

ORDINANCE NO. O-07-18

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLTON TO
2 AMEND SECTION 18.34.050 (ROQUET RANCH SPECIFIC PLAN)
3 PERTAINING TO LAND USE AND DEVELOPMENT STANDARDS OF TITLE
4 18 OF THE COLTON MUNICIPAL CODE (CASE NO. DAP-001-228)

5 WHEREAS, the Roquet Ranch Specific Plan includes Plan Components and
6 Implementation, Development Standards, Design Guidelines, and Administration of the specific
7 plan, for the orderly development of the Roquet Ranch project area with a mix of land uses; and

8 WHEREAS, on April 10, 2018, the Planning Commission of the City of Colton
9 ("Planning Commission") conducted a duly noticed public hearing and recommended that the
10 City Council adopt Roquet Ranch Specific Plan (DAP-001-228), adopting zoning and
11 development standards for Residential, Commercial, Open Space/Parks, and Circulation; and

12 WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

13 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COLTON DOES
14 ORDAIN AS FOLLOWS:

15 **SECTION 1.** The City Council hereby adopts the recitals and findings set forth above
16 and in the agenda report prepared in connection with this Ordinance.

17 **SECTION 2.** General Plan Consistency. Based on the entire record before the City
18 Council and all written and oral evidence presented, including the staff report and the findings
19 made in this Ordinance, the City Council hereby finds and determines that the proposed Roquet
20 Ranch Specific Plan is consistent with the goals and policies of the City of Colton General Plan
21 and is reasonably related to the public welfare of the citizens of the City and surrounding regions.
22 Specifically, the provisions of this Specific Plan a master planned community with a mix of land
23 uses, are consistent with Goal LU-21 and will create a sense of community, vitality and vibrancy
24 within the project area.

25 **SECTION 3.** Roquet Ranch Specific Plan is hereby adopted in full in accordance with
26 Government Code Section 65453 is and added to Title 18, Section 18.34.50 of the Colton
27 Municipal Code, as follows:

28 *The Plan Components and Implementation, Development Standards, Design Guidelines and
Administration for the Roquet Ranch Specific Plan are included in the Specific Plan with map
showing Land Uses within the Specific Plan area. The plan is included as an addendum to this
title. The total area for the portion of the specific plan within the City boundaries is three
hundred thirty-six and two tenths acres, with the majority designated for open space resource and
recreation Uses.*

SECTION 4. The Official Zoning Map of Title 18 of the Colton Municipal Code is
amended to rezone APN Nos. 116-701-101; 116-701-102; 116-702-121; 116-702-101; 116-702-
105; 116-702-122; 116-702-123; and 116-703-118 to "Roquet Ranch Specific Plan" as identified
on Exhibit A, attached hereto.

SECTION 5. Hold Harmless. The Applicant shall defend, indemnify, and hold harmless
the City of Colton and its officers, employees, and agents from and against any claim, action, or
proceeding against the City of Colton, its officers, employees, or agents to attacks, set aside, void,
or annul any approval or condition of approval of the City of Colton concerning this project,
including but not limited to any approval or condition of approval of the city council, planning

1 commission, or development services director. The City shall promptly notify the Applicant of
2 any claim, action, or proceeding concerning the project and the City shall cooperate fully in the
defense of the matter. The City reserves the right, at its own option, to choose its own attorney to
represent the City, its officers, employees, and agents in the defense of the matter.

3 **SECTION 6.** If any sentence, clause or phrase of this Ordinance is for any reason held to
4 be unconstitutional or otherwise invalid, such decisions shall not affect the validity of the
remaining provisions of this Ordinance.

5 **SECTION 7.** The project described is approved despite the existence of certain
6 significant environmental effects identified in the EIR, and this City Council, makes and adopts
7 the findings described in City of Colton Resolution R-38-18 with respect to each pursuant to
8 CEQA Guidelines Section 15091 and Public Resources Code Section 21081 and declares that it
9 considered the evidence described in connection with each finding. Pursuant to Public Resources
10 Code Section 21081 and CEQA Guidelines Section 15093, this City Council approves and adopts
11 a "Statement of Overriding Considerations" and finds that the impacts of the project which
12 remain significant and unavoidable are outweighed by the project's overriding benefits. This City
Council finds and determines that the EIR is complete and adequate in scope, was completed in
compliance with CEQA, and that it was presented to and considered by, and reflects the
independent judgement of, this City Council. The City Council hereby adopts and makes a
condition of project approval the related Mitigation Monitoring and Reporting Program, as
described in resolution R-38-18.

13 **SECTION 8.** Pursuant to CEQA Guidelines an Environmental Impact Report (EIR) has
14 been prepared for this project, as described above, to assess potential environmental impacts. An
15 EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available
16 and circulated for public review and comment, pursuant to the provisions of the California
17 Environmental Quality Act (CEQA), for a 45-day public review period from August 7, 2017 to
18 September 21, 2017. The Final EIR responds to the comments and includes text revisions to the
19 Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the
Final EIR are not required to be responded to by the City. If written comments are received, they
will be provided to the Planning Commission as part of the staff report for the project. The EIR
will be submitted to the Planning Commission and City Council for requested certification and
action on the Project.

20 **SECTION 9. Certification/Publication.** The City Clerk shall certify to the passage of the
21 Ordinance and cause the same or a summary thereof to be published within fifteen (15) days after
adoption in a newspaper of general circulation published and circulated in the City of Colton.

22 **SECTION 10.** This Ordinance shall become effective thirty (30) days after its adoption
23 in accordance with the provisions of California law.

24 **PASSED, APPROVED AND ADOPTED** on this 5th day of June, 2018.

25 
26 RICHARD A. DELAROSA, Mayor

27 ATTEST:

28 
CAROLINA A. PADILLA, City Clerk

