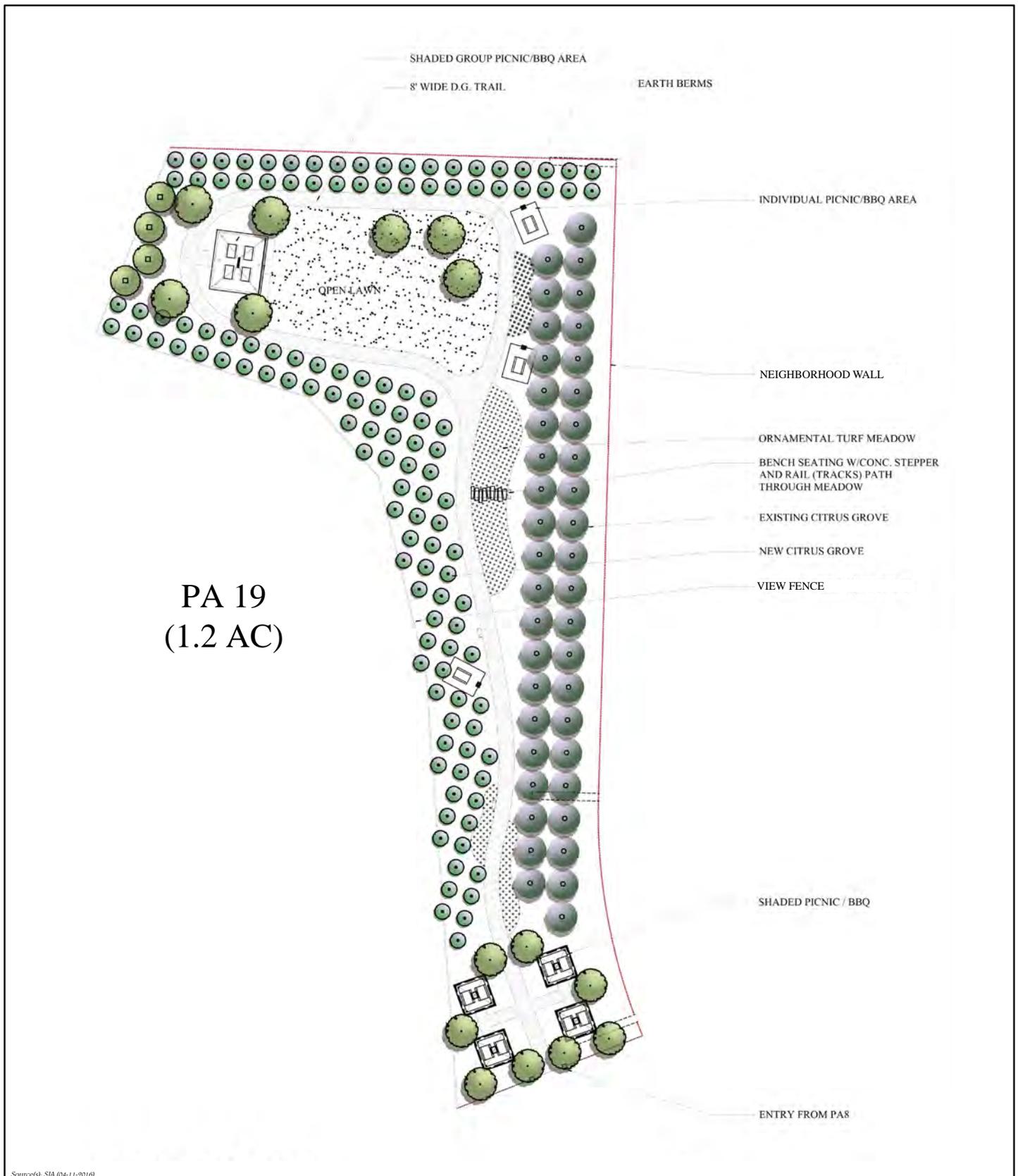
FIGURE IV-23
CONCEPTUAL NEIGHBORHOOD PARK PLAN - PA 17



Source(s): SIA (04-11-2016)



FIGURE IV-24
CONCEPTUAL NEIGHBORHOOD PARK PLAN - PA 18



Source(s): SA (04-11-2016)

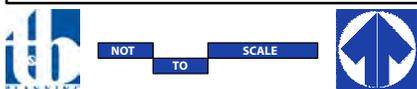


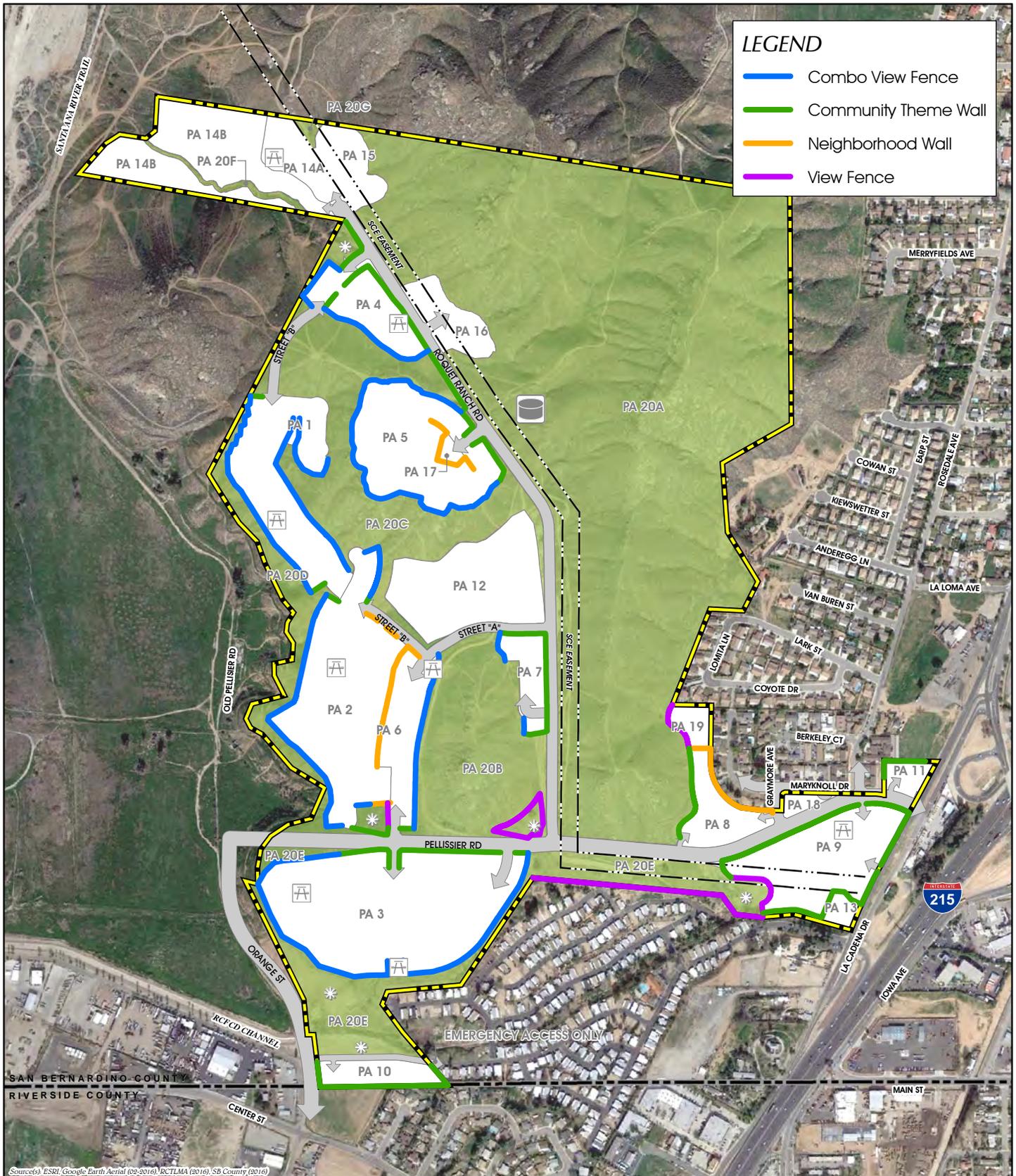
FIGURE IV-25
CONCEPTUAL NEIGHBORHOOD PARK PLAN - PA 19



Roquet Ranch

SPECIFIC PLAN NO. DAP-001-228

DESIGN GUIDELINES **IV**



LEGEND

- Combo View Fence
- Community Theme Wall
- Neighborhood Wall
- View Fence

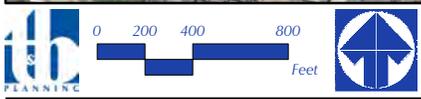


FIGURE IV-26
WALL AND FENCE PLAN

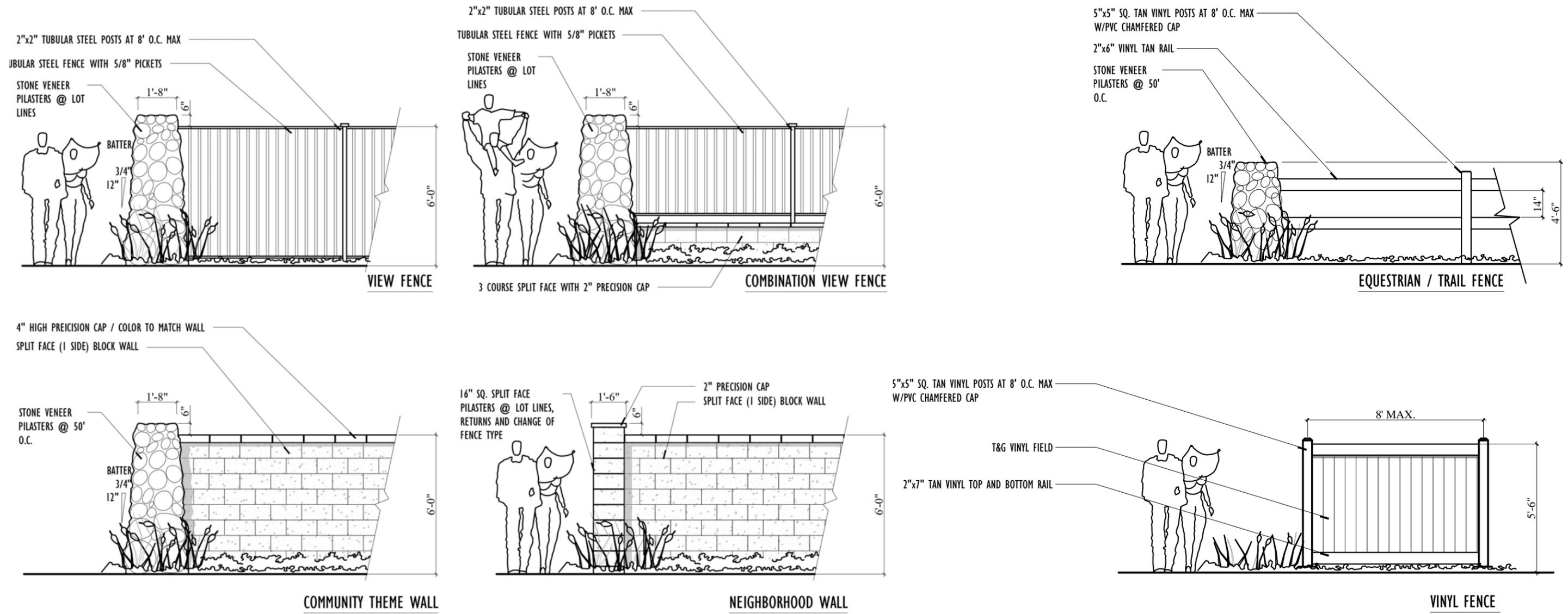


neighborhoods or different land uses. The walls and fencing within the ROQUET RANCH community are major visual elements and have been carefully designed to complement the overall theme. A strong cohesive appearance is achieved through the use of “community walls” and general overall wall guidelines. The walls and fencing will be easy to maintain and provide a durable, long-term edge. Community walls and fences shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Gates should be complementary in style and color to its fence or wall. Similarly, walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Variety in materials, design and height is encouraged.

Walls and fences that are not visible from publically accessible areas (i.e. rear and side yard fences between private lots) may be constructed from other materials and styles not identified within this Specific Plan.

The four (4) types of walls and fencing used within the ROQUET RANCH community are described below and conceptually depicted on Figure IV-27, *Wall and Fence Details*.

- **Community Theme Wall:** This Specific Plan provides for theme walls along the eastern and southern boundary of the community in Planning Areas 3 through 9, and 11. These split face block walls are six (6) feet tall with a four (4)-inch high precision cap. The theme wall should be earth-toned in order to complement the community’s landscape theme. Stone veneer pilasters provided at lot lines or a maximum of 100-foot intervals. Theme walls create a sense of community space, increase privacy and security, and screen neighborhoods from open space areas and off-site land uses.
- **Neighborhood Wall:** Neighborhood walls are located in Planning Areas 2, 5, and 6 provide these residential areas with privacy from Neighborhood Parks, Local Streets, and other residential areas. Neighborhood walls shall be composed of split face block walls, preferably with an earth-toned finish, and a two (2)-inch precision cap. The maximum height of the neighborhood wall would be six (6) feet and stone-clad pilasters with a two (2)-inch cap are provided at lot lines. Standard 16” pilasters would be installed at lot lines.
- **Combination View Fences:** Combination view fences have a maximum height of six (6) feet and feature a low wall base, tubular steel fencing top, and stone clad pilasters at lot lines or a maximum of 100-foot intervals. The low wall, split face base with 2” in precision caps help keep weeds from invading private landscaped areas. The finish of the low wall base and tubular steel fencing should complement the community’s architectural and landscape design. Combination view fences preserve scenic views, but offer a higher degree of privacy than view fences. Combination view fences should be constructed in between the residential Planning Areas 1 through 7 and the adjacent open space areas and basins.
- **View Fences:** View fences are generally located at the perimeter of recreation facilities and open space Planning areas, including Rocky Glen Park, The Lodge, Pocket Parks, the Neighborhood Park in Planning Area 19, and the RV Parking area. These fences preserve scenic views while



Source(s): SIA (04-11-2016)



maintaining security. View fences have a maximum height of six (6) feet and are constructed of tubular steel with 5/8" pickets. The color finish of the tubular steel fence should complement the community's design theme. Stone veneer pilasters would be installed at lot lines.

- **Vinyl Fences:** Vinyl fences are generally located between residential lots to provide residents with privacy. Vinyl fences have a maximum height of six (6) feet, a tongue and groove vinyl field, 5" x 5" square tan vinyl posts with a maximum height of eight (8) feet, PVC chamfered caps, and 2" x 7" tan vinyl top and bottom railings.

6. LANDSCAPE INTERFACES

Within ROQUET RANCH, transitions between land uses are necessary to separate the variety of on-site and off-site land uses. The general location of each of these landscape interfaces is depicted on Figure IV-8, *Conceptual Master Landscape Plan*.

a) Residential to Open Space

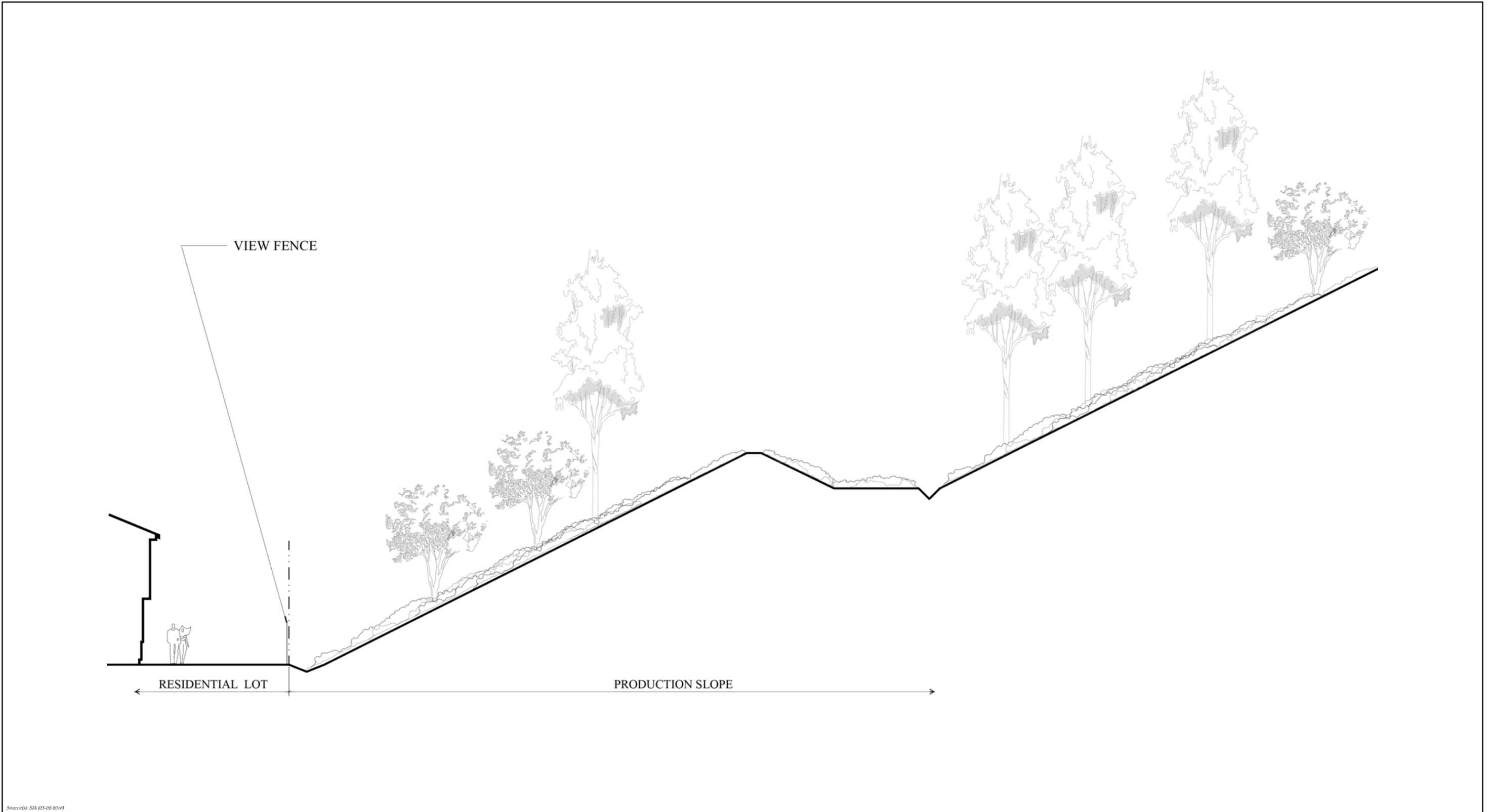
Figure IV-28, *Typical Residential to Open Space Interface*, illustrates the interface between residential land uses and the open space in Planning Areas 20A-20G. In this condition, a View Fence separates residents from the natural open space while preserving views. Manufactured slopes within the Open Space Planning Areas shall be irrigated and landscaped with Manufactured Slope trees and groundcover in accordance with Table IV-1, *Community Plant Palette*.

b) Residential to Neighborhood Park

Figure IV-29, *Typical Residential to Neighborhood Park Interface*, illustrates the interface condition where residential land uses are directly adjacent to any of the neighborhood parks. As shown in Figure IV-29, residential lots are separated from the neighborhood park sites by Neighborhood Walls to protect the privacy of community residents. A 5-foot wide landscaped slope serves as a transition between the residential and recreation land uses. The landscaped slope is planted with Park/Recreation trees and groundcover in accordance with Table IV-1, *Community Plant Palette*, to visually buffer residential areas from the neighborhood parks. The landscape treatments also serve to soften the appearance of residential areas from the neighborhood parks.

c) Residential to Off-Site Residential

Figure IV-30, *Typical Residential to Off-Site Residential Interface*, illustrates the interface condition where residential land uses are directly adjacent to existing off-site residential land uses. As shown on Figure IV-30, residential lots are separated from the off-site residential uses by Neighborhood Walls to protect the privacy of existing residents. A minimum 6-foot landscape buffer planted with Local Street landscaping in accordance with Table IV-1, *Community Plant Palette*, is provided on the ROQUET RANCH side of the Neighborhood Wall. A minimum 24-foot drive aisle provides additional buffers from the existing residential uses to the homes within ROQUET RANCH.



Source: SIA (03-09-2016)

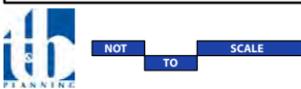
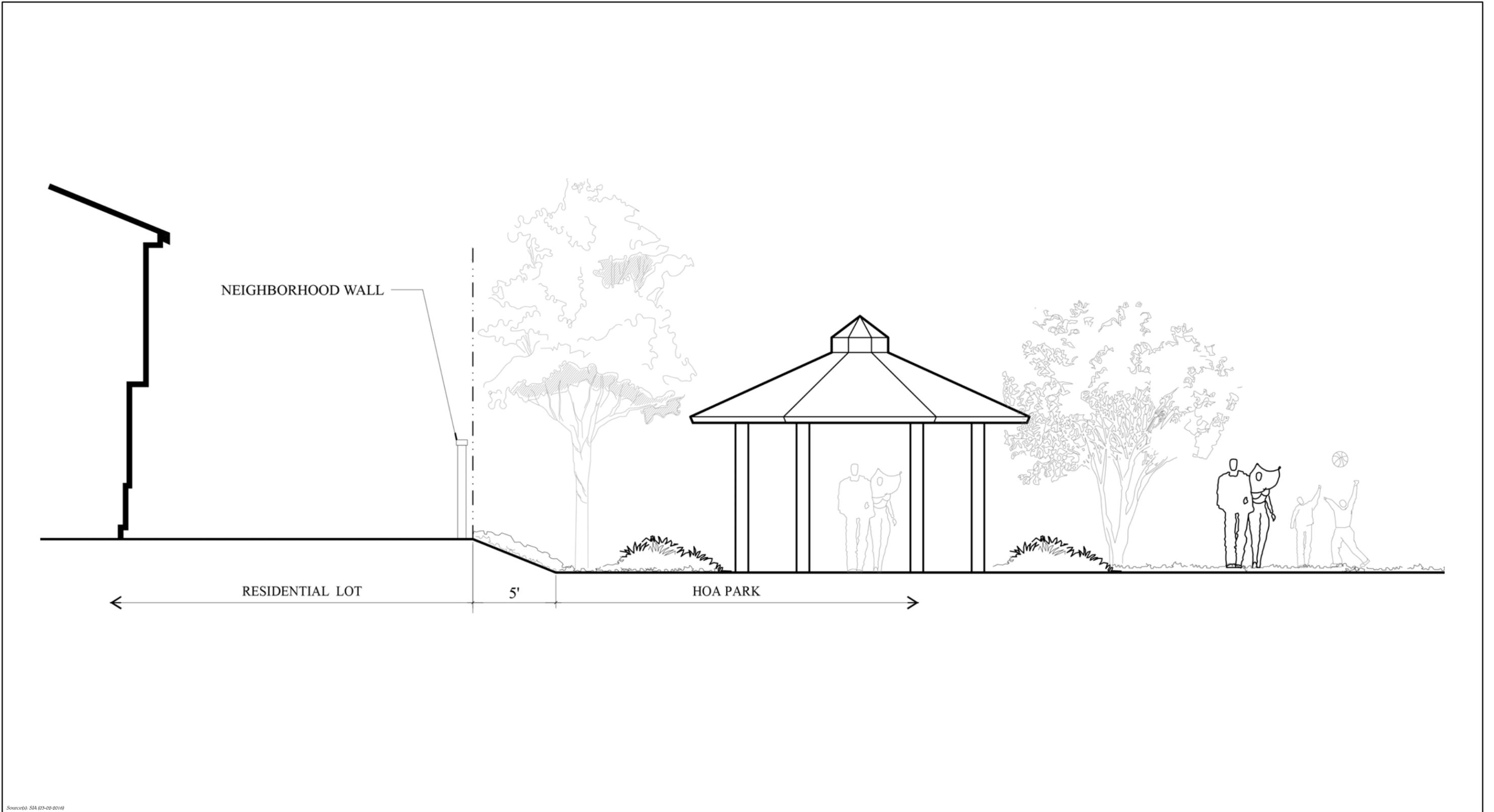


FIGURE IV-28
TYPICAL RESIDENTIAL TO OPEN SPACE INTERFACE



Source: SIA (03-09-2016)

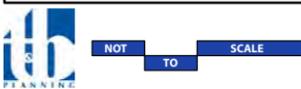
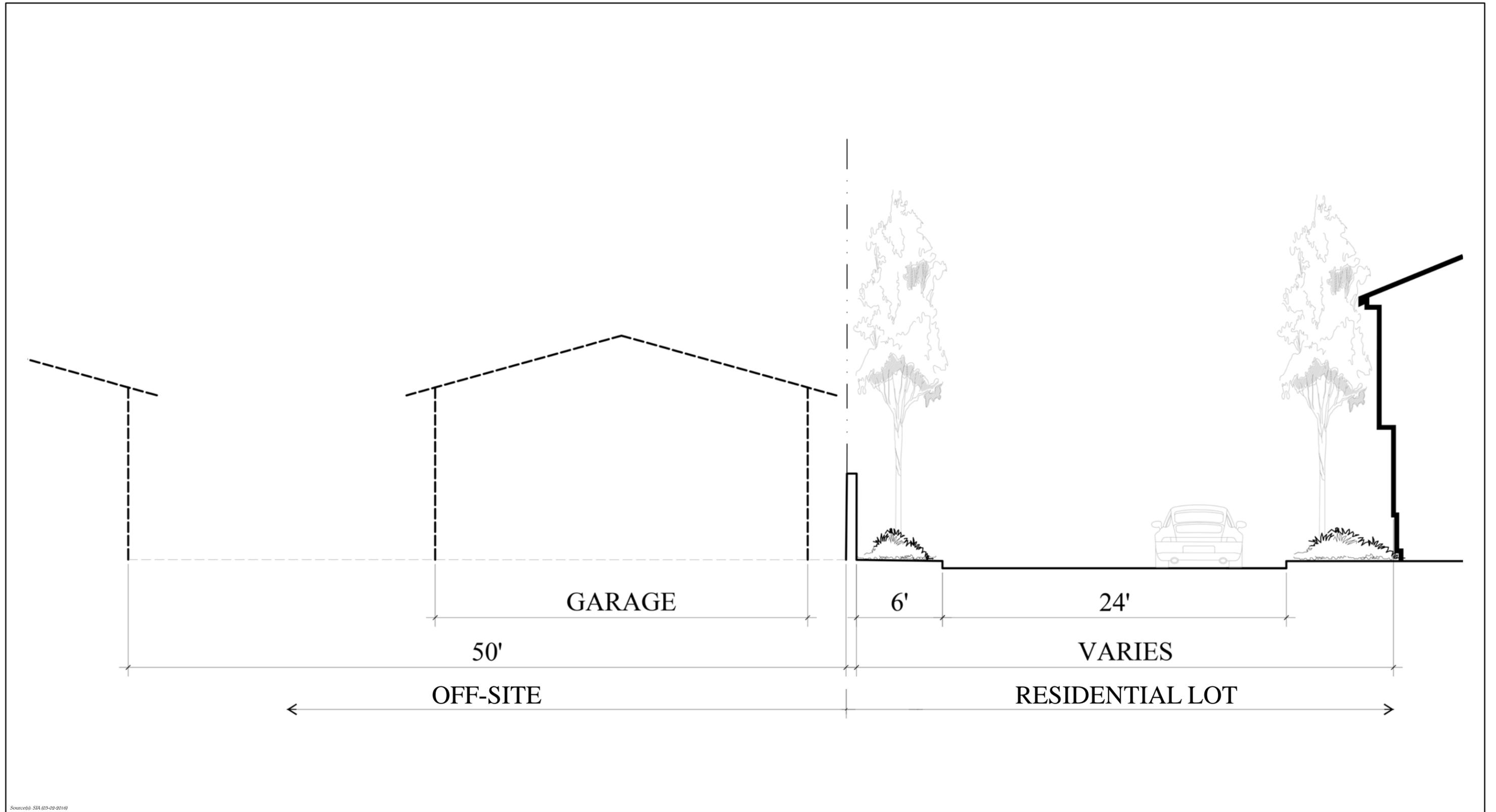


FIGURE IV-29
TYPICAL RESIDENTIAL TO NEIGHBORHOOD PARK INTERFACE



Source(s): SIA (03-09-2016)

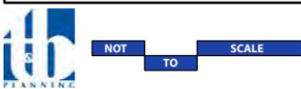


FIGURE IV-30
TYPICAL RESIDENTIAL TO OFF-SITE RESIDENTIAL INTERFACE



d) Water Tank to Open Space

Figure IV-31, *Water Tank to Open Space Interface*, illustrates the interface between the Water Tank located east of Roquet Ranch Road, the SCE Easement, an 8-foot wide trail, and the open space in Planning Area 20A. The transition slope separates residential lots from Roquet Ranch Road with its 5-foot wide curb-adjacent sidewalks, followed by an 8-foot wide trail, and 16-foot wide concrete storm channel. Existing slopes and natural plants are located within the 100-foot wide Southern California Edison easement between Roquet Ranch Road and the water tank site. Manufactured slopes around the water tank site. Manufactured slopes around the water tank site are planted with Manufactured Slope trees and groundcover in accordance with Table IV-1, *Community Plant Palette*.

e) Rocky Glen Park to Off-Site Open Space

Figure IV-32, *Neighborhood Park to Off-Site Open Space Interface*, illustrates the interface between the Rocky Glen Park located in Planning Areas 14 and the off-site open space. Rocky Glen Park is surrounded by a View Fence to keep residents out of the open space surrounding the park while preserving the views from the park. The park is planted with Park/Recreation trees and groundcover in accordance with Table IV-1, *Community Plant Palette*.

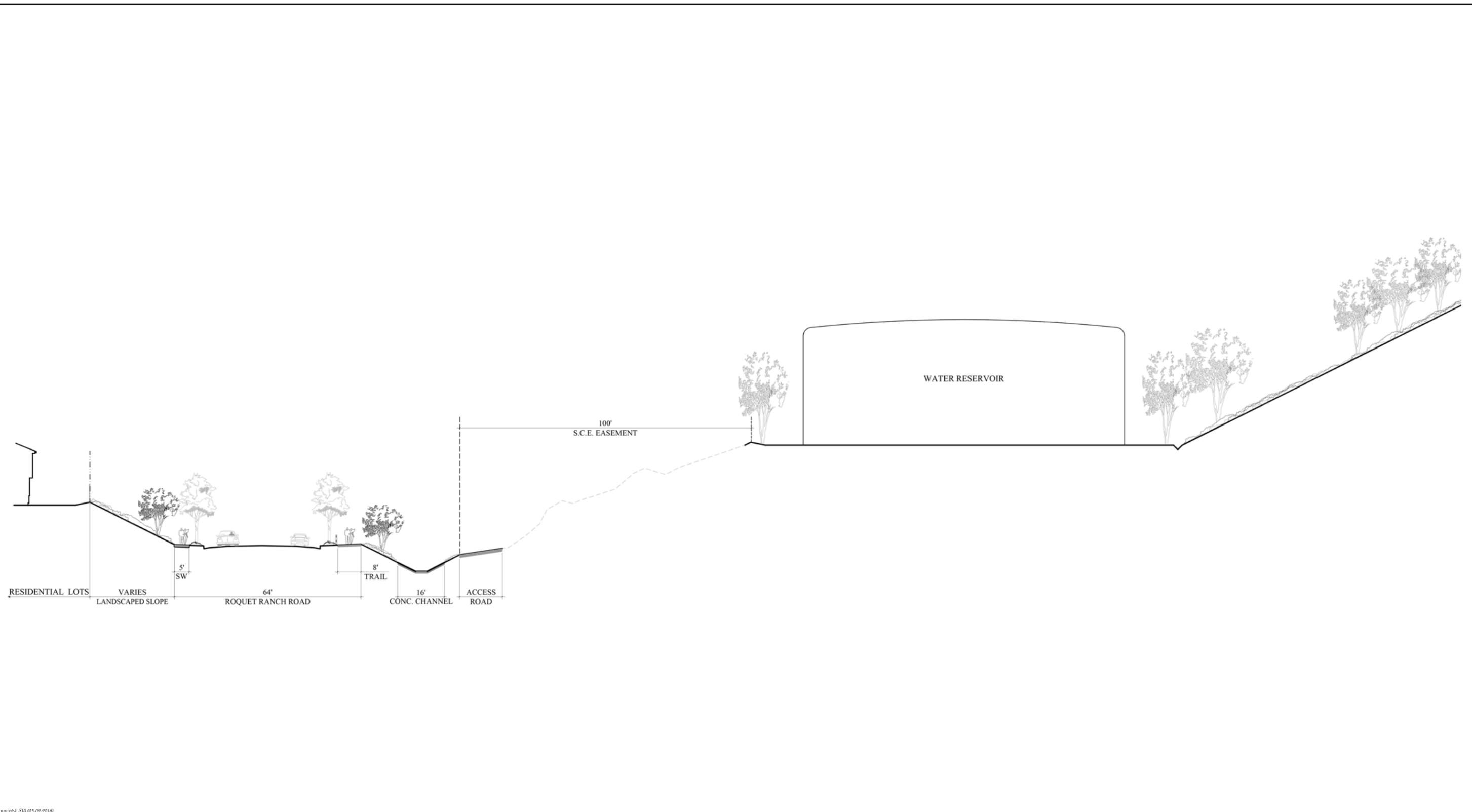
7. LANDSCAPE MAINTENANCE

(a) Master Homeowners Association

All common areas identified in the Specific Plan shall be owned and maintained by a permanent master maintenance organization, such as the HOA. Unless otherwise arranged, the HOA shall assume ownership and maintenance responsibility for all common recreation, open space, private roads, Neighborhood Parks within Planning Areas 17, 18, and 19, pocket parks, private recreational facilities (The Lodge within Planning Area 14A), and landscape areas, including roadsides, as well as fuel modification zones and associated maintenance roads.

(b) Residential Neighborhood Associations (RNA) and Private Complexes

In certain residential areas of the project, Residential Neighborhood Associations shall assume maintenance responsibility for common areas and facilities that benefit only residents in those neighborhoods. Private recreational areas, common open areas, signage and private roads are types of facilities that may come under the responsibility of a neighborhood association or the management entity associated with a multi-family development.



Source(s): SIA (03-09-2016)

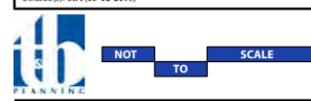
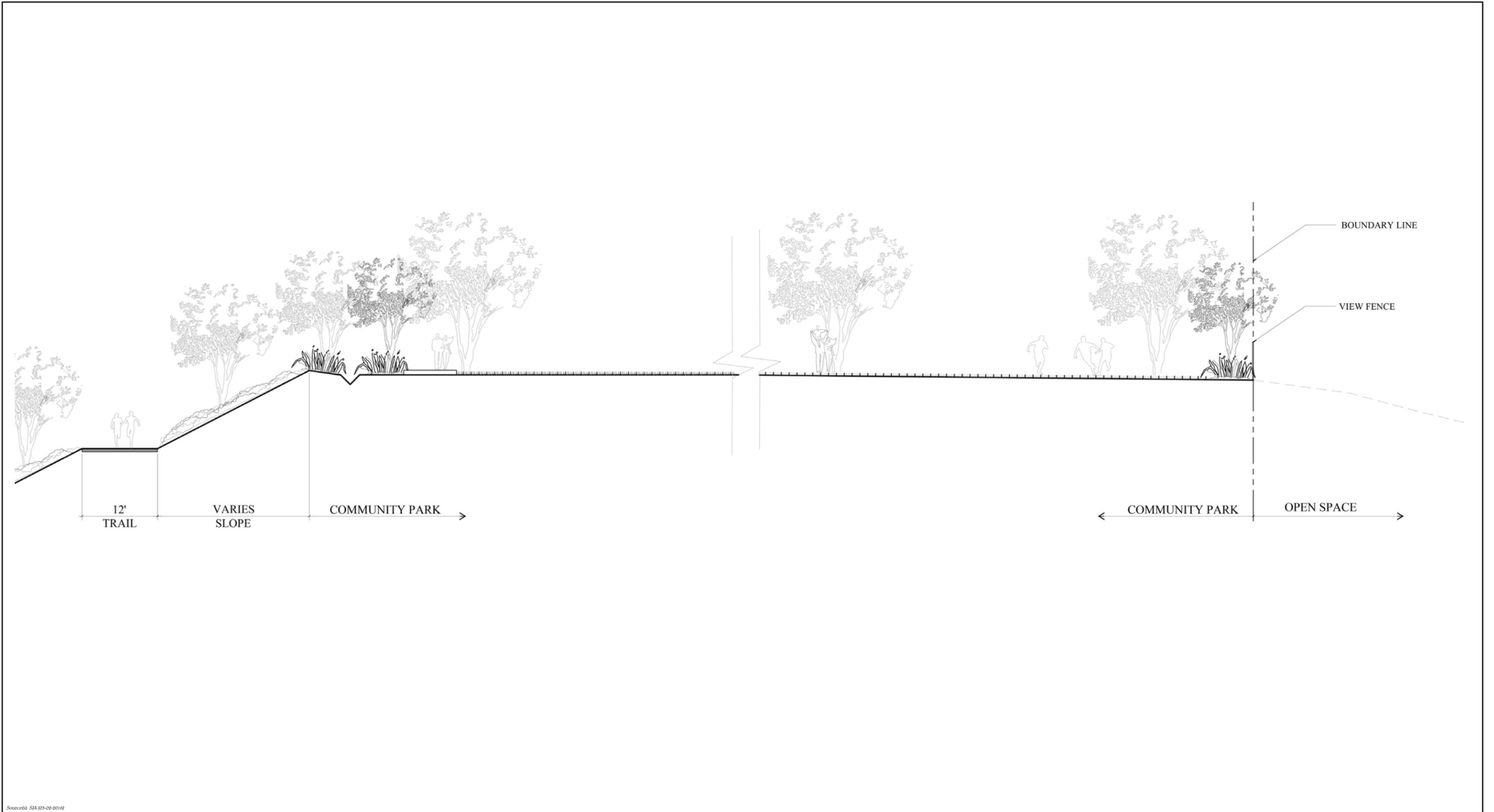


FIGURE IV-31
WATER TANK TO OPEN SPACE INTERFACE



Source: SIA (03-09-2016)

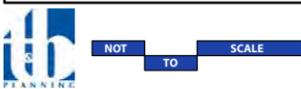


FIGURE IV-32
NEIGHBORHOOD PARK TO OFF-SITE OPEN SPACE INTERFACE



V. SPECIFIC PLAN ADMINISTRATION

A. APPROVAL OF THE SPECIFIC PLAN

The ROQUET RANCH Specific Plan will be adopted by Ordinance in accordance with the City of Colton Municipal Code Section 18.34.020, and functions as both a regulatory document and land use policy plan. The development regulations have been structured to augment and expand the City of Colton Municipal Code, providing specific standards for ROQUET RANCH.

B. DESIGN GUIDELINES AND STANDARDS

The ROQUET RANCH Specific Plan Development Standards and Design Guidelines are adopted in Sections III and IV. The Development Standards provide structured requirements for the hillside development land use pattern and are structured to augment, expand on and in some cases replace the City of Colton's Municipal Code. The Design Guidelines are comprised of elements that define design concepts, physical character, and visual theme of the ROQUET RANCH community. The principal components of Chapter IV consist of Residential, Commercial, and Landscaping Design Guidelines, designed to assist in identifying the desired design composition for ROQUET RANCH.

The Design Guidelines and Standards are consistent with the City's General Plan. Each approval shall be reviewed with keeping this in mind and making recommended findings for approval of projects within the ROQUET RANCH boundaries. A project that is consistent with the Design Guidelines and Development Standards is likely to be well-received and expedited through the design review process.

C. AMENDING THE SPECIFIC PLAN

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Development Services Director or his / her designee deems the Amendment major, it will be processed in the same manner as the original Specific Plan. Minor Specific Plan Modifications are processed in accordance with Section G, *Minor Specific Plan Modifications*.

Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to the California Environmental Quality Act (CEQA), Section 15162. If required, it is the applicant's responsibility to provide an analysis of the impacts of the amendment relative to the original EIR.

If an implementing project is found not to be consistent with this Specific Plan document, an Amendment may be proposed to modify the Specific Plan document to allow the proposed implementing project. Specific Plan Amendments may change any or all portions of the Specific Plan document.

D. FINDINGS FOR APPROVAL OF SPECIFIC PLAN AMENDMENTS

In considering approval or disapproval of Specific Plan Amendments, the City Council shall find that the proposed Amendment is in compliance with the following:

- (1) The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of submission;
- (2) The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety, or general welfare;



- (3) The proposed Amendment is consistent with the overall design character and general community structure of the Specific Plan; and,
- (4) The proposed Amendment, with appropriate mitigation measures, is not likely to increase environmental impacts beyond those identified and mitigated in the EIR, or substantially and avoidably injure significant wildlife, or their habitat.

E. CITY OF RIVERSIDE ORANGE STREET CONNECTION

Orange Street is a secondary access point into the ROQUET RANCH community. The location of Orange Street between Center Street and Pellissier Road is planned within the property owned by the City of Riverside, located in the City of Colton corporate boundary. All subdivision approvals are contingent upon obtaining approval of a secondary access point to the south through Orange Street as proposed or west through an alternative street of the project site. An alternative street will need to be reviewed as an amendment to the specific plan under subsection C., D., and/or E. of this Section of the ROQUET RANCH Specific Plan.

F. PLAN CONSISTENCY

Following approval of a site plan, tract map, or other application for development, (collectively referred to as the Plan) if any changes are proposed regarding the location or alteration of any use, boundary, structures or other substantive change shown on an approved Plan, a revised Plan shall be submitted to the Development Services Director or his/her designee, for approval. If the Development Services Director or his/her designee determines that the proposed revision is in substantial conformance and complies with the provisions of the Roquet Ranch Specific Plan document and the general intent of the approved Plan, the revised Plan may be approved as a Minor Modification without resubmittal to the approval process described in the above Section. Such decision shall be posted on the City bulletin board and be final unless appealed to the City Council within ten (10) days from the date of such posting.

G. MINOR SPECIFIC PLAN MODIFICATIONS

Minor Modifications to the ROQUET RANCH Specific Plan may be approved administratively by the Development Services Director, provided that the Development Services Director determines that a Specific Plan Amendment is not required. Minor Modifications are limited to changes in wording or correction of typos that do not change the meaning of the document.

The City of Colton may approve development application containing minor modifications to the standards of the ROQUET RANCH Specific Plan in the manner provided by the Colton Municipal Code if:

- (1) The proposed modification does not result in an increase in the number of permitted dwelling units, an increase in intensity of development, or in a reduction in permitted lot sizes;
- (2) The proposed modification will not result in grading or other land form modifications that are not allowed otherwise;
- (3) The proposed modification is essential in achieving the overall goals and objectives of the Specific Plan;
- (4) The project alternatives have been considered and that the proposed project with modifications represents the best of all reasonable alternatives considered; and,



(5) Approval of the project with modifications to standards will not conflict with the implementation of the Specific Plan on the subject property or other properties subject to the same Specific Plan standards.

H. MINIMUM AND MAXIMUM RESIDENTIAL DENSITY RANGES

The Specific Plan area shall be developed with a maximum of 1,050 dwelling units on 336.2 acres, as illustrated in Figure II-1, *Specific Plan Land Use Plan*. Each residential planning area is assigned a “Density Range” and a “Target Dwelling Unit” total in Table II-1, *Land Use Summary*. The “Density Range” is a range of the minimum and maximum number of dwelling units per acre permitted for the Planning Area’s land use designation, as defined by the City of Colton General Plan. The “Target Dwelling Unit” total is the number of dwelling per Planning Area as proposed by this Specific Plan and as described in Table II-1, *Land Use Summary*.

The proposed number of dwelling units contained in an implementing subdivision application may be more or less than the “Target Dwelling Units” specified in any Planning Area without necessitating the preparation of a Specific Plan Amendment or Substantial Conformance provided that:

- (a) The proposed dwelling unit density within each Planning Area within the implementing subdivision is consistent with the approved Density Range of each of the affected Planning Areas;
- (b) The maximum number of dwelling units for the entire Specific Plan is not exceeded; and,
- (c) The proposed unit density is consistent with the Housing Element in meeting the minimum density and area requirements to “create opportunities for development of higher-density house.”

I. PROJECT APPROVALS

All development projects within the ROQUET RANCH Specific Plan shall be approved via Architectural and Site Plan Review, Subdivision Map or Conditional Use Permit in accordance with Title 18 (Zoning Code) of the Colton Municipal Code and City Policy pertaining to application and submission requirements/fees. This includes but not limited to the following:

- ◆ Architectural and Site Plan Review (Administrative and Planning Commission Review, as applicable);
- ◆ Conditional Use Permits (Related to uses, as applicable);
- ◆ Division of Land (Pursuant to Title 16 of the Municipal Code);
- ◆ The ROQUET RANCH Plan includes review of Tentative Tract Map No. 19983 which sets out the Division of Land for the entire project including alternative plans for Planning Areas 12 and 13, which are slated for a school site and fire station site, respectively. Changes to these sites shall comply with appropriate City approval as discussed within this Section of the ROQUET RANCH Specific Plan;
- ◆ Each project in the approved planning areas 1-20G will require Administrative Architectural and Site Plan Review, subject to review and approval by the Development Services Director. However, if the project requests a modification (except for a Minor Deviation) from the Development Standards contained in the Specific Plan or is not consistent with the Specific Plan Design Guidelines, the Planning Commission shall review the Architectural and Site Plan



Review. A Variance to Development Standards may be required depending on the deviation of standard, subject to making findings for approval.

- ◆ All subdivision maps shall be prepared in accordance with the City of Colton Municipal Code Title 16 – Division of Land.
- ◆ Park, open space, and trail plans shall be submitted and approved concurrently with tentative tract map applications.
- ◆ Planning Permits (e.g., site plans, Conditional Use Permits) shall be processed in accordance with the City of Colton Municipal Code Section 18.58.

J. FINDINGS FOR IMPLEMENTING PROJECTS

The ROQUET RANCH Specific Plan will be implemented through the processing of tract maps, parcel maps, and/or site plans. Implementing projects will be submitted to the Development Services Department for review and processing of all projects. The Development Services Department shall review all plans for consistency with the ROQUET RANCH Specific Plan document. Development plans shall be reviewed in accordance with the City of Colton’s Municipal Code:

The findings below apply to all land use applications and are in addition to the findings required by the City Zoning Ordinance for approval of respective development applications (tract maps, architectural and site plan approvals, conditional use permits, etc.). The findings are intended to ensure that the relationship of the proposed development layout, uses and building designs with respect to existing and future adjacent development are considered in the overall design of every land use application.

It is incumbent upon the applicant to supply the necessary materials, text and appropriate graphics to allow the City to make the required findings. The City may establish specifications for these submission requirements that augment standard City submittal requirements.

- (1) The project complies with all provisions of the ROQUET RANCH Specific Plan.
- (2) Areas intended for public use, such as public parks, recreational facilities and open space, are coordinated among neighborhoods and that the streetscape, landscape, hardscape and public amenities are mutually compatible.
- (3) The development proposal complies with the applicable design guidelines of ROQUET RANCH, any applicable subsequent design guidelines and is compatible with surrounding areas, including, but not limited to building design and placement, colors, materials, height, and massing.
- (4) Consideration and application of public safety and security are incorporated into the project design.
- (5) Physical, hillside, and environmental sustainability and conservation of resources are adequately addressed.