



Rancho del Prado

SPECIFIC PLAN NO.
DAP-XXX-XXX

DRAFT NO. 2
December 16, 2019

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SECTION 1

INTRODUCTION

1.1 Project Summary

The Rancho del Prado Specific Plan (RDPSP) defines a 203-acre Master Planned residential community named Rancho Del Prado (RDP) and includes a mix of residential, recreation, open space, and public facility uses. The RDPSP site lies within the Reche Canyon area of the City of Colton in the State of California and also dedicates an additional 227 acres of conserved, adjacent, open space located in the City of Loma Linda. The conservation of this adjacent land was made possible by the entitlement and anticipated development of the RDPSP, but is not a part of the RDPSP and is therefore mentioned only for context.

Of the 203 gross site acres, only approximately 116 acres, are planned for development (Developed Portion). The remaining 87 acres are planned as conserved natural open space. Together with the adjacent 227 acres in Loma Linda, a total of 314 acres will be conserved as open space and not developed. The Developed Portion includes residential dwellings, parks, trails, roadways, water reservoirs, drainage facilities and landscaped slopes. The RDPSP includes a strong active recreation component consisting of several parks and an extensive walking trail system. This component provides recreational connections to the conserved open space located in Loma Linda, existing trails within the City of Colton, and to the adjacent Loma Linda South Hills Preserve trails. It is the express intent of the RDPSP to retain major ridgelines and drainage canyons as open space, thus maintaining scenic vistas and linkages to natural areas.

The RDPSP guides development to allow for a maximum of 350 single family detached homes, approximately 17,200 feet of recreational trails, 8.3 acres of active and passive open space recreational uses, and 113 acres of other open space uses including 12 acres of onsite facilities. The single-family detached dwellings are planned as two clustered development areas connected by a loop road traversing the site connecting Prado Lane on the north with Crystal Ridge Lane on the south. The northern cluster is planned for 131 single family detached homes and the southern cluster is planned for 219 single-family





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detached homes.

RDPSP complies with requirements of the City of Colton and its General Plan; contains a land use plan with detailed information for each planning area and is accompanied by Development Standards. The Development Standards provide design direction based on the specifically stated intent or purpose of each planning area. These standards apply terms such as “shall” or “will” to ensure compliance with a described purpose. This Specific Plan also contains a Circulation Plan, describing RDPSP’s comprehensive roadway system and a section outlining infrastructure and public facilities.

The RDPSP also includes Community Design Guidelines aimed at inspiring creativity and embracing the area’s natural beauty, while maintaining community-wide cohesion and harmony. These guidelines are general enough to allow flexibility for individual homebuilders to address evolving consumer demand and market conditions over the years of RDPSP development while providing sufficient specificity to conserve and protect what is most important for this community’s character. These Community Design Guidelines have also been established in accordance with the approved City of Colton General Plan. Finally, a section describing the RDPSP’s Implementation, Maintenance and Financing Plan is included.

1.2 Vision

The RDPSP provides the technical and design framework for the development of a well-planned and designed neighborhood that supports social connectivity and economic diversity. It embraces the site's natural beauty, complements the adjacent neighborhoods, and enhances the greater Reche Canyon community.

The RDPSP is based on principles of practical sustainability, with development areas clustered to allow for extensive natural open space areas; protection of pristine views, and the retention of natural drainage corridors. Usable land-forming techniques are sensitive to the existing contours and aim to minimize site disturbances.

As stated in the Project Summary, the RDPSP provides a variety of housing choices, an array of recreational opportunities and an abundance of open space within a context that is receptive to existing surroundings. New and existing trail connectivity encourages and promotes active and healthy lifestyles within the RDPSP community and surrounding neighborhoods.

1.3 Summary of Benefits to the City of Colton

The RDPSP provides many benefits to the City of Colton, including:

1. A diversity of needed housing consistent with the City of Colton’s housing needs, as stated in the 2013-2021 Housing Element of the General Plan, including move-up housing opportunities;
2. Funding for off-site roadway improvements that help address the traffic and access conditions in



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- the Reche Canyon area, specifically on Reche Canyon Road;
3. Contribution of much needed tax revenue to the City of Colton General Fund;
 4. Important secondary public and emergency access to the Prado Lane and Crystal Ridge neighborhoods and Reche Canyon Elementary School;
 5. Additional facilities and revenue to the City of Colton Department of Water and Power from ratepayers within the RDPSP and increased operating efficiencies with a looped utility system;
 6. Conservation of roughly 87 acres of open space within RDPSP, and supports the opportunity to conserve adjacent, privately owned property (approximately 227 acres) as perpetual open space within the Loma Linda South Hills area in the City of Loma Linda;
 7. Retain important viewsheds and existing ridgelines within the Reche Canyon area.
 8. Critical public services that benefit the City of Colton such as power, water and sewer on property that cannot, and will not, be served by the City of Loma Linda;
 9. New water reservoirs that help improve domestic water pressure for adjacent Prado and Crystal Ridge neighborhoods, supplies adequate hydrant flow for fire services;
 10. Creation of a looped system to increase resiliency of utility delivery;
 11. Significant infrastructure improvements, including streets, storm drain, water, sewer, fire protection enhancements, curb, gutter and sidewalks and other utilities that benefit the project area and adjacent neighborhoods;
 12. Needed fire safety improvements and buffering along the perimeter of natural/open space areas; and
 13. Access to existing recreational trails and through the development of an improved on-site multi-use trail system.

1.4 Specific Plan Purpose

The purpose of the RDPSP is to provide for the orderly and efficient development in accordance with the provisions and policies of the Colton General Plan. The RDPSP supersedes that part of the 1991 Reche Canyon Specific Plan area located within the current RDPSP boundaries. The RDPSP establishes land use designations, zoning requirements and landscape and architectural guidelines to be utilized during the construction and development of Rancho Del Prado. A specific plan is defined by government code as a tool for the systematic implementation of the General Plan for all or part of the area covered by the General Plan.

1.5 Project Background

Adopted in 1991, the original Reche Canyon Specific Plan encompassed over 2,900 acres and provided development guidance throughout the potential development tributaries to Reche Canyon Road. The planning area of the 1991 Reche Canyon Specific Plan included areas within the City of Colton, City of Loma Linda, and unincorporated areas of San Bernardino County. The Project site lies within Planning Area Ten (10) of the Reche Canyon Specific Plan. Planning Area Ten (10) included recently annexed



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properties in the City of Colton as well as properties located in the City of Loma Linda. Originally, the RDPSP property was located within the City of Loma Linda within the South Hills General Plan designation. The South Hills designation and the Reche Canyon Specific Plan both allowed for clustered residential land development. In 2018, the Local Agency Formation Commission of San Bernardino amended the City of Colton's Sphere of Influence to include the RDPSP property. In 20___, the RDPSP area was de-annexed from the City of Loma Linda and simultaneously annexed into the City of Colton. The annexation was necessary because the hilly terrain prevented the City of Loma Linda from providing the property with basic services such as power, water and sewer. The annexation moved the property into the city limits of Colton, thereby enabling it to receive services from the City of Colton. Therefore, the adoption of the RDPSP and the annexation into Colton removed the property from the Reche Canyon Specific Plan and established the RDPSP as the principal implementation document for the RDP property.

1.6 Project Context and Location

Rancho Del Prado lies within the southeastern area of the City of Colton in western San Bernardino County. The site is directly west of the City of Loma Linda and roughly 1.25 miles from the City of Grand Terrace. From a regional context, RDPSP is located approximately 3.5 miles southeast of downtown Colton, 4.75 miles southeast of downtown San Bernardino, 7.25 miles northeast of the City of Riverside, 5.6 miles from the City of Moreno Valley in the County of Riverside, and 55 miles east of the City of Los Angeles. The nearest major freeways include the Interstate-215 Freeway which lies approximately 2.4 miles to the east and the Interstate-10 Freeway which is roughly 2 miles to the north. The 60 Freeway is located approximately 8.2 miles south into the County of Riverside. The site has two main points of public access: Prado Lane in the northwest portion of the site and Crystal Ridge Lane in the southwest.

Figures 1-1 through 1-5 describe Rancho del Prado's relationship to the regional, local vicinity, current land uses and surrounding land uses.

1.7 Existing Conditions and Surrounding Land Uses

The RDPSP site has been disturbed over a period of many years by regional energy infrastructure. A Southern California Edison (SCE) easement runs through the north portion of the site which contains several transmission towers and high-voltage electrical transmission lines. Existing uses within the site includes SCE towers and high-voltage electrical transmission lines. There are no enclosed structures on the site.

A 6.5-acre parcel containing a stormwater detention facility with a small earthen dam lies within the northwest quadrant of the site. The parcel and detention facility, owned and operated by the City of Colton, connects to a drainage corridor that crosses the site from west to east. Another drainage corridor occurs in the southwest quadrant of the site, extending roughly 635 feet before culminating in a small drainage structure.



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The San Jacinto fault zone runs adjacent to the northern property line. RDPSP is not within an Alquist-Priolo Earthquake Fault Zone. It is not within a liquefaction or subsidence zone established by the County of San Bernardino.

1.8 Authority to Prepare

The RDPSP has been prepared pursuant to the provisions of Section 65450-65457 of the California Government Code. The Code defines a specific plan as a tool that can be used to guide the systematic development and implementation of a city or county general plan for specific areas within the plan's sphere of jurisdiction, allowing the planning of future development in an area at a finer level of detail than can be provided by the general or community plan.

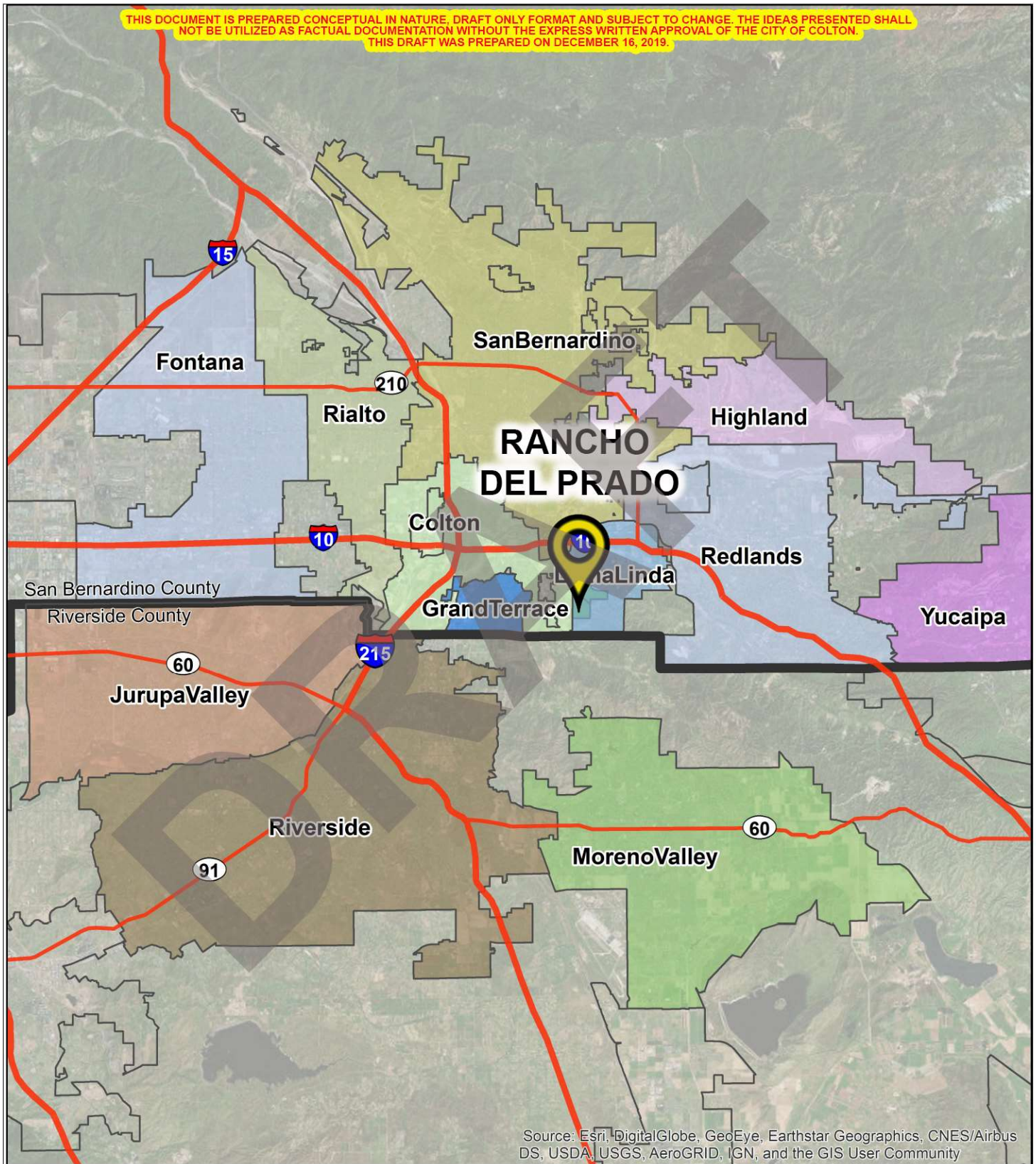
According to State law, a City may "prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan" (Government Code Section 65450). By law, the specific plan must address the "distribution, location and extent of the uses of land, including open space, within the area covered by the plan," as well as plans for the "major components" of the area's transportation system, utilities and other infrastructure. A specific plan must also contain "standards and criteria by which development will proceed," as well as a "program of implementation measures" necessary to carry out the specific plan (Government Code Section 63451). Implementing projects within the Specific Plan boundaries may only be approved or adopted if consistent with the Specific Plan (Government Code Section 65455).

A specific plan is not part of a general plan, rather, it is an implementation document designed to implement the General Plan within a certain area and, most importantly, to establish a set of development standards for the specific area. Thus, the RDPSP establishes the policies, standards and guidelines for land development within the RDPSP area in conformance with Section 65450 et seq. of the Government Code and the City of Colton General Plan. Subsequent land use actions, for example, subdivisions of land or plot plan approvals, must be in conformance with the City General Plan, the approved Specific Plan and adopted zoning.

Rancho del Prado

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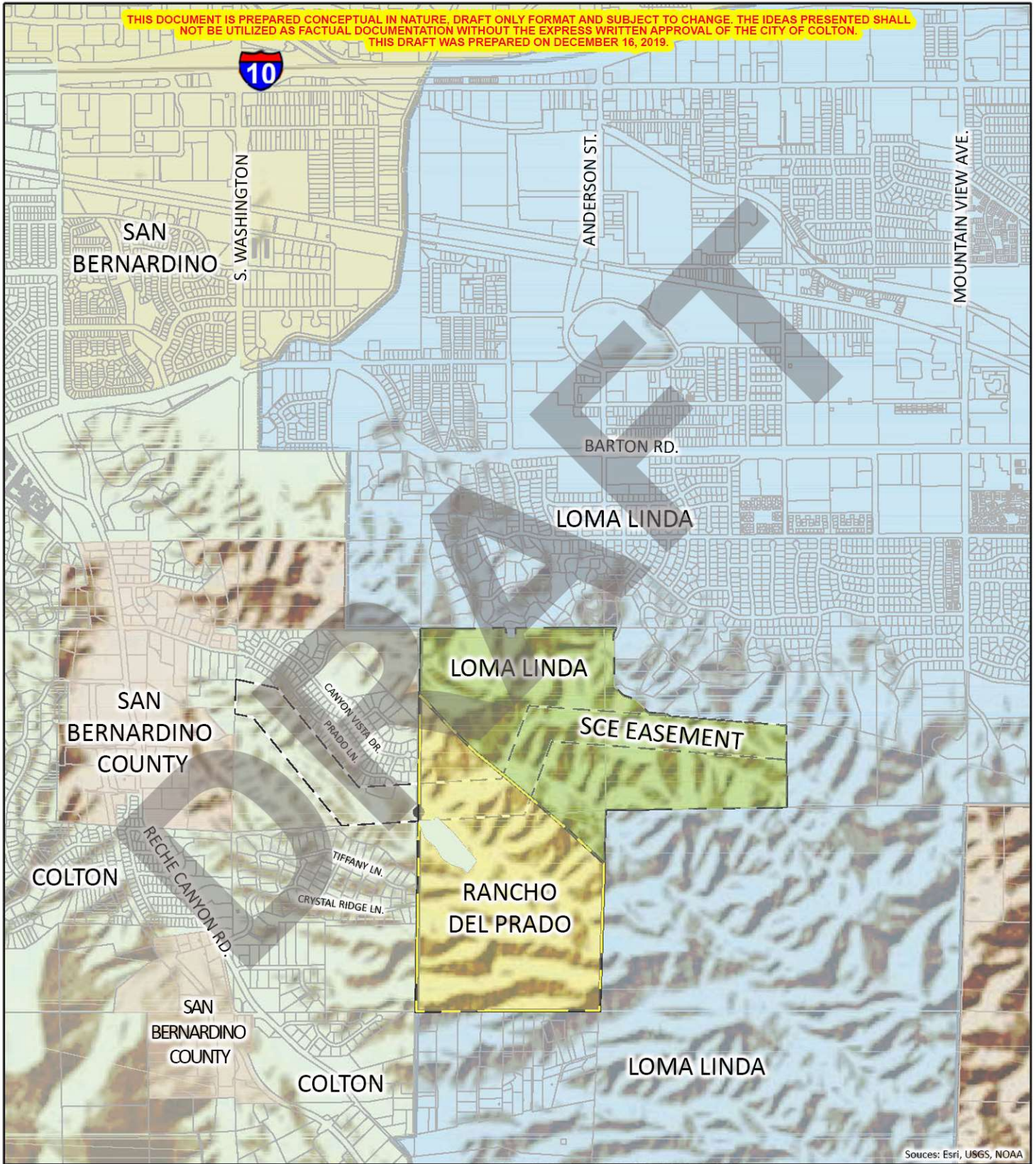
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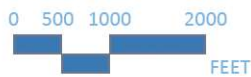
REGIONAL LOCATION / FIGURE 1-1

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Sources: Esri, USGS, NOAA

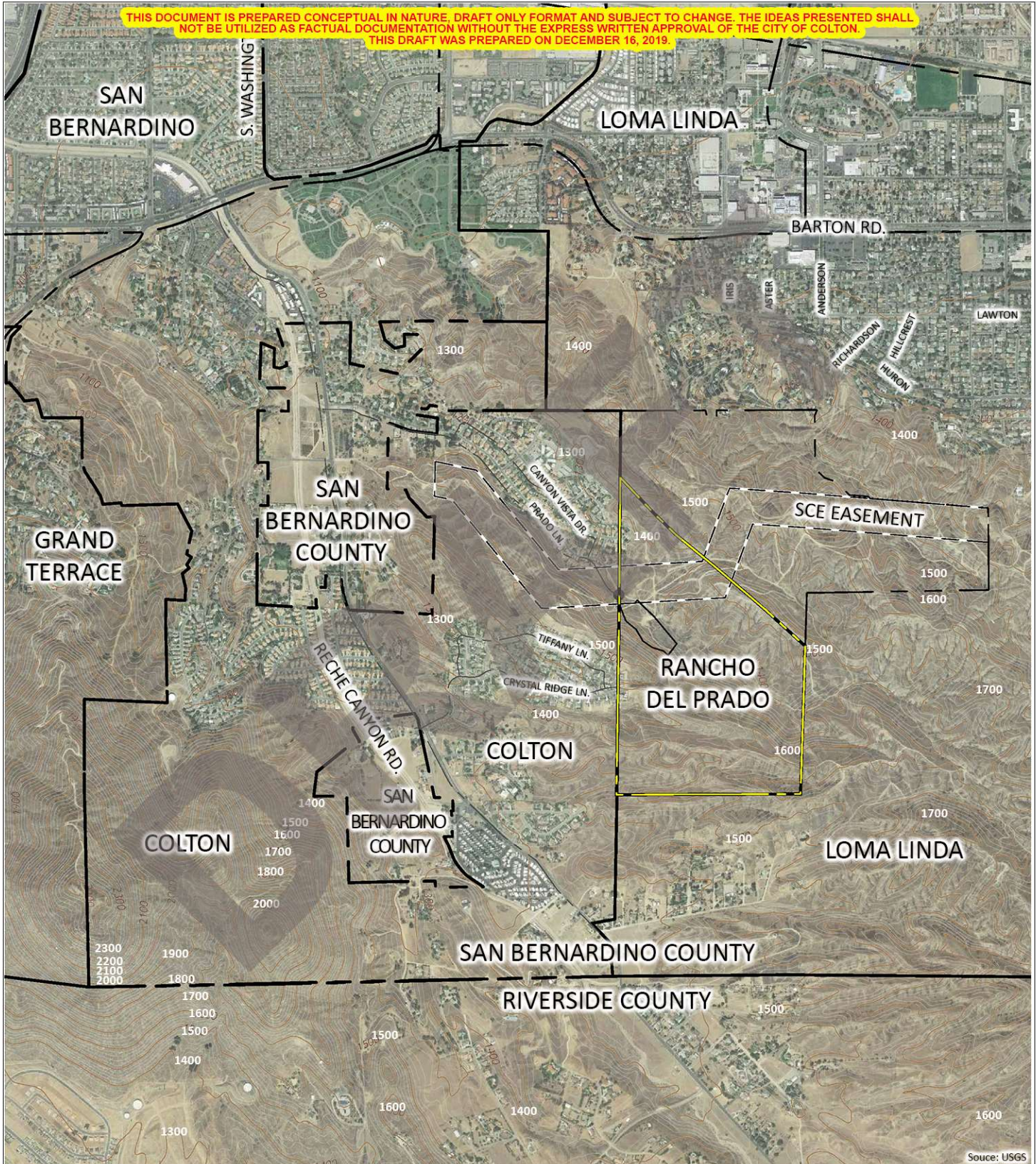


PROJECT LOCATION / FIGURE 1-2

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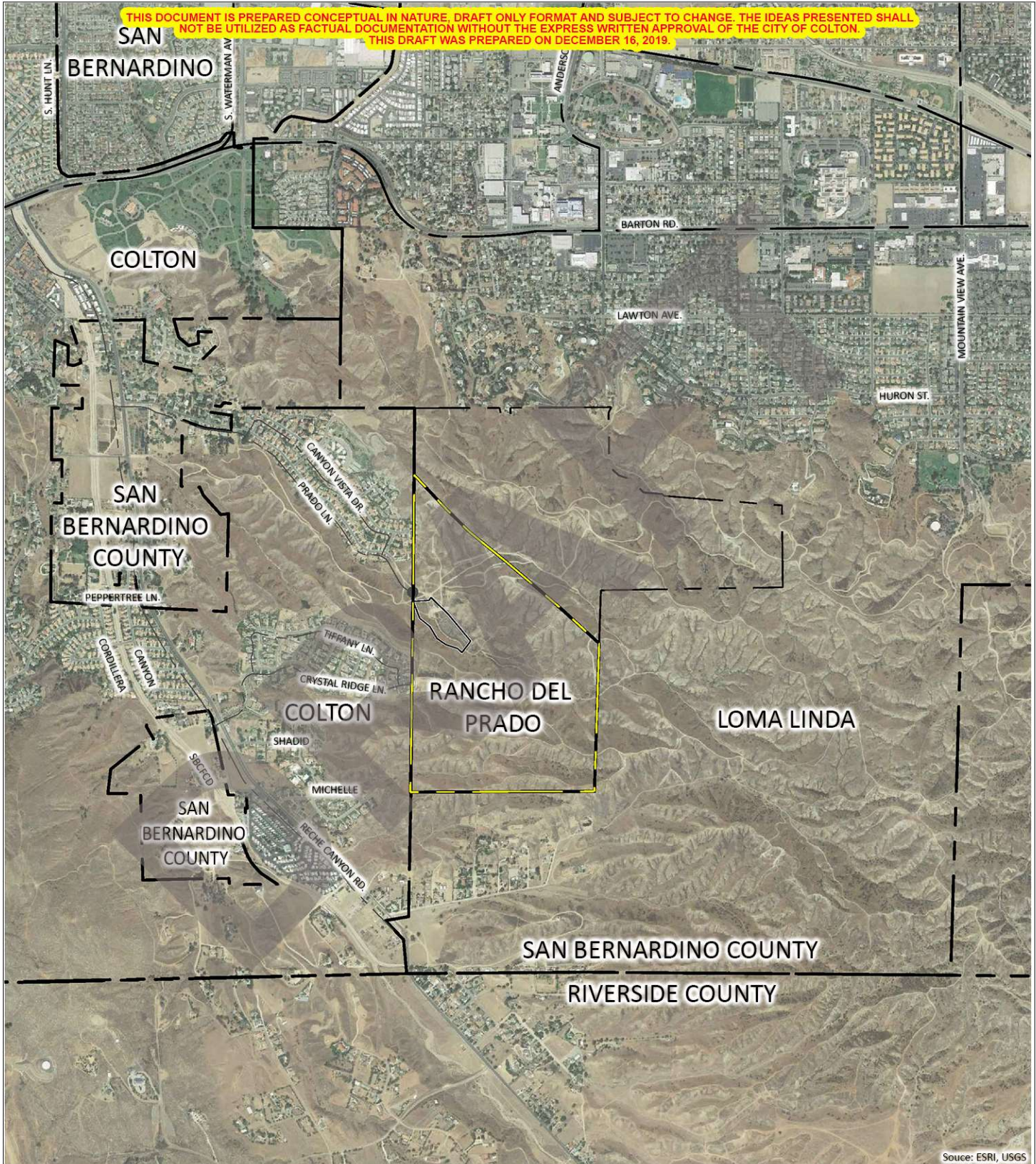


EXISTING TERRAIN / FIGURE 1-3

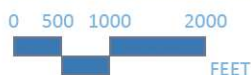
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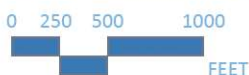
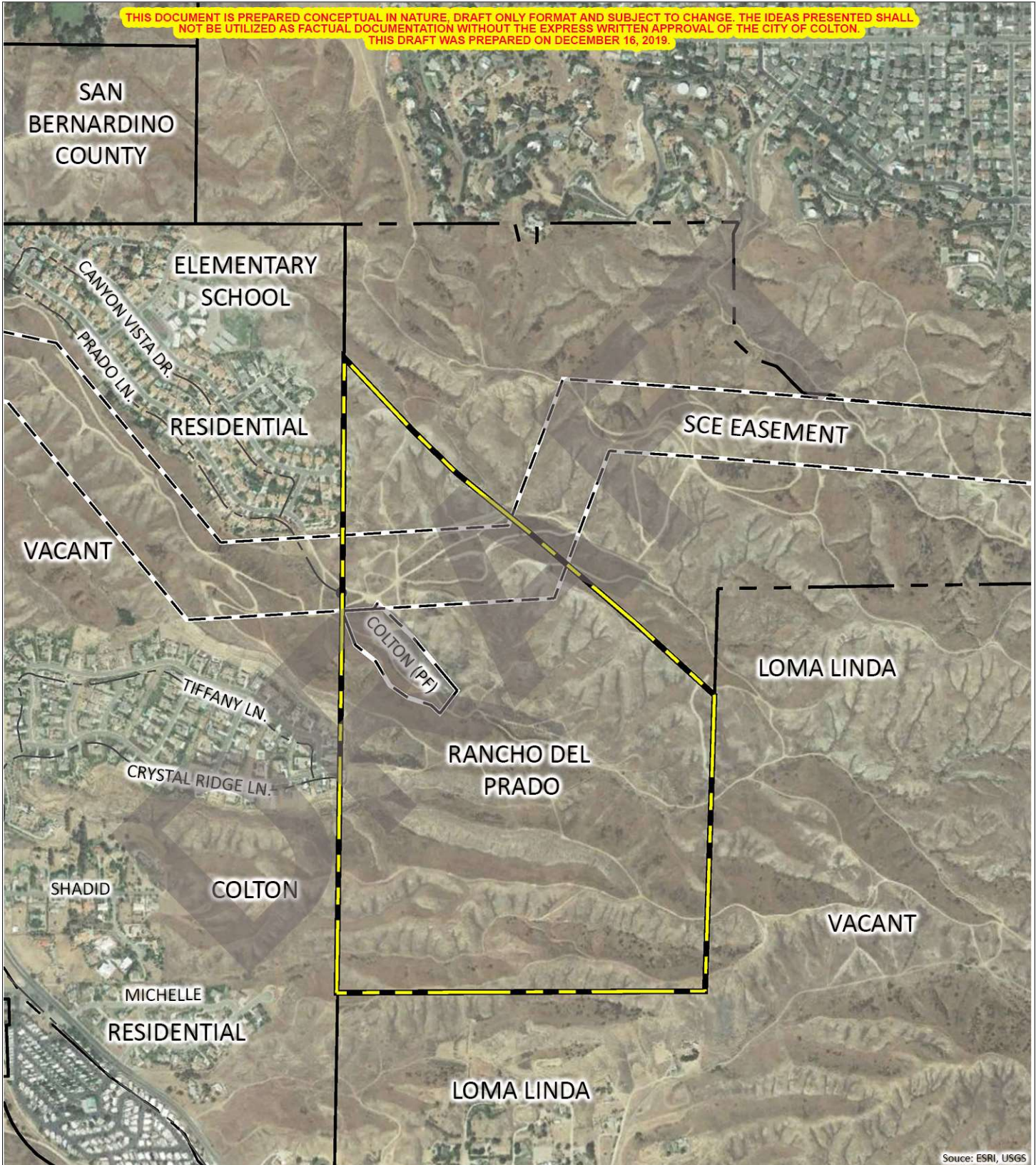
Source: ESRI, USGS



AERIAL PHOTOGRAPH / FIGURE 1-4

SPECIFIC PLAN NO. DAP-XXX-XXX

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SURROUNDING DEVELOPMENT / FIGURE 1-5



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1.9 Project Goals

The RDPSP establishes specific planning and development goals based on extensive analysis and to ensure compliance with civil engineering design standards, functional integrity of proposed infrastructure, livability, economic viability, environmental sensitivity, and positive aesthetic contribution. The Project Goals of the RDPSP are to:

- ❖ Provide a specific development plan which is consistent with the goals, policies and objectives of the City's approved General Plan;
- ❖ Act as a master plan to guide design and development of the property;
- ❖ Provide flexibility in zoning and regulatory measures to help implement the vision of the plan and to meet current and future market demands;
- ❖ Provide homebuilders with required entitlements for land use and zoning;
- ❖ Improve public services including fire protection and domestic water reliability;
- ❖ Provide a variety of housing opportunities;
- ❖ Provide a cohesive community through implementation of guidelines, standards, theming and quality design, construction and connecting infrastructure;
- ❖ Provide recreational amenities for the benefit of area residents;
- ❖ Develop a community-wide landscape concept that features drought-tolerant plant materials to provide for an aesthetically pleasing outdoor environment while minimizing demand for water resources;
- ❖ Conserve natural habitat for the protection of the environment and the enjoyment of future generations;
- ❖ Provide connectivity to existing trails on adjacent open space areas; and,
- ❖ Conserve the natural open space and pristine views for residents of the RDP and the surrounding community.

1.10 Relationship to Other Documents

1.10.1 Consistency with the General Plan

In accordance with California Government Code, adoption and administration of specific plans are permitted as an implementation tool of a general plan. Specific plans must demonstrate consistency with the policies set forth in the General Plan. As shown, on **Table 1-1**, General Plan Consistency, RDPSP is consistent with and results in the implementation of, the applicable goals and policies of the City of Colton General Plan. A complete analysis of the RDPSP's consistency with the policies contained in the city's General Plan is contained in the Appendix of the Environmental Impact Report. For comparison purposes, the Existing General Plan Map for the City of Loma Linda is shown in **Figure 1-6** and the City of Colton General Plan Map is shown in **Figure 1-7**.



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Table 1—1 General Plan Consistency

CITY OF COLTON GENERAL PLAN POLICIES	CONSISTENCY DETERMINATION
<p>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.</p>	<p>The RDPSP includes pedestrian amenities including sidewalks and trails and access to open space with trails, and a mixture of uses including a variety of residential home types. The main road connects the entire planned area and includes a bike path and sidewalks that access passive and active open spaces and parks.</p>
<p>Policy LU-4.2: Facilitate the use of green building standards and leadership in Energy and Environmental Design (LEED) or similar programs in both private and public projects.</p>	<p>Homes constructed in the RDPSP will comply with Title 24 building code requirements and related local building code requirements which are applicable at the time of construction, resulting in a newly designed and constructed state of the art community. Energy efficiencies in residences and public facilities will be addressed and verified at the Design Review stage.</p>
<p>Policy LU-4.6: Require that land divisions and development projects incorporate designs and practices that respect natural site features and provide for groundwater recharge.</p>	<p>The RDPSP incorporates existing landform into the overall project site design. By clustering development into Planning Areas, RDPSP retains natural hillsides, drainage areas and open space areas. In addition, the proposed project will comply with all local, regional, state and federal requirements for water conservation and water quality through implementation of the National Pollution Discharge Elimination System (NPDES) and preparation of a Water Quality Management Plan (WQMP).</p>
<p>Policy LU-5.1: Require the incorporation of energy conservation features into the design of all new construction and site development, as required by state law and local regulations.</p>	<p>The RDPSP requires that structures to be built comply with all local and state building codes and energy conservation requirements.</p>
<p>Policy LU-8.2: Require that the architectural design and scale of new residential developments respect and enhance the character of established neighborhoods.</p>	<p>The RDPSP development is being implemented through the Specific Plan process that is consistent with the goals and policies of the Colton General Plan and which provides for the development of a cohesive planned development. The RDPSP incorporates the site topography into the overall design, respects the character of nearby and</p>



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CITY OF COLTON GENERAL PLAN POLICIES	CONSISTENCY DETERMINATION
	surrounding development, and incorporates coordinated design guidelines for vertical construction. RDPSP includes open space buffers between existing neighborhoods and proposed homes.
Housing Element	
<p>Policy H-1.2: Require high-quality construction and amenities through the establishment and enforcement of modern development standards and comprehensive residential design guidelines.</p>	<p>The RDPSP includes a coordinated set of design guidelines and development standards intended to provide a high-quality community design approach that addresses both community level design elements (streetscapes, entries, parks/open space) and individual lot design elements (siting, architecture). Implementation of the design guidelines will result in a consistent approach to architecture and sightlines within the RDPSP. RDP will be governed by a homeowner’s association that will enforce CC&R’s created to ensure comprehensive residential design guidelines and maintenance of common areas owned by the Association.</p>
<p>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, condo minimums, and units in mixed-use developments.</p>	<p>The RDPSP provides a mix of single-family housing types on various lot sizes, which will add to and complement the City’s existing housing stock.</p>
<p>Policy H-4.4: Allow flexibility in the City’s standards and regulations to encourage a variety of housing types.</p>	<p>The RDPSP includes a coordinated set of design guidelines and development standards intended to provide a high-quality community design approach addressing both community level design elements (streetscapes, entries, parks/open space) and individual lot design elements (siting, architecture). Implementation of the design guidelines will result in a consistent design expression among site planning, architecture and landscape architectural components while allowing reasonable flexibility in design.</p>
Open Space and Conservation Element	



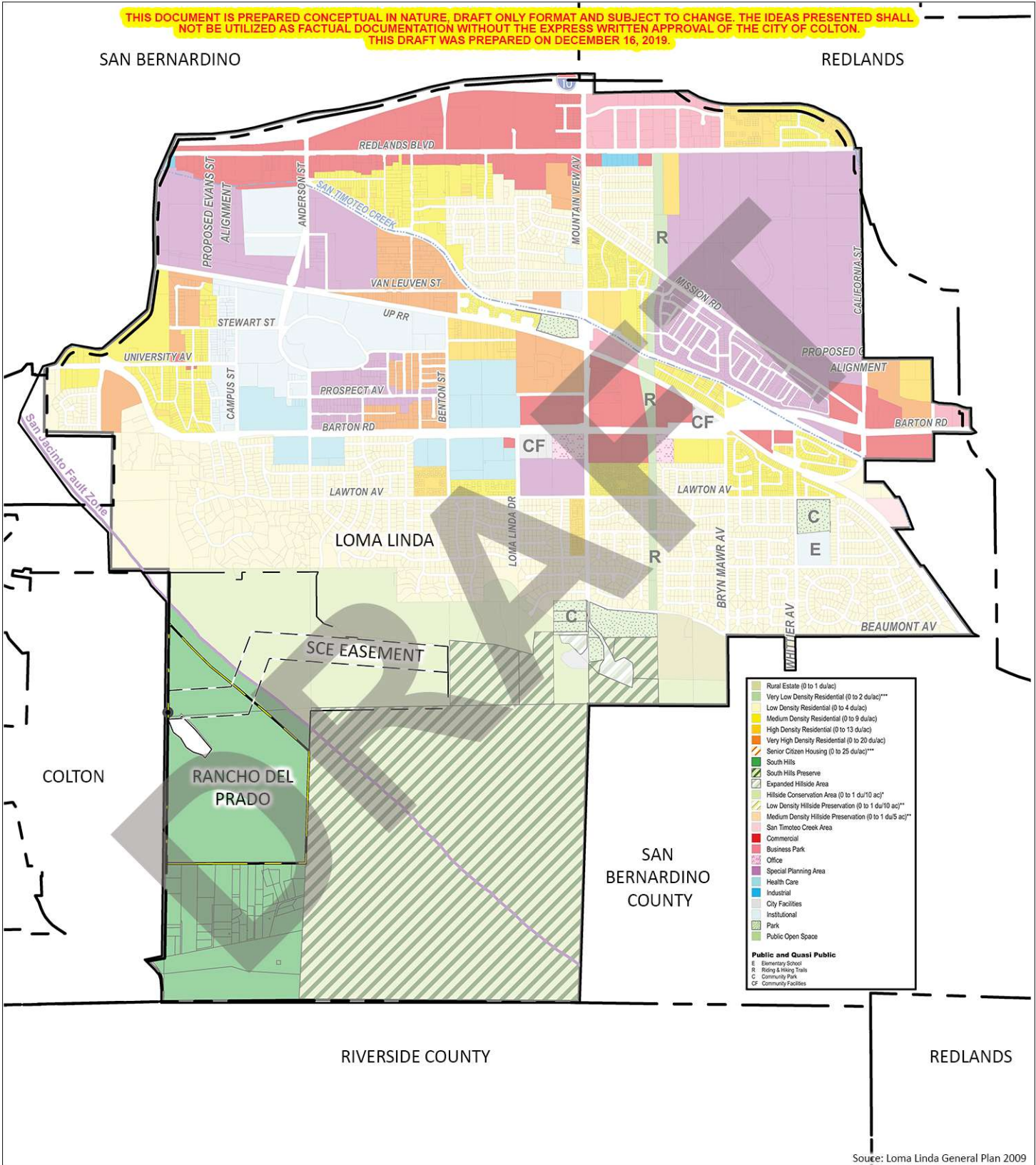
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CITY OF COLTON GENERAL PLAN POLICIES	CONSISTENCY DETERMINATION
<p>Policy OSC-1: Preserve and protect hillside and environmentally sensitive areas designated for growth through the use of strict hillside development standards.</p>	<p>The RDPSP is planned around a project objective that incorporates the natural project site topography into the overall project site design. By clustering development into Planning Areas, the Specific Plan retains natural hillside and open space area.</p>
<p>Policy OCS-2: Ensure a wide range of active and passive recreational uses through the promotion of a coordinated system of open space areas and linkages directed to scenic, scientific, cultural, and nature-oriented uses.</p>	<p>The RDPSP exceeds recreational park requirements by providing 8.3 acres of public parks, representing approximately 4% of the total plan that provides passive and active recreational features. In addition, approximately 121 acres of open space, representing more than 60% of the total land within the Specific Plan boundaries.</p>
<p>Policy OCS-5: Establish education and incentive programs for energy and resource conservation.</p>	<p>The overall design of the RDPSP encourages incorporation of multi-use trails, embracing the natural surroundings in its design and layout, and the implementation of energy efficient buildings is an example of a climate conscious community.</p>
Safety Element	
<p>Policy Safety-D.1: Deter crime through proper design techniques.</p>	<p>The design of the RDPSP which connects dead end streets at Prado and Crystal Ridge Lanes, and the development of the RDPSP site as a master planned, developed and occupied community, will act as a deterrent to crime. The RDPSP plan includes walls and fences in the overall site design. The purpose of the walls and fences foster the community identity of the RDPSP and provide privacy and security for residential areas. Additionally, development of the RDPSP adds “eyes on the street,” which will deter unlawful trespassing of off-road vehicles within the project site. In addition, open space areas and parks are easily accessible for observation and patrol and open up to public roads.</p>

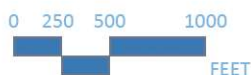
Rancho del Prado

SPECIFIC PLAN NO. DAP-XXX-XXX

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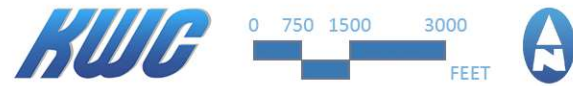
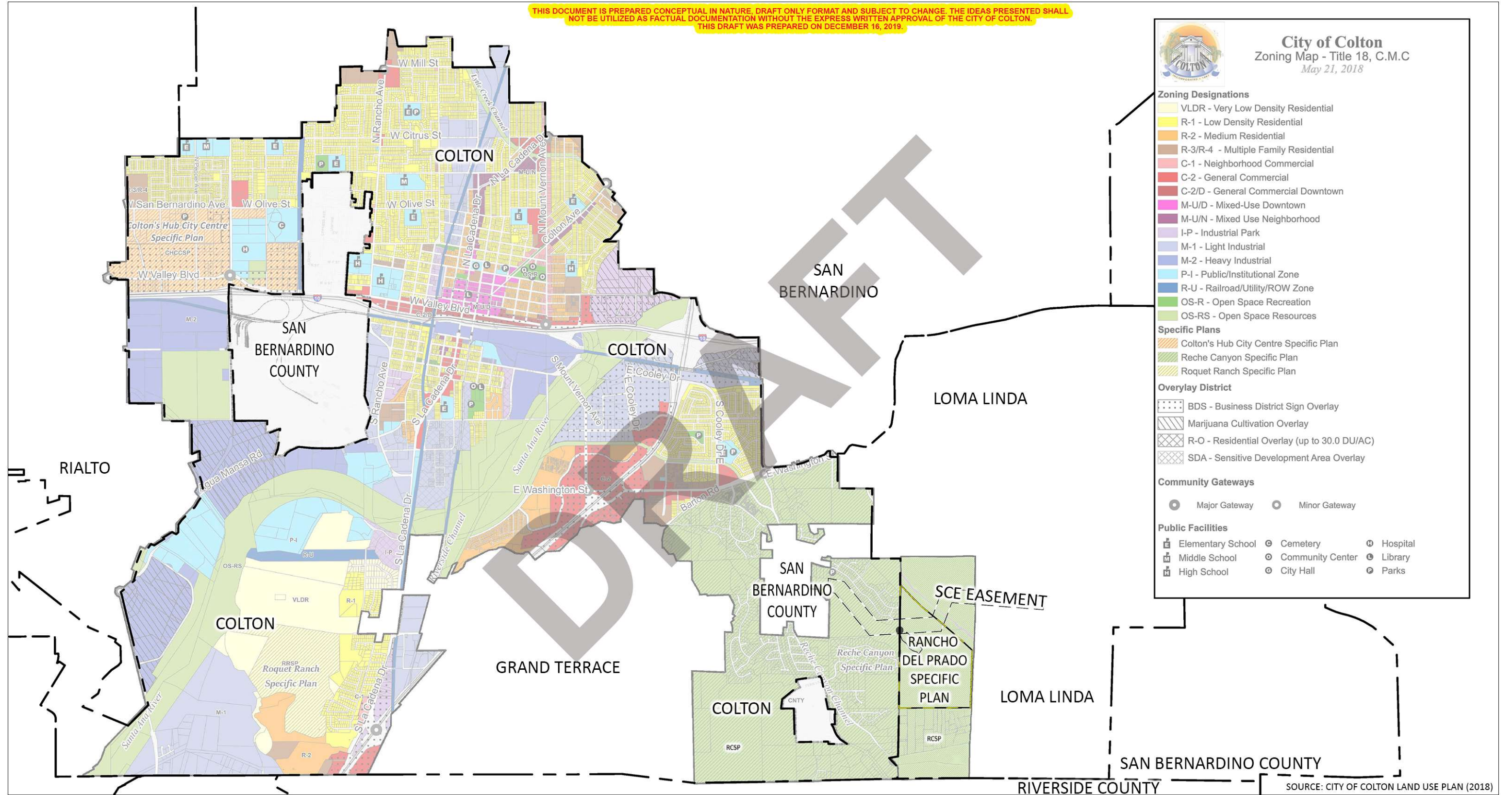


Source: Loma Linda General Plan 2009



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COLTON GENERAL PLAN / FIGURE 1-7



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1.10.2 Relationship to the City of Colton Zoning Ordinance

Development standards, regulations, guidelines and administrative procedures have been created in conformance with and tailored to implement the vision for the RDPSP. These will be used by the City of Colton with property owners, developers, and builders to enforce the RDPSP and implement development through future parcel maps and vesting tentative tract maps, final maps, improvement plans, and other site design and administrative reviews.

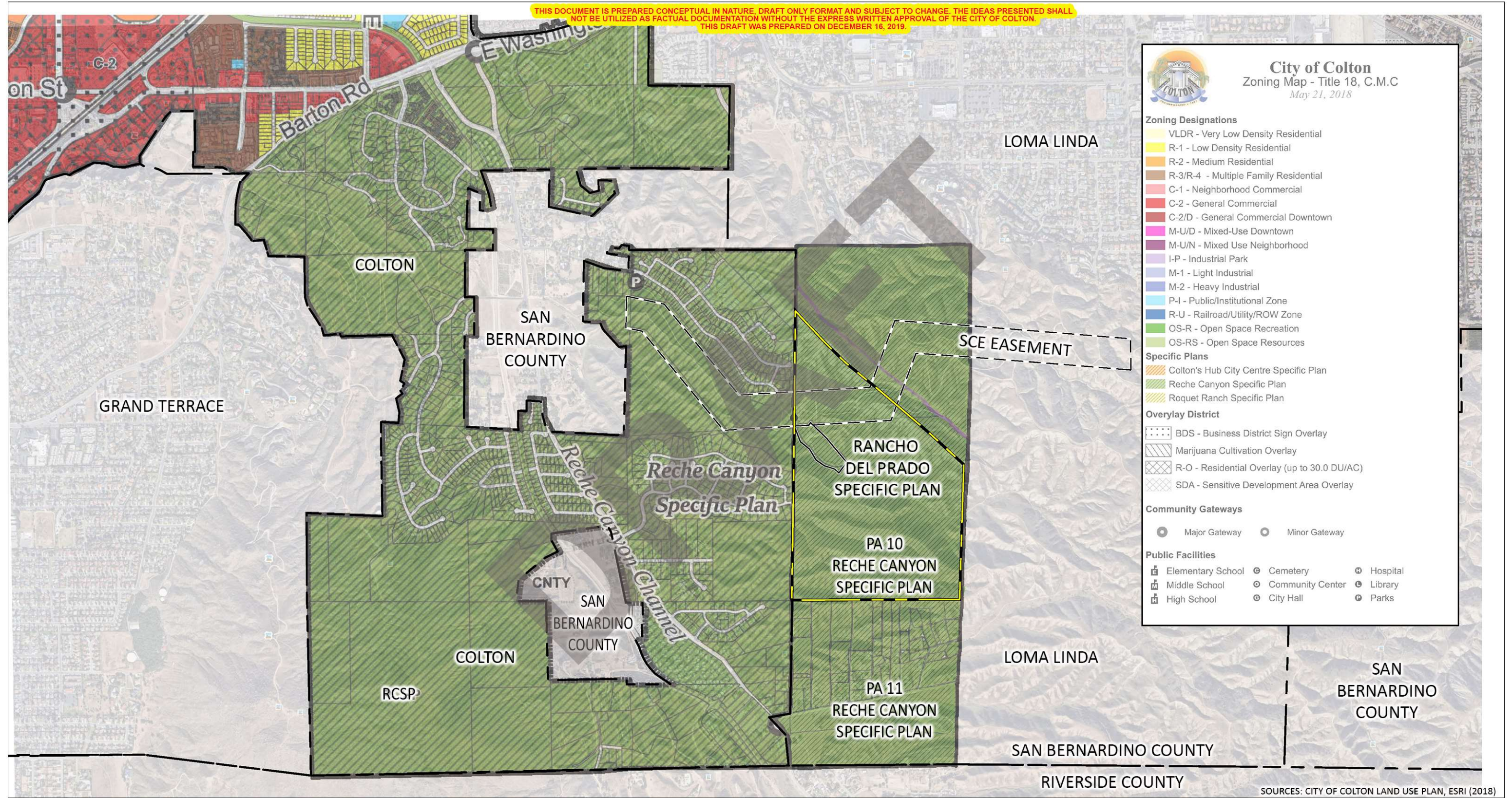
These standards, regulations, guidelines and administrative procedures shall supersede the relevant portions of the City of Colton Zoning Ordinance, Title 18 of the Municipal Code. In instances when the RDPSP is silent and the City code is not in conflict with the RDPSP, the City code shall prevail. If there is a discrepancy between the City Zoning Ordinance and the Specific Plan, then the RDPSP shall govern and control.

1.10.3 Relation to the Reche Canyon Specific Plan

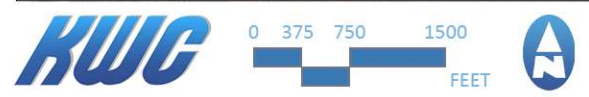
The Project site lies within Planning Area Ten (10) of the original Reche Canyon Specific Plan which was adopted in 1991 as shown in **Figure 1-8** Reche Canyon Specific Plan Exhibit. The RDPSP removes the property from the 1991 Reche Canyon Specific Plan and establishes the RDPSP as the principal implementation document for the development of RDP.

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SOURCES: CITY OF COLTON LAND USE PLAN, ESRI (2018)





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1.10.4 CEQA Compliance

An Environmental Impact Report (EIR) prepared by the City of Colton for the RDPS, in accordance with the California Environmental Quality Act (CEQA), addresses impacts associated with the specific plan, subdivision maps related project approvals, and project development and use.

1.10.5 Severance

If any regulation, condition, program or portion of the RDPS is held invalid or unenforceable, such portions shall be deemed separate, distinct and independent provisions and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining portions and provisions therein.

1.10.6 Common Interest Development

The Common Interest Development (CID) is accountable for management, upkeep, procedure, replacement and mending of Common Area; conservation of natural and historic resources, make available architectural control and implementation of Covenants, Conditions, and Restrictions (CC&Rs). The CID shall be homeowners that would be voted to be the board of directors and administrated in accordance with Department of Real Estate standards and shall not be controlled by an outsourced property management service.

The object and purpose of upholding the Homeowner's Association bylaws would be to establish a purpose and objective attainability for community engagement and providing for social connection to all members of the Association. The Common Interest Development (CID) could entail enrichments to the members and the families by the creation yearly challenges or other program implementations that would be discussed and voted on at meetings as outlined in the bylaws of the CID and its associated members of homeowners.

The Rancho Del Prado Specific Plan shall incorporate all of the homeowners into the Common Interest Development automatically as outlined in the CC&Rs documentation associated with the Specific Plan. The CID will promote community activities and educational activities to attract the interest of prospective home buyers within the CID. The CID will be operated by the vested home buyers with the interest of promoting health, safety and welfare of the Owners.

The Common Interest Development will function as a non-profit organization with the intention of community involvement, input, and coordination with goal orientations written into the bylaws. The CID shall encompass and implement any and all powers, entitlements and privileges on the real property communicated in the Articles of Covenants, Conditions, and Restrictions for the Rancho Del Prado Community in the City of Colton, County of San Bernardino, state of California. The CID must be in place by the end of construction of the first phase development or prior to occupancy of the properties herein.



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1.11 Specific Plan Organization

The RDPSP is organized into the following chapters:

1. Introduction
2. Land Use Designations
3. Development Standards
4. Sustainability Strategies
5. Access and Circulation
6. Infrastructure and Public Facilities
7. Recreation, Open Space and Landscape
8. Public Safety
9. Community Design Guidelines
10. Implementation, Maintenance and Financing

The Design Guidelines for the project, both architectural and landscaping, have been designed to complement each other throughout the RDPSP with overall established theming, while certain details are left to be determined by the ultimate builder.

Implementation of the project follows the City's current process for all components, (i.e. maps, permits, etc.) stated herein. Amendments are defined as either "major" and "minor" amendments. Financing options, Special Assessment Districts, Mello-Roos CFD, and builder funding are outlined as various mechanisms available to finance construction of Rancho Del Prado.

SECTION 2

LAND USE PLAN

2.1 Land Use Design & Development Objectives

To ensure the establishment of a quality community, several factors were considered during the planning of RDP and design of the land use plan. These factors include the approved City of Colton General Plan, applicable codes and ordinances, engineering feasibility, immediate constraints, market opportunities, economic viability, quality of life objectives and physical design quality as well as surrounding, existing and planned development. As stated within the City of Colton's 2013-2021 Housing Element of the General Plan, the City's main objective is to encourage a greater inventory of upscale and move-up homes. This objective is a major influence in the community design. All these factors have yielded the following list of land use design and development objectives:

- ❖ Design a community which is consistent with the City of Colton General Plan development goals.
- ❖ Design a community of appropriate density, scale, and infrastructure respecting the property and its environs and maintaining environmental sensitivity to the project site and harmony with its surrounding.
- ❖ Design a community to maximize the efficiency of infrastructure services by connecting to existing public services and utilities in adjacent communities and improving their functionality.
- ❖ Provide areas for active and passive recreation.
- ❖ Provide a comprehensive circulation system that includes secondary access for surrounding communities and vehicular circulation, pedestrian walks, trails and bike paths and improves emergency ingress and egress.
- ❖ Maintain the integrity of the natural environment through conservation of open space areas and natural resources.
- ❖ Ensure a quality lifestyle by providing for public facilities such as active and passive parks and high-quality architectural design.
- ❖ Provide for residential products and densities in neighborhood phases to allow a variety of options and implementation over time in response to evolving market demands.
- ❖ Allow interest and character within the community by allowing a mix of architectural styles and densities.
- ❖ Respect adjacent neighborhoods through thoughtful land use design and interface.

2.2 Land Use Plan

The RDPSP applies to approximately 210 acres including a 6.53-acre parcel of land owned by the City of Colton. Consistent with the City of Colton's General Plan land use designation of Very Low Density Residential, the project site has a maximum allowable density of 2.0 dwelling units per gross acre.



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However, as RDPSP has depicted in **Figure 2-1 Planning Areas**, the RDPSP provides for a density of 1.72 dwelling units per gross acre. The proposed neighborhoods within RDP will include detached single-family residential homes on various lot sizes. This density range over the gross acreage accommodates traditional, single family, detached homes to be built on 4,250; 5,000; 6,000; and 8,000 square foot lots.

The RDPSP features three basic land use categories: 1) Single Family Detached Residential, 2) Parks, and 3) Open Space. The residential land use designation is identified as Single Family Residential 1 (SF-1). The SF-1 designation is intended for single family residential detached homes on 4,250 square foot minimum lots. The proposed land use as depicted within **Figure 2-2 Land Use Plan**, illustrates the location of the proposed land uses in relation to the planning area boundaries. A statistical breakdown of proposed land uses is presented in **Table 2-1, Land Use Statistical Summary**. Per **Table 2-1**, each Planning Area consists of Residential, Parks, and Open Space land uses. The RDPSP Land Use Plan illustrates the conceptual land use arrangements and general acreages. The final layout and area calculations will be determined when tentative tract maps are designed and submitted. While the acreages in the Land Use Statistical Summary (**Table 2-1**) are enough for Specific Plan purposes, adjustments in land use acreages and boundaries, as shown on **Figure 2-2, Land Use Plan** and **Table 2-1, Land Use Statistical Summary**, may occur as final engineering occurs for the design of road alignments, grading plans, final maps or other technical refinements. Minor changes shall be reviewed for ministerial approval and not require a Specific Plan Amendment or discretionary approval but shall comply the guidelines defined herein.

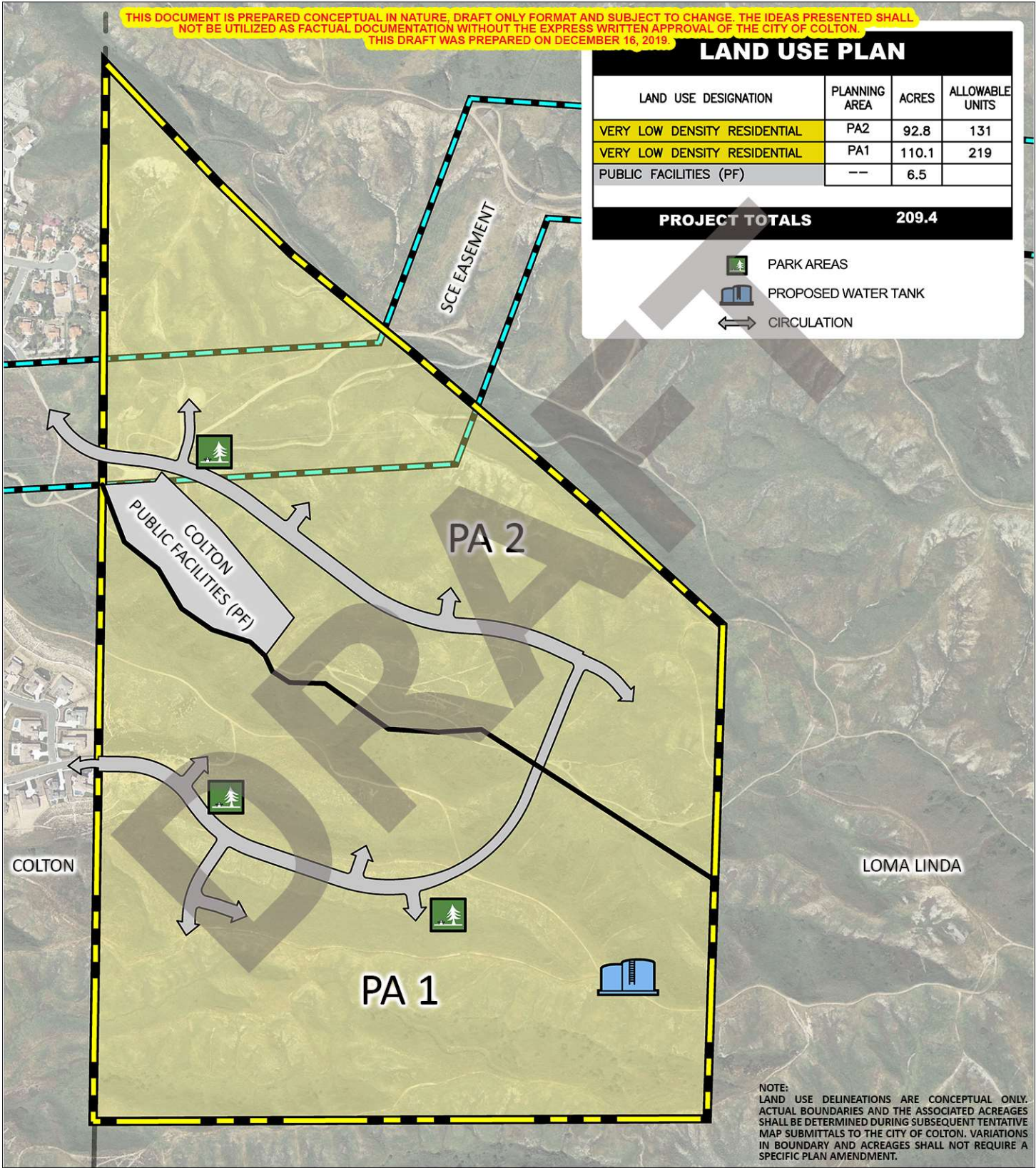
As opposed to the 406 dwelling units allowed under the current Reche Canyon Specific Plan, the maximum number of dwelling units established for the project within the RDPSP is 350 units and is intended to be developed similar to the **Conceptual Lotting Plan SF-1** represented in **Figure 2-3**. However, a subsequently filed tentative subdivision map to implement the project may vary from this conceptual development plan so long as it implements the design concepts contained within the RDPSP and incorporates the park and street connections as depicted in the Land Use Plan.

2.3 Single Family Residential 1 (SF-1)

SF-1 land use is allocated to approximately 67.3 acres in Planning Area 1 and approximately 42.2 acres in Planning Area 2 of the RDPSP. This use comprises approximately 54 percent of the Land Use Plan. This area's density is approximately 1.72 dwelling units per gross acre and will contain a maximum of 350 single family detached homes. Actual lot sizes may be made up of lots ranging in size from 4,250 square feet or greater, as shown on **Figures 2-3 through 2-4**. In addition, SF-1 also allows for large lot, multi single-family detached home development for large scale, individual home rental opportunities. This provides Rancho Del Prado residents a flexible and maintenance free living space and environment. All design guidelines and standards are applicable. The proposed location of the SF-1 area is reflective of adjacent residential developments in the nearby area.

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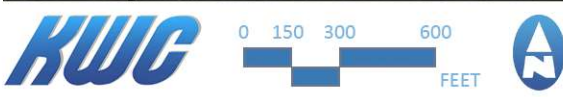
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LAND USE PLAN			
LAND USE DESIGNATION	PLANNING AREA	ACRES	ALLOWABLE UNITS
VERY LOW DENSITY RESIDENTIAL	PA2	92.8	131
VERY LOW DENSITY RESIDENTIAL	PA1	110.1	219
PUBLIC FACILITIES (PF)	--	6.5	
PROJECT TOTALS		209.4	

- PARK AREAS
- PROPOSED WATER TANK
- CIRCULATION

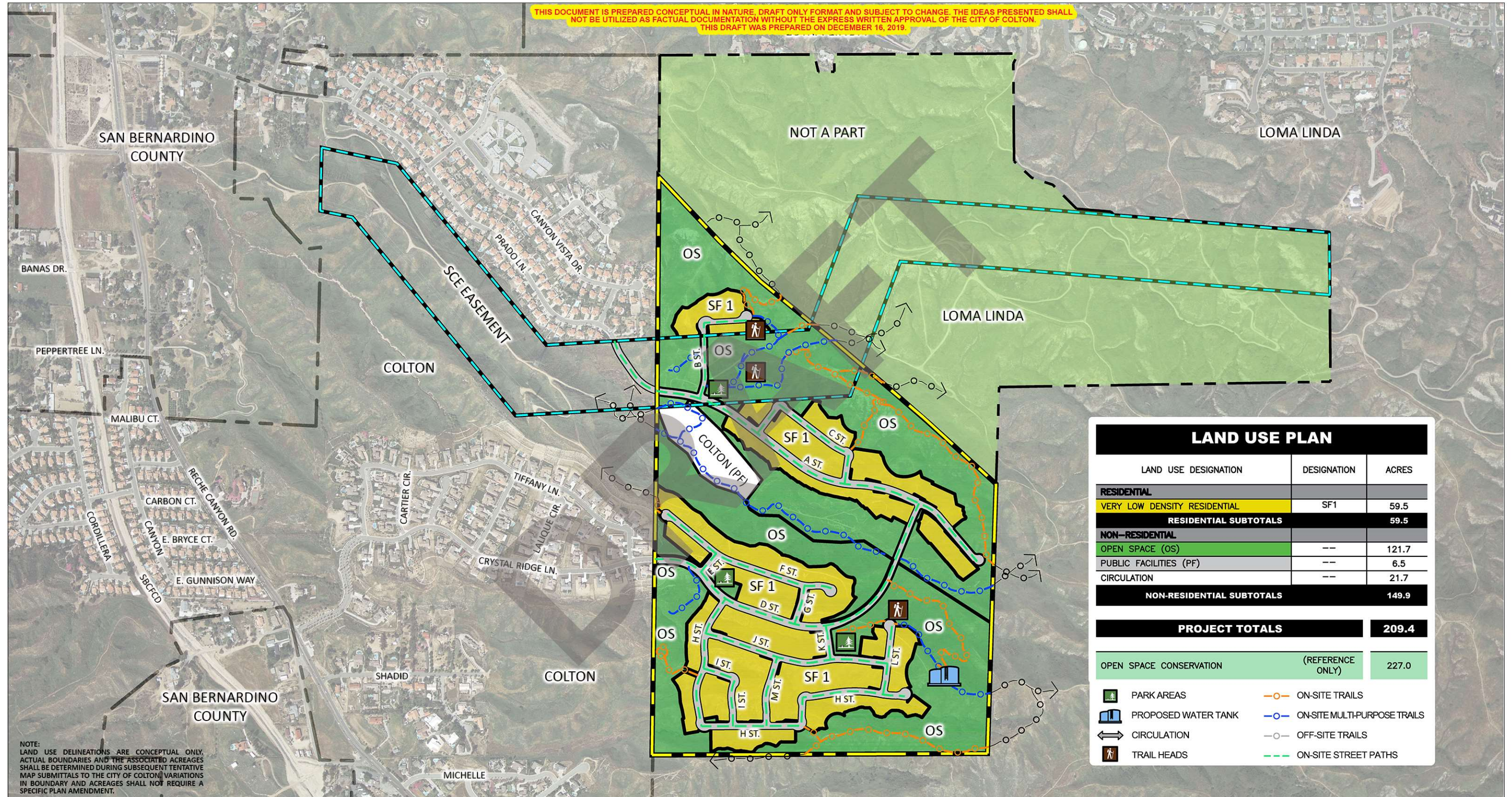
NOTE: LAND USE DELINEATIONS ARE CONCEPTUAL ONLY. ACTUAL BOUNDARIES AND THE ASSOCIATED ACRESAGES SHALL BE DETERMINED DURING SUBSEQUENT TENTATIVE MAP SUBMITTALS TO THE CITY OF COLTON. VARIATIONS IN BOUNDARY AND ACRESAGES SHALL NOT REQUIRE A SPECIFIC PLAN AMENDMENT.



PLANNING AREAS / FIGURE 2-1

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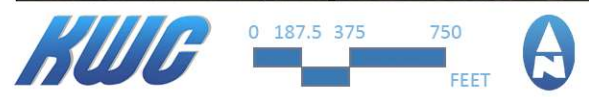
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LAND USE PLAN		
LAND USE DESIGNATION	DESIGNATION	ACRES
RESIDENTIAL		
VERY LOW DENSITY RESIDENTIAL	SF1	59.5
RESIDENTIAL SUBTOTALS		59.5
NON-RESIDENTIAL		
OPEN SPACE (OS)	---	121.7
PUBLIC FACILITIES (PF)	---	6.5
CIRCULATION	---	21.7
NON-RESIDENTIAL SUBTOTALS		149.9
PROJECT TOTALS		209.4
OPEN SPACE CONSERVATION	(REFERENCE ONLY)	227.0

PARK AREAS	ON-SITE TRAILS
PROPOSED WATER TANK	ON-SITE MULTI-PURPOSE TRAILS
CIRCULATION	OFF-SITE TRAILS
TRAIL HEADS	ON-SITE STREET PATHS

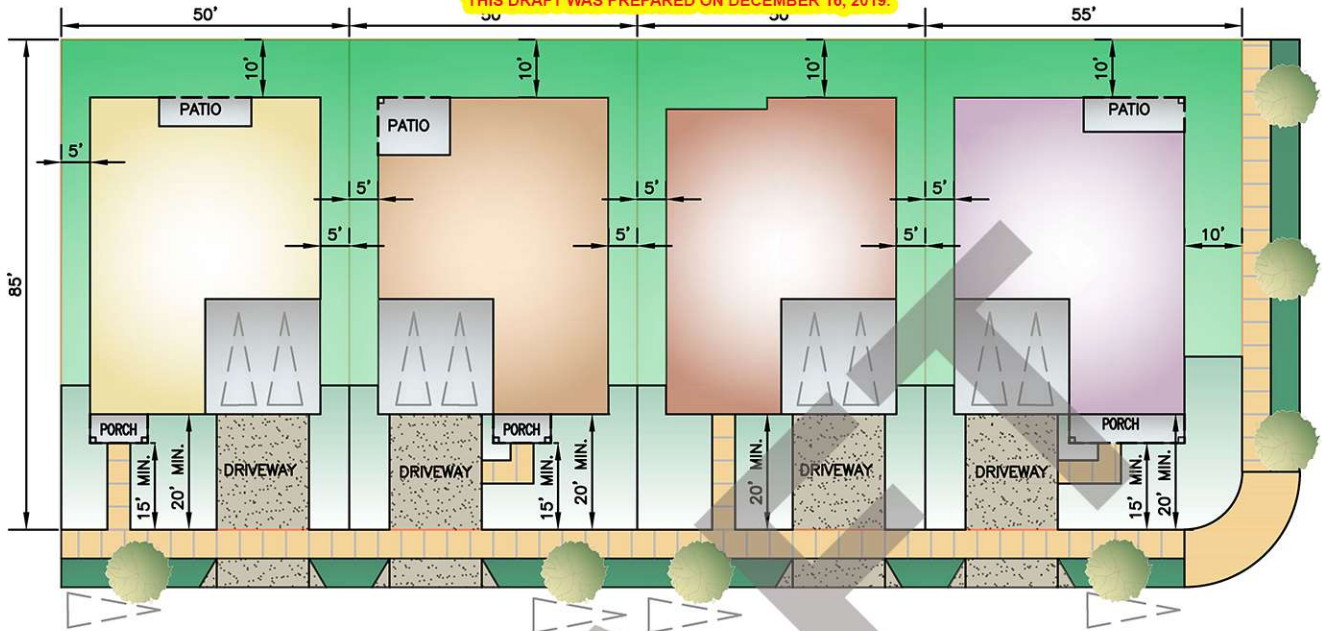
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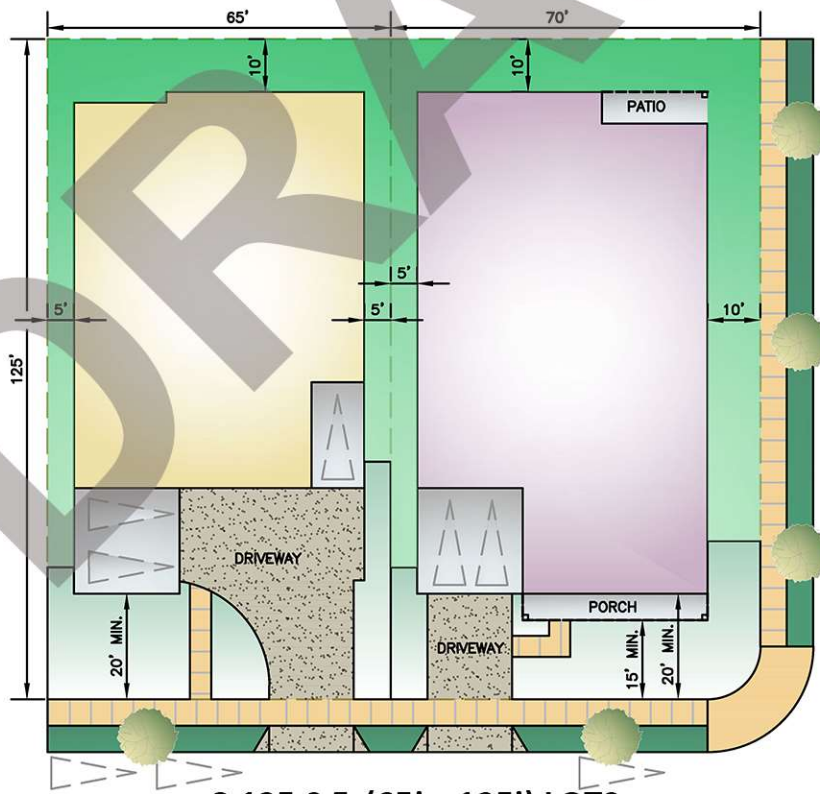
LAND USE PLAN / FIGURE 2-2

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4,250 S.F. (50' x 85') LOTS



8,125 S.F. (65' x 125') LOTS



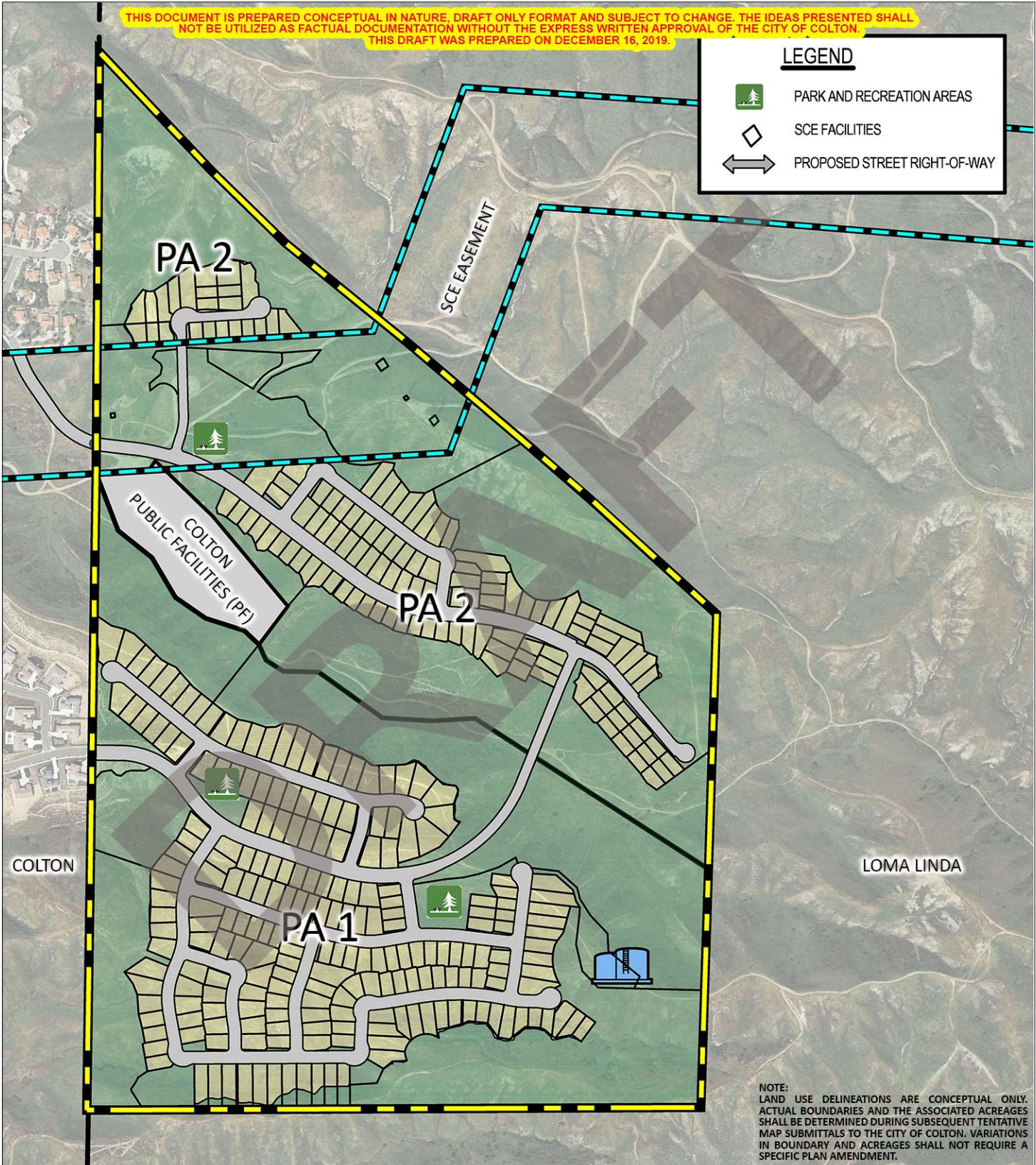
NOT TO SCALE



CONCEPTUAL LOTTING PLANS / FIGURE 2-3

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CONCEPTUAL LOTTING
SITE PLAN / FIGURE 2-4



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Table 2—1 Land Use Statistical Summary

LAND USE	VLDR DENSITY (DU/AC)*	MINIMUM LOT SIZES	ACRES*	VLDR DWELLING UNIT RANGE	RDPSP MAXIMUM DWELLING UNITS
Planning Area 1	0.1-2.0	4,250	110.1	11 - 220	219
Planning Area 2	0.1-2.0	4,250	92.8	10 - 186	131
Total			202.9	21 - 406	350

* The gross project density is consistent with the City of Colton Very Low-Density Residential designation density at 2.0 dwelling units per acre or less. However, due to the clustering of lots, individual residential Planning Areas densities are outside the density range associated with the Very Low-Density Residential designation. The project does not exceed the maximum number of underlying General Plan dwelling units allowed.

2.4 Parks and Recreation

A total of 91.0 acres of RDP are conserved for open space and recreation. The recreational opportunities included within RDP are briefly described below:

Loop Road Parkway

The RDPSP requires a loop road connection through both phases of the site. This loop road will not only increase emergency access and utility efficiencies, but also connects the entire community allowing all future residents to easily access parks and other trail connections. The loop road includes an expanded parkway for additional landscape and a meandering trail.

Neighborhood Park

Located in Planning Area 1, and centrally located in RDPSP, the RDPSP neighborhood park provides approximately 1.5 acres of recreational area, including flat recreational space and connectivity to the loop road parkway and site-wide recreational trails. The neighborhood park includes an event lawn, picnic tables and a tot lot. It should be noted that all parks within RDP will connect to existing multipurpose trails, providing interconnecting access within the development and to the nearby regional trail connections.

Edison Park

The RDPSP features Edison Park within Planning Area 2 totaling approximately 5.6 acres. The Edison Park is located within the 500-foot Southern California Edison easement and includes features consistent with predominantly passive uses including nature trails, minimal improvements and no permanent structures. The Edison Park may also incorporate areas for sports fields.



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Pocket Park

The RDPSP also includes a variety of small passive and active, landscaped open spaces. These are strategically located within RDP to provide recreational opportunities and operate as connection points to other Open Space recreational areas. The pocket park consists of approximately 0.6 acres and is planned to include, seating areas, dog parks, walking paths and recreation turf areas.

Recreational Trails

The RDPSP ensures public trail conservation and connectivity throughout the property. The RDPSP is designed to encourage the community to utilize onsite recreational trails that loop through the property giving residents several access locations. RDPSP includes 17,200 linear feet of hiking and walking trails. Trails will be dedicated to the public to ensure public access in perpetuity.

Conserved Open Space

The Open Space designation is allocated to approximately 87 acres of natural open space concentrated mainly along the interior dividing canyon between Planning Areas 1 and 2. Keeping the natural contours during grading as well as the character of north facing slopes, ridgelines, and natural drainages allows the RDPSP to feature the scenic natural resources of the South Hills. The Open Space areas include the engineered slopes which have been designed to provide varying grades transitioning into the existing topography. The Open Space areas will also allow access to existing regional recreational trails connecting to the South Hills Preserve to the east and the conserved open space to the north. The City of Colton General Plan designates the site and surrounding area as “low” and “none” for wildfire susceptibility. However, the site has been classified as a State Responsibility Area (SRA) – those having a Very High Severity Zone – by the California Department of Forestry and Fire Protection. Therefore, a fuel modification plan has been prepared to address the unique site characteristics and reduce the site’s potential exposure to fire. Although the fuel modification plan is based on the land use plan and is therefore conceptual and subject to change, the fuel modification zones presented in **Figure 2-5 Fuel Modification Zones** have been developed in concert with and approved by the City of Colton and the San Bernardino County Fire Department to address RDPSP’s fire potential and are transferable to any revised lotting plan/tract map.

Trail Access

The RDPSP includes an existing multipurpose, non-vehicular trail system within the Developed Portion of the RDPSP site which is composed of natural material and decomposed granite trail. The trails are an internal looping system and connect the parks, recreational amenities, and residential neighborhoods to the existing regional trail system at the edges of the property and into the South Hills. Trails located near and in the SCE easements are also designated utility roads for SCE maintenance. Utility access gates



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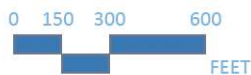
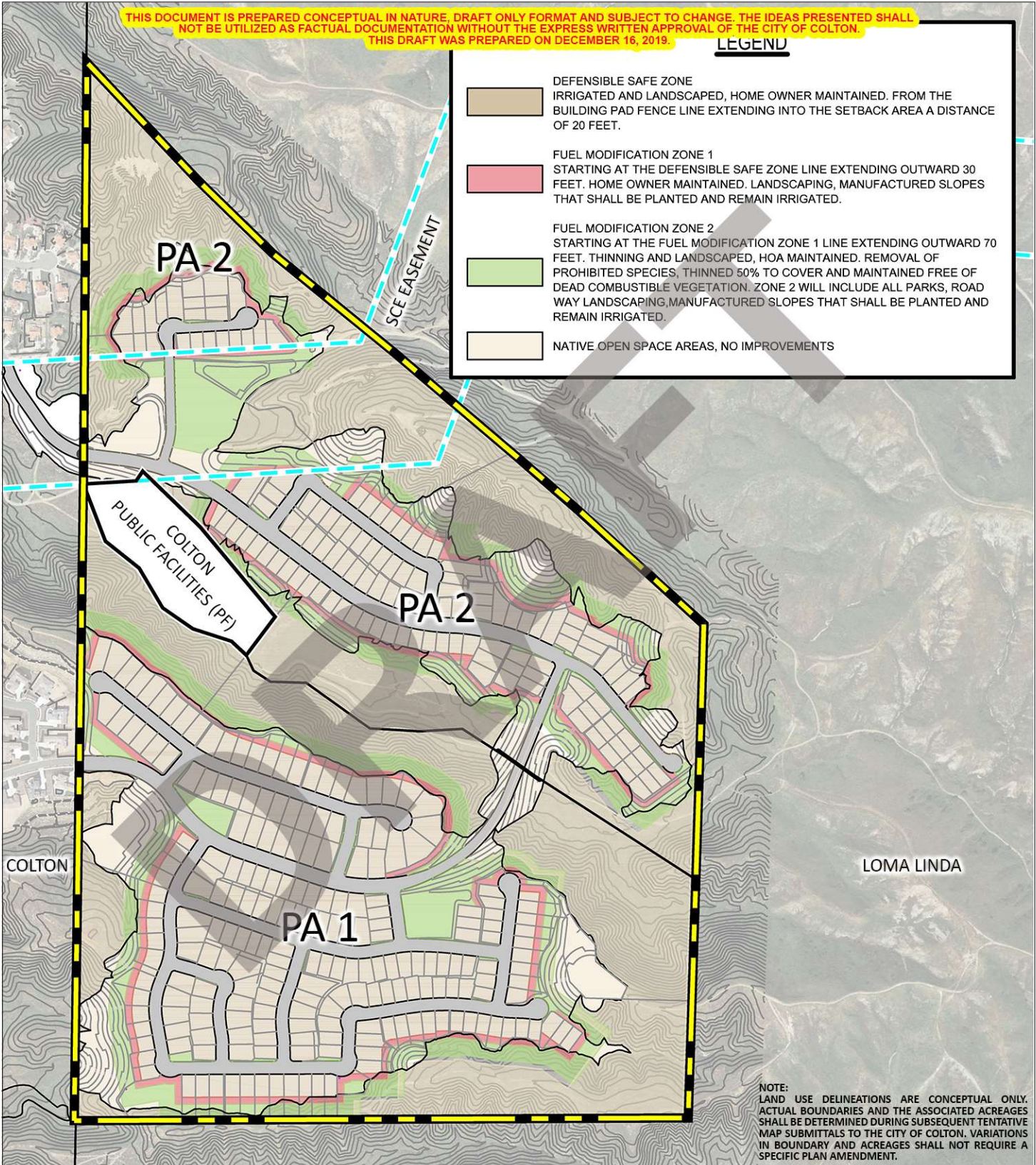
prohibit vehicular access but allow pedestrian entry. Signage and wayfinding allow recreationists to navigate through the onsite trails and connections to local parks. Use of trails within recreation and natural open-space areas are encouraged through proper signage and publicity.

Recreational facilities, open space, and associated amenities are discussed in greater detail in Section 7, Open Space and Recreation Plan, Section 3, Development Standards, and Section 9, Design Guidelines.

DRAFT

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FUEL MODIFICATION ZONES / FIGURE 2-5



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Roads

All interior streets proposed for RDP will be public maintained by the City of Colton. These local streets have either a 66-foot, 56-foot-, 50-foot, 45-foot or 42-foot-wide right-of-way section. The improvements consist of paving, curb and gutter, sidewalks and landscaping on both sides for standard local roadways. Generally, the local street curb to curb roadway width will be 36' wide allowing parking on both sides, see **Figure 2-4, Local Streets Cross Section**. A 4' Public Utility Easement (P.U.E.) will be included on both sides of the roadway behind the sidewalk.

2.5 Land Use Plan Development Standards

To secure sensitive and orderly development of RDP, development standards for each planning area have been established as a guide for implementation of the RDPSP. Community-wide development standards are to be utilized to harmonize the unique qualities of each planning area.

1. The RDPSP area shall be developed as a residential community providing Very Low-Density Residential land use as identified in **Figure 2-1 Planning Area Exhibit**.
2. The maximum allowable detached, single-family residential dwelling units within the RDPSP area shall be 350 units.
3. Land use and development standards shall be in accordance with the Rancho del Prado Zoning Ordinance (refer to Section 6 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 Rancho del Prado 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 Rancho del Prado Zoning Ordinance, the Design Guidelines and design standards contained within this Specific Plan. In instances where the RDP Zoning Ordinance is silent and the City municipal code is not in conflict with the RDP Zoning Ordinance, the City municipal code shall prevail.
5. EIR No. [REDACTED] has been prepared and certified for the RDPSP. Further environmental documents may be prepared for implementing projects if and to the extent required by the California Environmental Quality Act (CEQA).
6. Planning Areas designated by the RDPSP and parcels created pursuant to any tentative parcel or tentative tract maps shall be in conformance with the development standards of the RDPSP zone defined herein and applied to the property (refer to Section 3, Development Standards, of this Specific Plan).



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7. Prior to issuance of a building permit for construction of any use contemplated by RDPSP approval, the applicant shall first obtain clearance from the City of Colton Planning Division verifying that all pertinent conditions of RDPSP approval have been satisfied for the phase of development in question.
8. Common areas identified in the RDPSP shall be owned and maintained as follows:
 - a. A permanent master maintenance organization shall be established for RDP to assume ownership and maintenance responsibility for any common areas and common area improvements 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 RDPSP is described in detail in Section 10, Implementation, Maintenance and Financing.
 - b. 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.
 - c. Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization prior to the sale of residential units to ultimate consumers, or at such earlier time as required by law.
9. 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).
10. All lighting within the boundaries of the Specific Plan shall be in accordance with the Rancho del Prado Zoning Ordinance. All lighting within the boundaries of the RDPSP shall also be in accordance with the lighting standards set forth in Section 9, Design Guidelines, of this Specific Plan. If the Rancho del Prado Zoning Ordinance does not provide specific standards, then the City of Colton Municipal Code governs implementing projects.
11. Construction of certain public facilities and infrastructure requirements (such as water lines, sewer lines, roadways, etc.), as well as payment of City fees, may be financed through an assessment district (AD) or a community facilities district (CFD).
12. Prior to the issuance of a permit to construct within RDPSP, improvement and irrigation plans for adjacent common areas shall be submitted for Planning Division approval. Irrigation plans shall be certified by a landscape architect.
13. All homes within the RDPSP shall include energy efficiency features that result in the proposed residential buildings meeting adopted Title 24 requirements. 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.



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14. 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.
15. For the security and safety of future residents, all development within RDPSP shall incorporate the following design concepts within each individual Tract Map, Site Plan or Plot Plan:
 - a. Circulation improvements for pedestrians, vehicles, and police patrols.
 - b. Lighting of streets, parking areas, and walkways.
 - c. 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.
16. 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:
 - a. Address plates that light automatically at night.
 - b. Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
17. Development within the community shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to physically challenged individuals.
18. All landscaping will be provided in accordance with the RDPSP Design Guidelines.

SECTION 3

DEVELOPMENT STANDARDS

3.1 Development Plan Summary

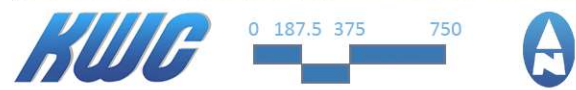
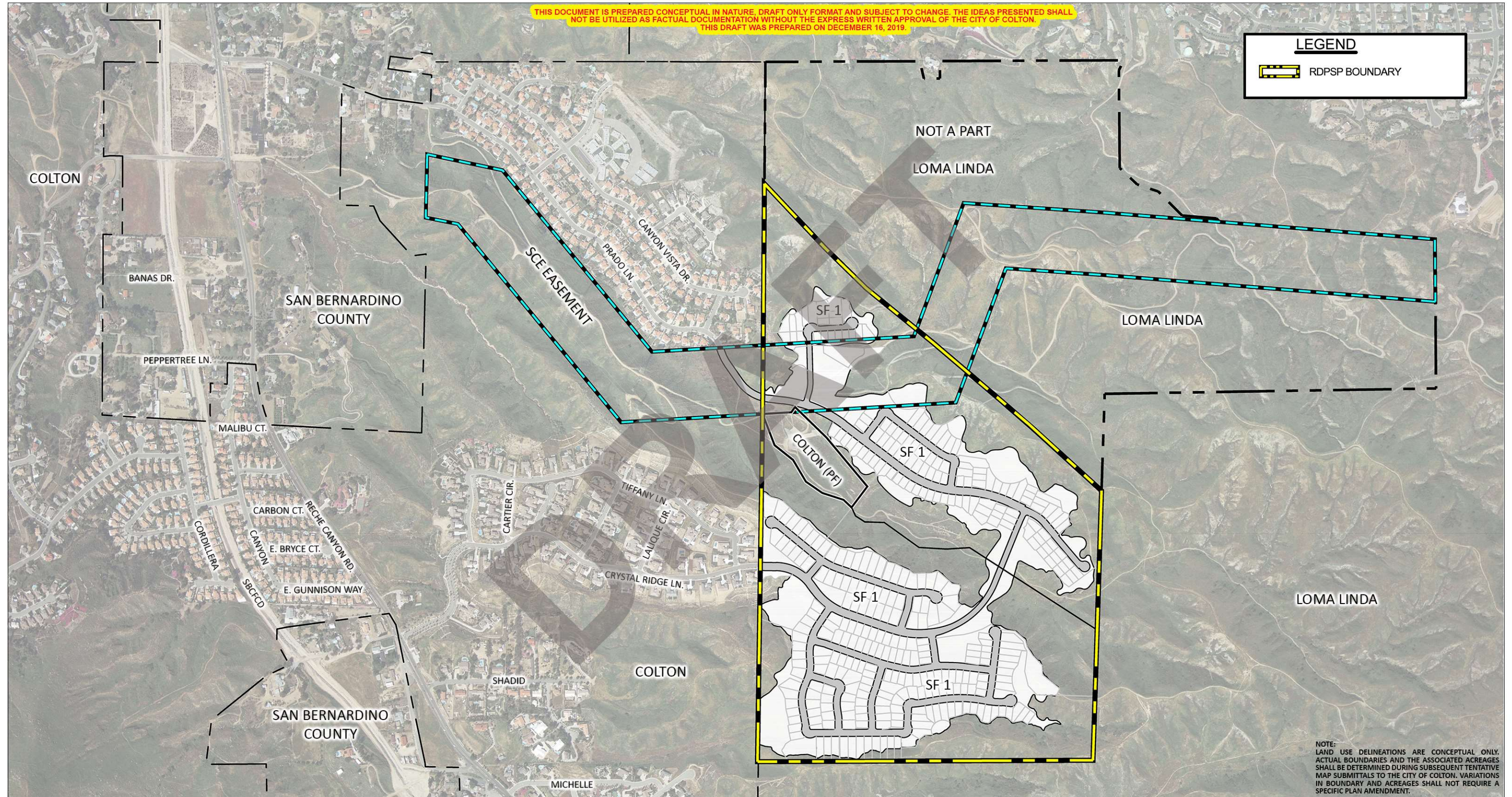
Rancho Del Prado is a planned residential community featuring prominent views and active and passive recreational opportunities. By conserving the surrounding natural environment and introducing cohesive architectural themes, RDPSP provides a sense of distinctive place. RDP consists of two planning areas. Residential lots in both planning areas are organized to address open space conservation and will have an overall density less than 2.0 dwelling units per gross acre. The community's two residential planning areas provide for a maximum of 350 homes over a total of 203 acres. In the spirit of the Reche Canyon region, RDP is an enclave of residential housing with recreational opportunities and conserved open space amenities that draw from the beauty of the canyon. As shown on **Figure 3-1 Rancho Del Prado Area Plan**, RDP is planned to conform to the topography of the canyon and to appear as an extension of the existing and surrounding community. As illustrated in **Figure 3-2 Site Relationship**, land conformity is possible for two reasons:

1. RDP retains the main drainage canyon that trends east to west.
2. The existing infrastructure improvements (roads, water, sewer and dry utilities) and community services (parks and schools) abutting the site on the west side within the City of Colton are the most logical and capable service extensions points for the property.

A mix of lot sizes allows for single-family homes of varying sizes to respond to market conditions and provide a variety of housing opportunities within the City. The proposed lot and home sizes are intended to reflect the adjacent and surrounding communities' neighborhood character as each planning area ties into the centralized loop road that connects the Crystal Ridge and the Prado Lane neighborhoods.

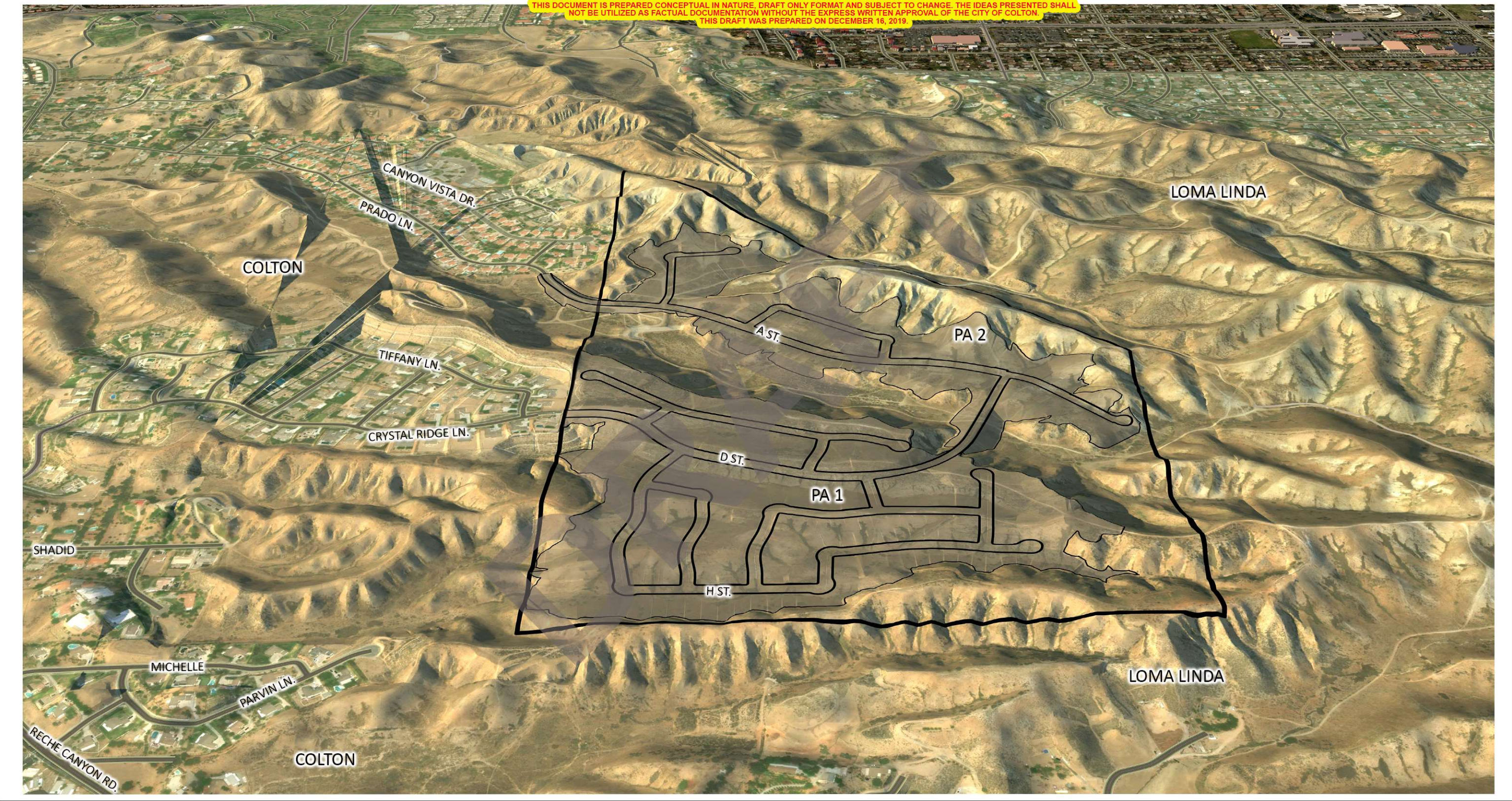
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SITE RELATIONSHIP / FIGURE 3-2



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3.2 Development Standards

Functioning as both a land use policy plan and regulatory document, the RDPSP is adopted at a public meeting by Ordinance in accordance with the City of Colton Municipal Code Section 18.34.020. The development standards and regulations defined in this section are intended to either replace or supplement sections or regulations within the City of Colton Municipal Code.

Planning Area delineations within RDP are focused on access, topography, and product selection based on an evaluation of natural constraints, including existing topography, geologic and environmental features, and drainage patterns of the property. As a specific plan goal, retention of the natural aesthetics and viewsheds are a top priority. In addition, an evaluation of manmade constraints such as utility easements, utility access roads, existing drainage facilities, and property access points allow the design of RDP to blend the development into the natural environment. **Figures 3-3 through 3-9** depict application of development standards and the zoning requirement for each residential designation within the community.

Ensuring development within each Planning Area provides consistent quality that complements the existing, surrounding neighborhoods, Planning Area graphics (**Figures 3-3 through 3-9**) illustrate designated planning standards. This section addresses permitted housing product types, desired architecture and landscape standards throughout the RDPSP.

Residential Development Standards

The RDPSP focuses on residential development within the Reche Canyon area. Within the two Planning Areas, a single residential planning designation is utilized to identify residential placement. The residential designation utilizes traditional single-family home lotting layouts that include individual lots with a single, detached homes accessed public right-of-ways and private drives along the property frontage. Traditional single-family homes may utilize cross lot drainage where required.

The SF-1 designation has criteria for the minimum lot size and product type, including setbacks, lot coverage, and placement. **Figures 3-3 through 3-9** illustrate this information for future home builders. Each figure identifies a typical residential product type as well as specific Design Criteria for the product.



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SF-1 – Single Family Home Development Standards

SF-1 is permitted within Planning Areas 1 and 2, allowing for a minimum 4,250 square foot lot. SF-1 permits traditional, courtyard or clustered homes and may be plotted as standard front-loaded housing or in clusters of up to six detached homes arranged along a private drive aisle. SF-1 encourages unique and varied lotting and graded pad patterns with traditional and non-traditional setbacks; first, second, and third story homes, courtyards, porches, and other outdoor living features while reducing front and backyard space. Streetscape design elements encourage a unique character and incorporate a pet and pedestrian friendly environment. Each housing product shall include at least a two-car garage with a minimum of 20'x20' interior dimension. Trash bin location shall be provided for each home either along the side of the home or within the garage (minimum 60 square feet beyond the 20'x20' garage space). **Figure 3-4, Design Criteria – SF-1**, provides standard information for detached, single-family homes within Rancho del Prado.

Table 3—1 Development Standards – Detached Traditional Single-Family Homes

Typical Lot (Min)	SF-1
Planning Area	1 and 2
Lot Size	4,250 SF
Lot Width	35'
Lot Depth	63'
Lot Coverage (Max)	
One-Story Home	70%
With Porch/Covered Patio	80%
Two-Story Home	70%
With Porch/Covered Patio	80%
Three-Story Home	70%
With Porch/Covered Patio	80%
Front Setbacks (Min.)	
Living Area	10'
Garage	18'
Porch/Balcony (Courtyard Wall)	8'
Side Setbacks (Min)	
Street Side	10'
Interior Side	3.5'

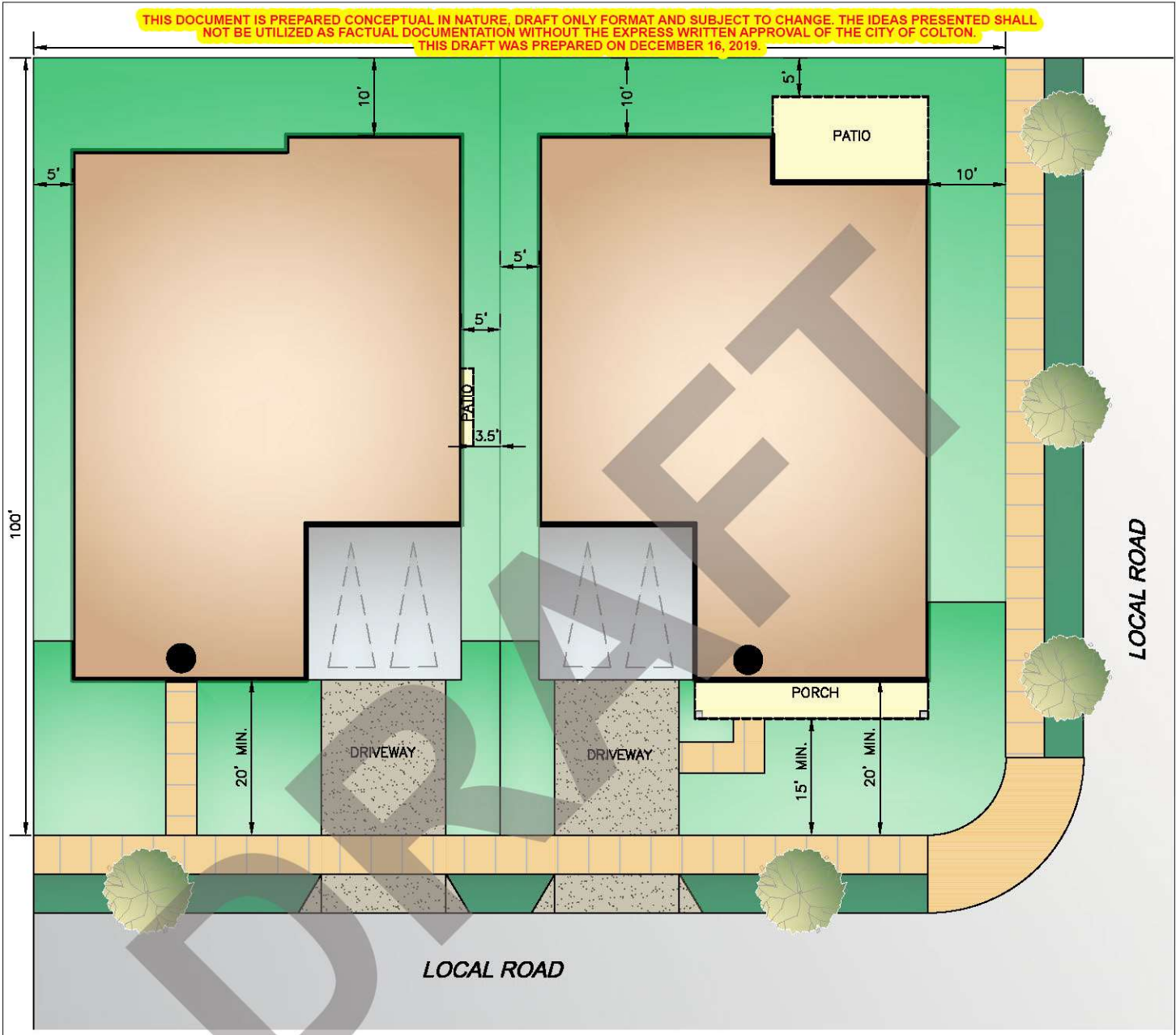


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Typical Lot (Min)	SF-1
Encroachment Area ¹	0'
Rear Setbacks (Min)	
Living Area	10'
Porch/Covered Patio	5'
Building Height (Max)	46'
Parking Requirement	Minimum 2-Car Garage for Each Unit (10' x 20' for each space) ² , Plus One Guest Space for Every Four Dwelling Units ³
Dwelling Unit Size (Min)	1,000 s.f.
<p>Notes:</p> <ol style="list-style-type: none"> 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. 4. Front, rear, and side yard setbacks apply to large lot, rental opportunities 5. Building separation may be reduced to six (6) feet if fire suppression walls, or two (2) hour rated walls are provided with clustered building layouts 6. Common area buildings such as club houses and ancillary community management 7. All common area, front, and side yard landscaping include private landscaping in overall landscaping calculations 	

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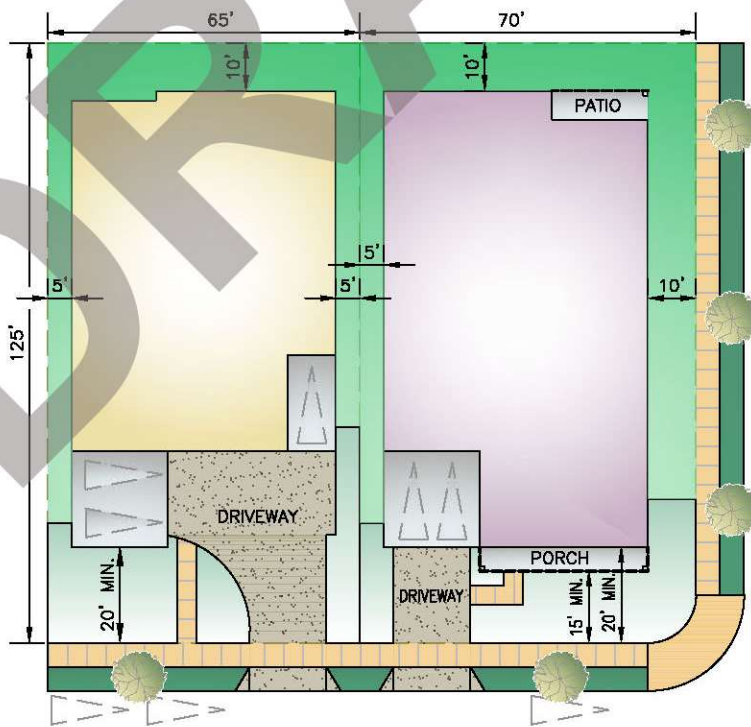
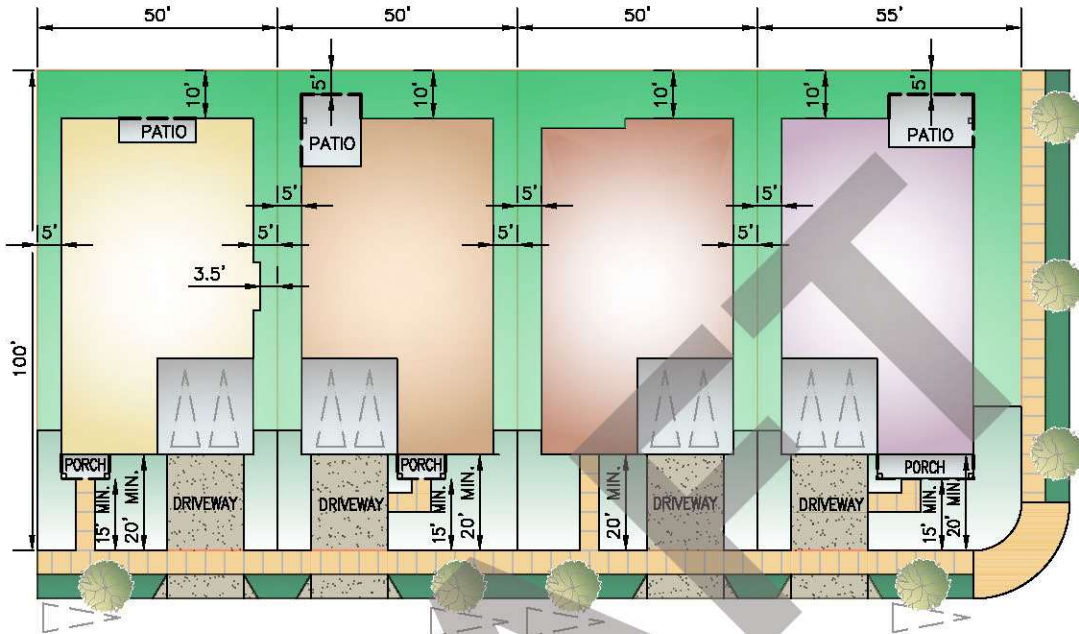


LEGEND					
	FRONT DOOR		ENCROACHMENT AREA		STREET
	LIVING SPACE		PRIVATE OPEN SPACE		SIDEWALK
	GARAGE		COMMON AREA LANDSCAPING		DRIVEWAY



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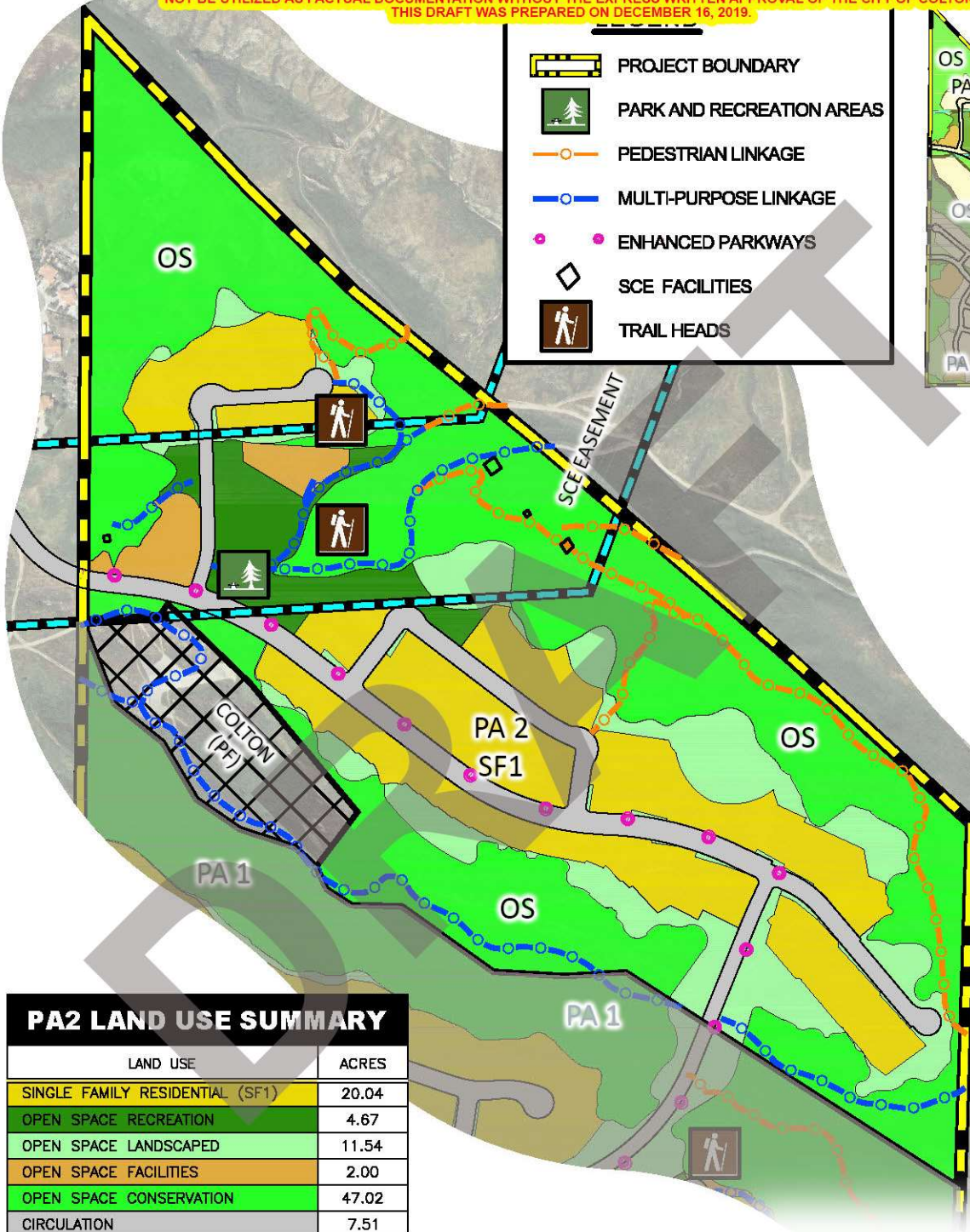
DESIGN CRITERIA SF 1 / FIGURE 3-4

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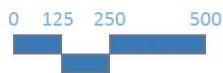
KEY MAP

- PROJECT BOUNDARY
- PARK AND RECREATION AREAS
- PEDESTRIAN LINKAGE
- MULTI-PURPOSE LINKAGE
- ENHANCED PARKWAYS
- SCE FACILITIES
- TRAIL HEADS



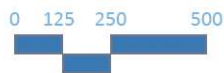
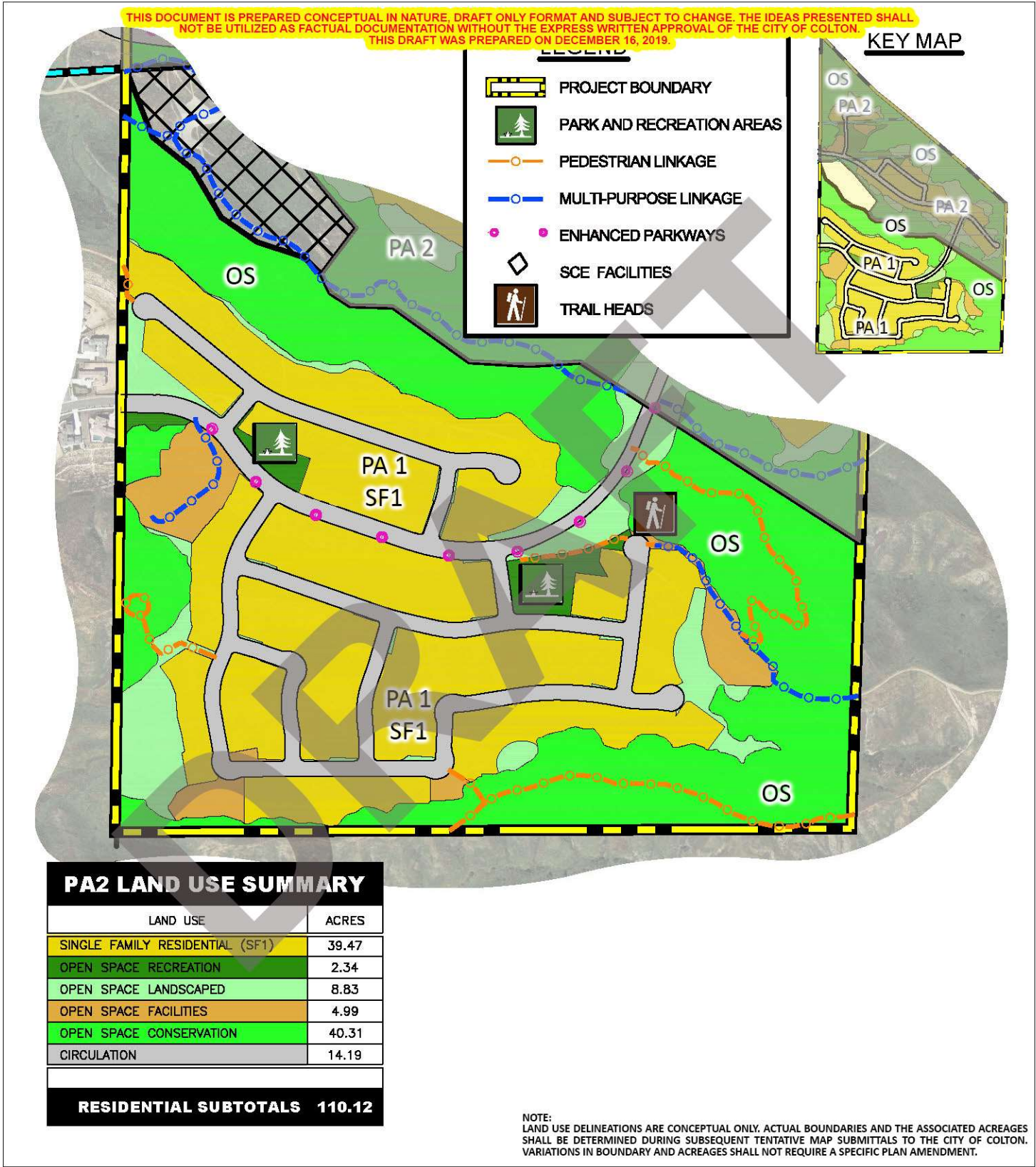
PA2 LAND USE SUMMARY	
LAND USE	ACRES
SINGLE FAMILY RESIDENTIAL (SF1)	20.04
OPEN SPACE RECREATION	4.67
OPEN SPACE LANDSCAPED	11.54
OPEN SPACE FACILITIES	2.00
OPEN SPACE CONSERVATION	47.02
CIRCULATION	7.51
RESIDENTIAL SUBTOTALS	92.78

NOTE: LAND USE DELINEATIONS ARE CONCEPTUAL ONLY. ACTUAL BOUNDARIES AND THE ASSOCIATED ACRES SHALL BE DETERMINED DURING SUBSEQUENT TENTATIVE MAP SUBMITTALS TO THE CITY OF COLTON. VARIATIONS IN BOUNDARY AND ACRES SHALL NOT REQUIRE A SPECIFIC PLAN AMENDMENT.



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3.3 Recreational and Resource Open Space Development Standards

Open Space and Recreational opportunities within RDP are major amenities open to the future residents of RDP as well as existing and future residents of the Reche Canyon area. As an allowed use within the Very Low-Density Residential areas, recreational areas may include public and/or private passive and active parks, activity fields and recreational trails. Open Space areas include, but are not limited to, the following uses: drainage basins, stormwater infiltration areas, utilities, flood control infrastructure, fuel modification areas, and natural conservation areas. Where recreational or open space areas adjoin residential components, a wall or fence may be required. Walls may be a 6-foot block wall or a view fence compatible with fuel modification standards. Open space recreational areas located within the Southern California Edison (SCE) easement are required to follow the Transmission Line Right-of-Way Constraints and Guidelines identified in **Table 3-2 Development Standards-Open Space**. Landscaping consistent with the standards in Section 7 is required where setbacks adjoin public or private streets. All disturbed areas shall be irrigated and landscaped per the requirements set forth within Section 9.5.5 or re-planted with native vegetation. **Table 3-2, Development Standards – Open Space** identifies the development standards for open space and recreational areas within RDP. Design criteria for landscaping, recreational building heights and setbacks are provided. Additional Design Guidelines for open space and recreational areas within Planning Areas 1 and 2 are provided in Section 9, Design Guidelines.

Table 3—2 Development Standard - Open Space

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 (compliant with fuel modification plan) may be required along the side or rear property lines.
Building Height	Single story, not exceeding 24 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.

Open Space within SCE Easement

Setbacks/ Clearances	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
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Setbacks/ Clearances	<p>area, a six-foot solid wall or fence may be required along the side or rear property lines.</p> <p><u>Horizontal Clearances:</u></p> <p>Towers, Engineered Steel Poles & H-Frames 161kV to 500kV</p> <ul style="list-style-type: none"> ❖ Lattice/Aesthetic & H-Frames (dead-end) 100 ft. ❖ Engineered Steel Poles (dead-end) 100 ft. ❖ Suspension Towers & H-Frames 50 ft. ❖ Suspension Steel Poles 50 ft. <p>Wood or Light-Weight Steel Poles & H-Frames 66kV to 115kV</p> <ul style="list-style-type: none"> ❖ Engineered Steel Poles w/ Found. (TSP) (dead-end) 25 ft. ❖ H-Frame 25 ft. ❖ Wood Poles 25 ft. ❖ Light-Weight Steel Poles 25 ft. ❖ Anchor Rods 10 ft. ❖ Guy Wires 10 ft. ❖ Guy Poles 10 ft. Lattice Anchor Towers (dead-end) 100 ft. ❖ Lattice Suspension Towers 50 ft. <p><u>Vertical Clearances:</u></p> <p>Structure</p> <ul style="list-style-type: none"> ❖ 500kV 30 ft. ❖ 220kV 18 ft. ❖ 66kV 18 ft. ❖ <66kV (distribution facilities) 12 ft. ❖ Telecom 8 ft. <p>Vehicle Access</p> <ul style="list-style-type: none"> ❖ 500kV 36 ft. ❖ 220kV 30 ft. ❖ 66kV 30 ft. ❖ <66kV (distribution facilities) 25 ft. ❖ Telecom 18 ft. <p>Pedestrian Access</p> <ul style="list-style-type: none"> ❖ 500kV 31 ft. ❖ 220kV 25 ft. ❖ 66kV 25 ft.
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Setbacks/ Clearances	<ul style="list-style-type: none"> ❖ <66kV (distribution facilities) 17 ft. ❖ Telecom 10 ft.
Building Height	No permanent structures are permitted within the onsite easement.
Access	<p>Access to SCE's easements are to be maintained and available 24/7</p> <p>Roads constructed on SCE ROW or where a third party's access road coincides with SCE's access to SCE ROW or facilities must comply with SCE's engineering standards:</p> <ul style="list-style-type: none"> ❖ The drivable road surface shall be constructed to provide a dense, smooth and uniform riding surface. The minimum drivable road surface shall be 14 feet wide with an additional 2 feet of swale/berm on each side as required. ❖ The minimum centerline radius on all road curves shall be 50 feet measured at the centerline of the drivable road surface. The minimum drivable width of all roads shall be increased on curves by a distance equal to 400/Radius of curvature. <p>The road shall be sloped in a manner to prevent standing water or damage from undirected water flow. Maximum cross slope shall not exceed 2%, maximum grade not to exceed 12%.</p>
Activities	Flammable or combustible materials are not allowed to be used or stored on SCE's ROW. SCE may require a third-party user to implement certain safety measures or mitigations as a condition to approval of the third-party use. Users of SCE's ROW must adhere to minimum grounding standards dictated by SCE.
Landscaping	<p>No plant species protected by federal or state law shall be planted within SCE's ROW. All new trees and shrubs proposed on SCE's ROW shall be slow growing and not exceed 15 feet in height. 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.</p> <p>No wetlands, other sensitive natural habitat, vegetation related natural plant areas, or environmental mitigation on SCE's ROW will be permitted as it creates interference with SCE's ability to access its facilities and to add future facilities.</p>



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Permitted and conditionally permitted uses in Planning Areas 1 and 2 is shown in **Table 3-3, Recreational and Natural Open Space Permitted Uses**.

Table 3—3 Recreational and Natural Open Space Permitted Uses

USE	Permitted (P) / Conditionally Permitted (C) / Not Permitted (N)	
	Open Space – Recreation	Open Space – Natural
Infiltration Basins	P	P
Cemeteries	N	N
Dog Parks	P	P
Equestrian Uses	C	C
Flood Control Facilities	P	P
Habitat Conservation Area	P	P
Passive Recreation Uses	P	P
Conserved Open Space	P	P
Utility Corridors or Easements	P	P
Private Recreation Areas	C	N
Recreational Fields	P	N
Recreational Vehicle Storage	P	N
Public and Private Trails	P	P
Off Road Vehicle Access	P	P
Utility Infrastructure	P	C
Fire/Emergency Response Areas – Command Centers and Fire Staging Areas	P	P
Vehicle Parking Area	C	N
Park Maintenance Facility	P	C

3.4 Planning Area 1 Development Standards

Planning Area 1 is designated for clustered Very Low Density Residential land uses over the gross acreage of the planning area. As shown in **Figure 3-6 Planning Area 1**, this planning area is accessed directly along “D” Street which is an extension of Crystal Ridge Lane. Planning Area 1 allows the SF-1 residential designation of traditional, single family detached homes on minimum 4,250 square foot (s.f.) lots. The Very Low Density Residential land use designation of this planning area allows a maximum density of 2.0



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dwelling units per gross acre (du/ac) for clustered development.

Planning Area 1 includes access to the neighborhood park located along the RDPSP main loop road. The following standards are applicable to the selected architecture and landscaping of Planning Area 1. Planning Area 1 shall comply with the Development Standards for the SF-1 residential designation, located in Section 3.2.

Planning Standards

1. **Figure 3-4** illustrates the site design criteria within the SF-1 planning designation.
2. **Figure 3-4 SF-1 Design Criteria – Private Drives**, illustrates the site design criteria for private drives within the SF-1 planning designation.
3. Landscaping shall occur as depicted in Section 7, **Figure 7-1, Conceptual Master Landscape Plan.**
4. Roadway landscape treatments shall be provided along local roads, as shown in Section 7, **Figure 7-9 and 7-10, Streetscape Roadway Conditions**
5. Community entrance monumentation shall be provided at key access points to this neighborhood, as conceptually illustrated in Section 7, **Figure 7-13, Entry Monumentation**, as shown in **Figure XX, Planning Area 1.**
6. As illustrated in **Figure XX, Typical Residential to Open Space Interface**, a landscaped transition shall be provided between the residential land uses in Planning Area 1 and the adjacent open space.
7. Pedestrian circulation within Rancho del Prado shall be constructed as delineated in **Figure 5-7, Non-Vehicular Circulation and Trails.**
8. Walls and fencing located within Rancho del Prado shall be constructed as delineated in **Figure 7-14, Conceptual Wall and Fence Plan.**
9. Please refer to Section 9, *Design Guidelines*, for other applicable design criteria.
10. Please refer to Section 10, *Implementation, Maintenance & Financing* for the following standards that apply community-wide:
 - ❖ Section 2.2 Land Use Plan
 - ❖ Section 6.2 Conceptual Water Plan
 - ❖ Section 5.2 Circulation Plan
 - ❖ Section 6.3 Conceptual Sewer Plan
 - ❖ Section 7 Open Space and Recreation Plan
 - ❖ Section 6.5 Conceptual Grading Plan
 - ❖ Section 6.4 Drainage and Water Quality Plan
 - ❖ Section 10 Implementation, Maintenance & Financing

3.5 Planning Area 2 Development Standards

Planning Area 2 is designated for clustered Very Low-Density Residential land uses over the gross acreage



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of the planning area. As shown in **Figure 3-5 Planning Area 2**, this planning area is accessed directly from Prado Lane and surrounds the main loop road through the project. Planning Area 2 allows the SF-1 residential designation of traditional, single family detached homes on minimum 4,250 square feet (s.f.) lots. The Very Low-Density Residential land use designation of this planning area allows a maximum density of 2.0 dwelling units per gross acre (du/ac) for clustered development.

Planning Area 2 includes direct access to the passive park within the SCE easement off of “B” Street. The following standards are applicable to the selected architecture and landscaping of Planning Area 2. Planning Area 2 shall comply with the Development Standards for the SF-1 residential designation, located in Section 3.2.

Planning Standards

1. **Figures 3-4** illustrates the site design criteria within the SF-1 planning designation.
2. **Figure X-X SF-1 Design Criteria – Private Drives**, illustrates the site design criteria for private drives within the SF-1 planning designation.
3. Landscaping shall occur as depicted in Section 7, **Figure 7-1, Conceptual Master Landscape Plan.**
4. Roadway landscape treatments shall be provided along local roads, as shown in Section 7, **Figure XX, Local Street Streetscape,**
5. Community entrance monumentation shall be provided at key access points to this neighborhood, as conceptually illustrated in Section 7, **Figure xx, Neighborhood Entry Monument, as shown in Figure XX, Planning Area 2.**
6. As illustrated in **Figure XX, Typical Residential to Open Space Interface,** a landscaped transition shall be provided between the residential land uses in Planning Area 2 and the adjacent open space.
7. Pedestrian circulation within Rancho del Prado shall be constructed as delineated in **Figure 5-7, Non-Vehicular Circulation and Trails.**
8. Walls and fencing located within Rancho del Prado shall be constructed as delineated in **Figure 7-14, Conceptual Wall and Fence Plan.**
9. Please refer to Section 9, *Design Guidelines*, for other applicable design criteria.
10. Please refer to Section 10, Implementation, Maintenance & Financing for the following standards that apply community-wide:
 - ❖ Section 2.2 Land Use Plan
 - ❖ Section 6.2 Conceptual Water Plan
 - ❖ Section 5.2 Circulation Plan
 - ❖ Section 6.3 Conceptual Sewer Plan
 - ❖ Section 7 Open Space and Recreation Plan
 - ❖ Section 6.5 Conceptual Grading Plan
 - ❖ Section 6.4 Drainage and Water Quality Plan
 - ❖ Section 10 Implementation, Maintenance & Financing

SECTION 4

SUSTAINABILITY

4.1 Overview

The Rancho Del Prado Sustainability element is based on an overall vision, conforms to the current regulatory context and is incorporated throughout the RDPSP. RDP is well positioned to implement normal and customary sustainability practices. The key planning and design challenge for RDP is how to integrate development that improves the quality of life for its residents and conserves the surrounding environment.

4.2 Regulatory Setting

4.2.1 Senate Bill 375

SB 375 provides for a new planning process called a Sustainable Communities Strategy (SCS) that coordinates land use planning, regional transportation plans, and funding priorities in order to help California meet the greenhouse gas (GHG) reduction goals established in AB 32. SB 375 requires regional transportation plans, developed by metropolitan planning organizations (MPOs) to incorporate an SCS in their regional transportation plans (RTPs). The goal of the SCS is to reduce regional GHG emissions related to passenger cars and light duty trucks through land use planning and consequent transportation patterns. In an effort to comply with SB 375, the project has been designed to provide land use configurations that allow walkability and bicycle use rather than vehicle trips to attend to daily life within the Rancho del Prado project area.

4.2.2 Assembly Bill 32

The Global Warming Solutions Act of 2006 (AB 32) requires the California Air Resources Board (CARB) to reduce statewide GHG emissions to 1990 level by 2020. As part of this legislation, CARB was required to prepare a “Scoping Plan” that demonstrates how the State will achieve this goal. The Scoping Plan was adopted in 2011 and in it, local governments were described as “essential partners” in meeting the statewide goal, recommending a GHG reduction level 15% below 2005—2008 levels by 2020. The City of Colton has partnered with the State concerning the AB 32 GHG reductions through the development and adoption of a Climate Action Plan (CAP) in November 2015. The Rancho del Prado project demonstrates consistency with the City’s CAP through the Project’s fair-share contribution to GHG reductions.

4.2.3 Senate Bill 32

Signed into law on September 8, 2016, the Global Warming Solutions Act of 2006: Emissions Limit (SB 32) expands upon AB-32 to reduce GHG emissions. SB-32 requires and reduction in GHG emissions below 40%



of the 1990 levels by 2030 which include methane, carbon dioxide, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, and perfluorocarbons. SB-32 provides immediate GHG emissions targets between the 2020 and 2050 targets originally set under AB-32. The RDPSP shows continued consistency with the emissions limits established under SB-32 through compliance with the City’s CAP.

4.3 Sustainability Strategies

Sustainability Strategies in the City of Colton are guided by the City of Colton General Plan and Climate Action Plan. The City of Colton General Plan Land Use Element contains a chapter on sustainable development and building practices. As shown in Table 4-1 below, the RDPSP implements the goals and policies of the City’s General Plan relating to sustainable strategies and practices.

Table 4—1 General Plan Land Use Policies

Land Use Element	
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.	The RDPSP includes pedestrian amenities including sidewalks and trails and access to open space with trails, and a mixture of uses including a variety of residential home types. RDPSP provides for a connected community by using trails and roadway system that connects all land use elements.
Policy LU-4.2: Facilitate the use of green building standards and leadership in Energy and Environmental Design (LEED) or similar programs in both private and public projects.	Homes constructed in the RDPSP will comply with Title 24 building code requirements and related local building code requirements which are applicable at the time of construction, resulting in a newly designed and constructed state of the art community. Energy efficiencies in homes will be addressed and verified at the Design Review stage.
Policy LU-4.3: Promote sustainable building practices that go beyond the requirements of Title 24 of the California Administrative Code and encourage energy-efficient design elements.	The RDPSP incorporates Title 24 and local building requirements in effect at the time of construction. In addition, developers will be encouraged to incorporate or offer various solar photovoltaic systems (PV), solar hot water, and other renewable energy systems into their building designs.



<p>Policy LU-4.4: Support sustainable building practices that integrate building materials and the methods that promote environmental quality, economic vitality, and social benefits through the design, construction, and operation of the built environment.</p>	<p>The RDPSP includes requirements for homes to have energy efficient heating and cooling systems, appliances and equipment, and control systems.</p>
<p>Policy LU-4.5: Promote adaptive reuse of existing buildings as an alternative to new construction.</p>	<p>Not applicable to the RDPSP</p>
<p>Policy LU-4.6: Require that land divisions and development projects incorporate designs and practices that respect natural site features and provide for groundwater recharge.</p>	<p>An objective of the RDPSP is to incorporate natural topography into the project design. By clustering development into Planning Areas, the Specific Plan retains natural hillsides, existing drainage areas and open space areas. In addition, the project will fully comply with local, regional, state and federal requirements for water conservation and water quality through implementation of the National Pollution Discharge Elimination System (NPDES) and preparation of a Water Quality Management Plan (WQMP).</p>
<p>Goal LU-5: Reduce use of Energy resources city wide with a key goal of reducing the City’s carbon footprint.</p>	<p>The RDPSP requires compliance with local and state building codes and required energy conservation standards.</p>
<p>Policy LU-5.1: Require the incorporation of energy conservation features into the design of all new construction and site development, as required by state law and local regulations.</p>	<p>The RDPSP requires compliance with local and state building codes and required energy conservation standards.</p>
<p>Policy LU-5.3: Educate the public using a variety of outreach channels regarding the need for energy conservation, techniques which can be employed and systems which are available.</p>	<p>By encouraging the incorporation of multi-use trails, embracing the natural surroundings in its design and layout, and the implementation of energy efficient buildings, RDP is an example of a climate conscious community. In addition, developers will be encouraged to incorporate or offer various solar photovoltaic systems (PV), solar hot water, and other renewable energy systems into their building designs.</p>



<p>Policy LU-5.4: Support the ongoing efforts of the California Air Resources Board to implement AB32 and SB375 regulations.</p>	<p>EIR No. _____ has been prepared and certified for the RDPSP, and the City has adopted a Mitigation and Monitoring Plan for the RDPSP which requires implementation of mitigation measures to mitigate air quality and GHG impacts.</p>
<p>Policy LU-5.5: Develop and implement greenhouse gas emissions reduction measures, including discrete, early-action greenhouse gas reducing measures that are technologically feasible and cost effective.</p>	<p>EIR No. _____ has been prepared and certified for the RDPSP, and the City has adopted a Mitigation and Monitoring Plan for the RDPSP which requires implementation of mitigation measures to mitigate air quality and GHG impacts.</p>
<p>Policy LU-5.6: Require detailed air quality and climate change analyses for all applications that have the potential to adversely affect air quality and incorporate the analyses into applicable CEQA documents. Projects with the potential to generate significant levels of air pollutant and greenhouse gases shall be required to incorporate mitigation into their design and utilize the most advanced technological methods feasible.</p>	<p>EIR No. _____ has been prepared and certified for the RDPSP, and the City has adopted a Mitigation and Monitoring Plan for the RDPSP which requires implementation of mitigation measures to mitigate air quality and GHG impacts.</p>
<p>Policy LU-5.7: Work with the South Coast Air Quality Management District and the Southern California Association of Government to implement the Air Quality Management Plan (AQMD) and Regional Transportation Plan Sustainable Communities Strategy, with the objective of meeting federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates to the AQMP.</p>	<p>EIR No. _____ has been prepared and certified for the RDPSP, and the City has adopted a Mitigation and Monitoring Plan for the RDPSP which requires implementation of mitigation measures to mitigate air quality and GHG impacts.</p>

This section summarizes sustainable techniques that shall be implemented within Rancho del Prado. Sustainable techniques require an integrated approach. Individual environmental measures do not achieve the goal of a sustainable project unless they are considered within the scope of the larger system. Therefore, sustainable features of the land plan have been noted for implementation throughout the project development from grading to final product construction. RDPSP incorporates the following sustainable principles:

- ❖ Establish the following strategies to reduce greenhouse gas emissions, enhance air quality and promote public health:



- Compliance with SCAQMD during the construction phase of the project as to not significantly increase pollutants locally
- No wood-burning devices are allowed in the RDP developments
- Provide circuit and capacity in garages of residential units for use by an electric vehicle
- At minimum recycle 5% of construction debris
- ❖ Integrate the following practices to reduce energy use, improve indoor air quality and conserve natural resources:
 - Modestly enhanced insulation shall be used for an added level of energy conservation in the house interior (walls R-13, roof/attic R-38)
 - Modestly enhanced window insulation (0.4 U-factor, 0.32 SHGC)
 - Modest Duct Insulation (R-6)
 - Improved Efficiency HVAC (SEER 14/65% AFUE or 8 HSPF)
 - Improved Efficiency Water Heater (0.675 Energy Factor)
 - Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15–40-watt fixtures, and 60 lumens/watt for fixtures > 40 watt)
 - Require new refrigerators to be energy star
 - 60% of the houses shall have solar panels integrated into the design
 - Conventional turf limited to < 25% of required landscape
 - Water efficient shower heads, toilets, faucets, and dishwashers
- ❖ Increase the transportation system efficiency by contribution to costs of regional roadway improvements.
- ❖ Incorporate pedestrian and bicycle routes linking nearby residential developments.
- ❖ Conserve open space by improving accessibility, safety and connectivity among designated areas.

4.3.1 Sustainable Conservation Development Strategies

Project development activity shall insure that water and air quality are not impacted during construction through the following:

Reduce Air Quality Impacts

- ❖ Limit the idling time of construction vehicles.
- ❖ Prevent “track-out” from sweepers or water trucks at public street access points
- ❖ Apply water at least 3 times per day during grading activities for dust control
- ❖ Stabilize dirt storage piles by chemical binders, tarps, fencing, or other erosion control and suppression measures
- ❖ Terminate grading if winds exceed 25 miles per hour (mph) in accordance with South Coast Air Quality Management District (AQMD) rule 403
- ❖ Hydroseed lots if not developed soon after grading

Reduce Construction Waste

- ❖ Establish a construction waste management plan to meet or exceed regulatory requirements in



conjunction with the recycling and/or salvage reuse of non-hazardous construction waste, not including excavated soil and land clearing debris.

4.3.2 Sustainable Residential Building Features

The design and construction of residential buildings within the RDP shall incorporate the following green building standards to reduce water use, improve energy efficiency standards, improve indoor air quality, and reduce materials and waste diverted to landfills. The following sections describe the sustainable techniques that shall be implemented into the project.

Water Conservation

- ❖ Residential development shall utilize high efficiency water-conserving plumbing fixtures such as water efficient toilets, low-flow shower heads and low-flow faucets, in compliance with the indoor residential water use standards required by California Water Code section 10608.20(b)(2)(A).
- ❖ Any builder-installed landscaping shall be in conformance with San Bernardino County water-efficient landscape requirements. RDP will have a regionally appropriate, drought tolerant plant palette, as referenced in Table 7—1 Plant Palette. The integration of the native palette in the community's common areas, such as the Parks, can be facilitated by the boxing and relocation of onsite native species if warranted with a height and/or caliper width criterion to be established by the project biologist.
- ❖ All irrigation systems shall be designed to prevent runoff, over-spray, low-head drainage and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walks, roadways or structures. Irrigation systems shall be designed, constructed, managed, and maintained to be as efficient as possible.
- ❖ All irrigation controllers shall be weather and/or soil moisture-based and automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
- ❖ All irrigation controllers for common areas shall be on a centralized system maintained by the Common Interest Development (CID) as outlined in Section 1.10.6 – Common Interest Development herein.

Improve Energy Efficiency

Residential development shall employ the following design techniques that reduce the use of energy:

- ❖ Install energy efficient lighting and lighting control systems
- ❖ Install energy efficient heating and cooling systems, appliances, equipment and control systems.
- ❖ Select duct systems and equipment that are properly sized and designed according to Air Conditioning Contractors of America (ACCA) Manuals J, D or S or equivalent
- ❖ Create a resident operation and maintenance manual for all sustainable elements



Improve Indoor Quality

The following techniques will be incorporated into the design and construction of buildings in RDP to improve the indoor air quality and provide healthier environments:

- ❖ Ventilate buildings prior to occupancy
- ❖ Cover duct openings during construction to reduce collection of dust within the system
- ❖ Direct-vent or provide sealed-combustion gas
- ❖ Use low or no VOC adhesives, sealants and caulks. Use low (for exterior uses) or no (for interior uses) VOC paints, stains and other coatings. Use low or no VOC carpets
- ❖ Use low or no formaldehyde emission composite wood products
- ❖ Check moisture content of framing materials before enclosing. Terminate all bathroom exhaust fans to the exterior
- ❖ Protect all openings in exterior walls from rodent access

Reduce Material and Waste

- ❖ All homes or residential buildings shall provide accessible areas for recyclable storage
- ❖ Sustainable choices should be allowed for homeowners.

SECTION 5 CIRCULATION

5.1 Roads

RDPSP provides needed traffic circulation and access improvements for the project and the neighboring community. RDP includes the construction of approximately 22.4 acres or 3.3 miles of public local roadways. Public roads shall be built to the standards shown in Figure 5-2 Local Streets Cross Sections.

5.2 Circulation Master Plan

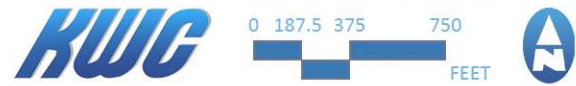
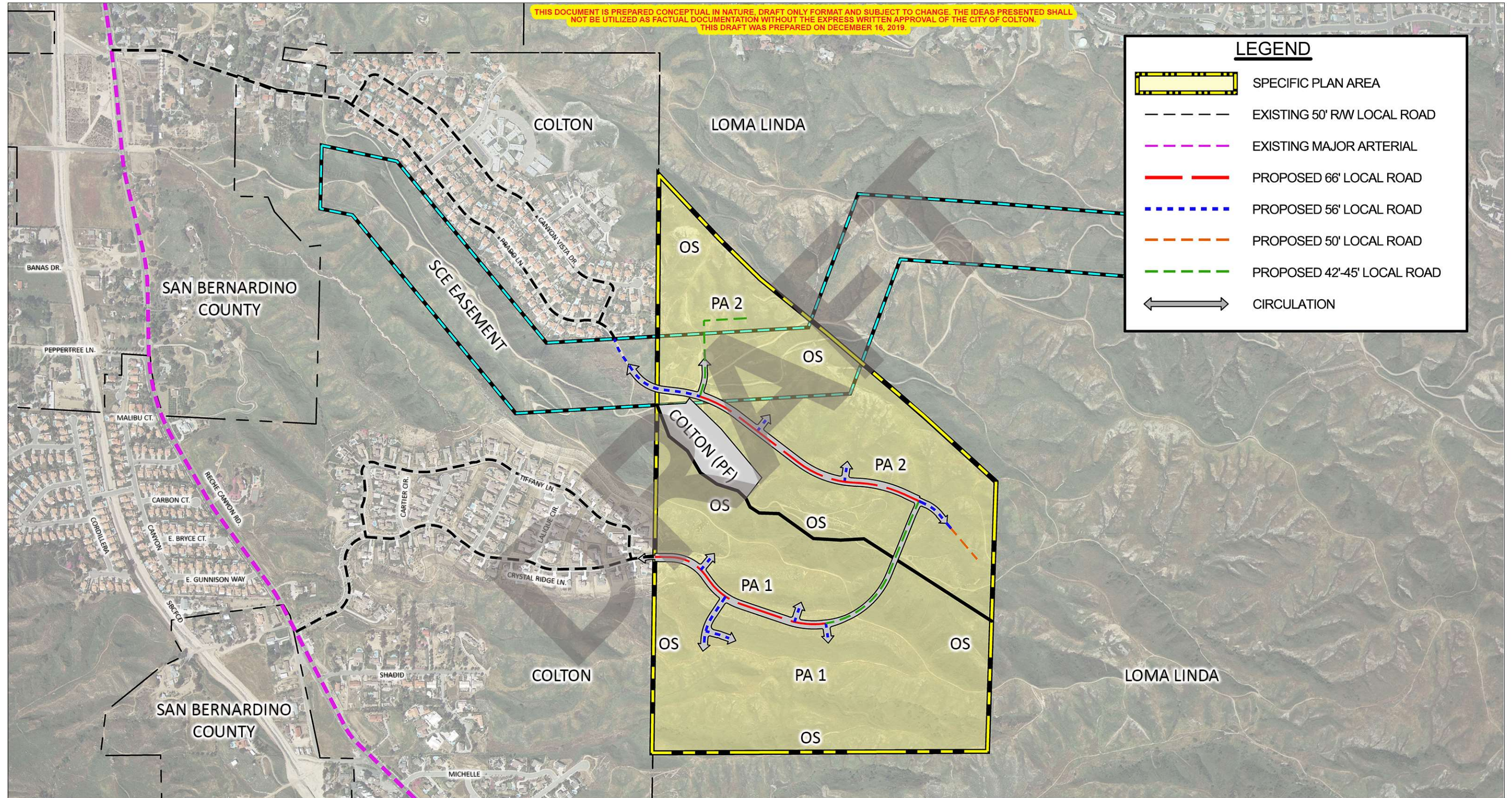
The Circulation Master Plan, as shown on Figure 5-1 Master Circulation Plan, provides an efficient circulation system to meet the needs of RDP and surrounding communities. A primary goal of the Rancho del Prado Circulation Master Plan is to provide safe travel corridors for vehicular and non-vehicular traffic, and secondary access to the neighboring Crystal Ridge and Prado Lane residential communities, increasing emergency ingress and egress while connecting all land use elements of RDP.

As shown in Figure 5-1 Master Circulation Plan, primary access to the site will be achieved via two (2) access points: The main access points are extensions of off the existing Prado and Crystal Ridge Lanes. The extension of Prado Lane and Crystal Ridge Lane into RDP create a loop road and completes the circulation system within the RDPSP area. By creating a loop that connects Prado Lane and Crystal Ridge Lane, existing neighborhoods west of the development will gain secondary emergency access. Notably, upon development of the RDP circulation system, the Crystal Ridge and Prado Lane residential communities and Reche Canyon Elementary School will have two routes for emergency ingress and egress. Extensions of these roads will help also provide for improved utility services and public and emergency access into the planning areas. Roads within RDP are described in the roadway classifications in 5.4 Roadway Classifications.

The existing roadways servicing the community are shown as typical cross sections on Figure 5-3 Existing Circulation Roadway Cross Sections. These roads are adequate for the additional traffic volume created by this Specific Plan. The Reche Canyon arterial road shall be upgraded to provide for the additional traffic capacity and would need to be completed prior to the completion of the RDP Specific Plan.

SPECIFIC PLAN NO. DAP-XXX-XXX

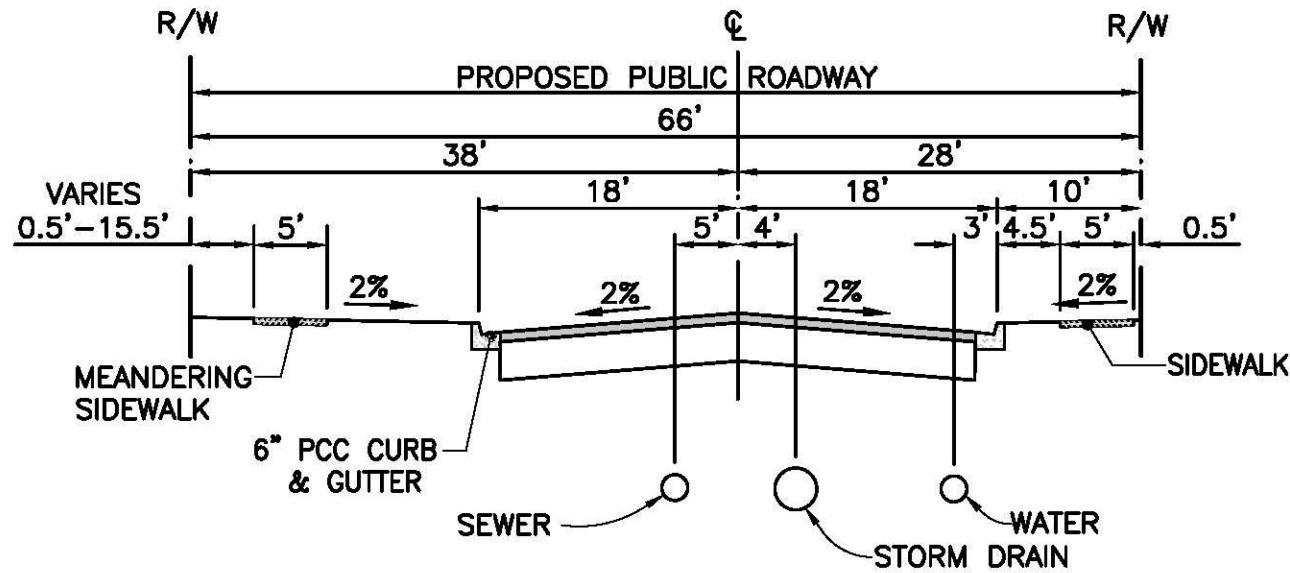
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CIRCULATION MASTER PLAN / FIGURE 5-1

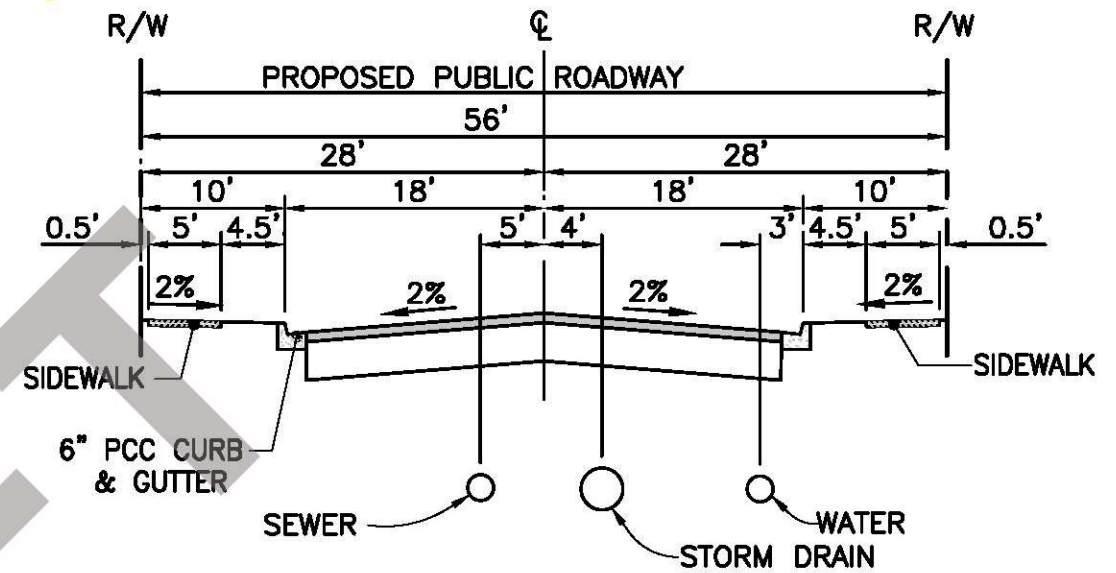
SPECIFIC PLAN NO. DAP-XXX-XXX

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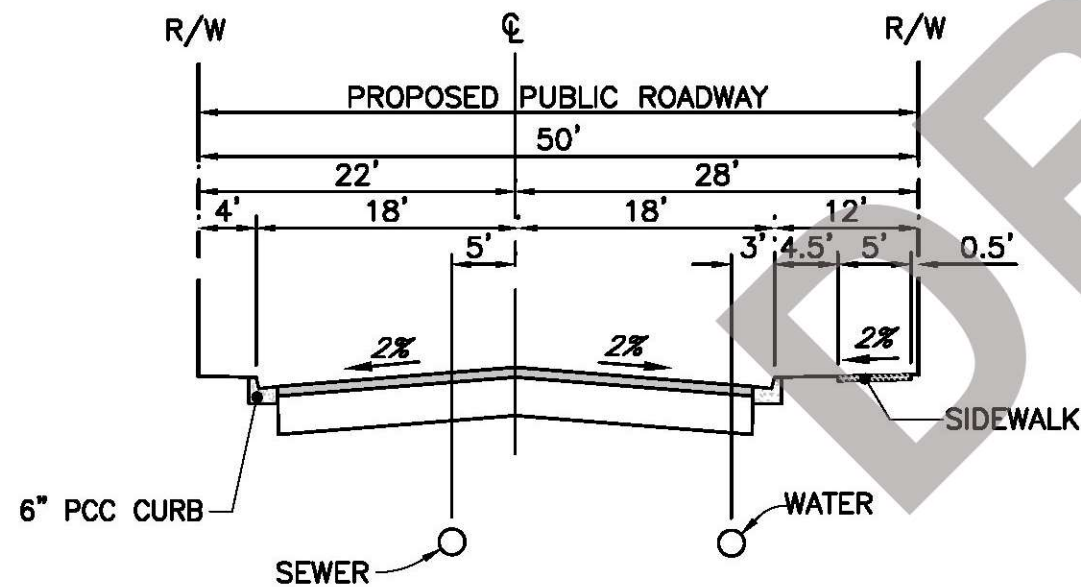
ROAD SECTION 66' LOCAL ST.

NOT TO SCALE



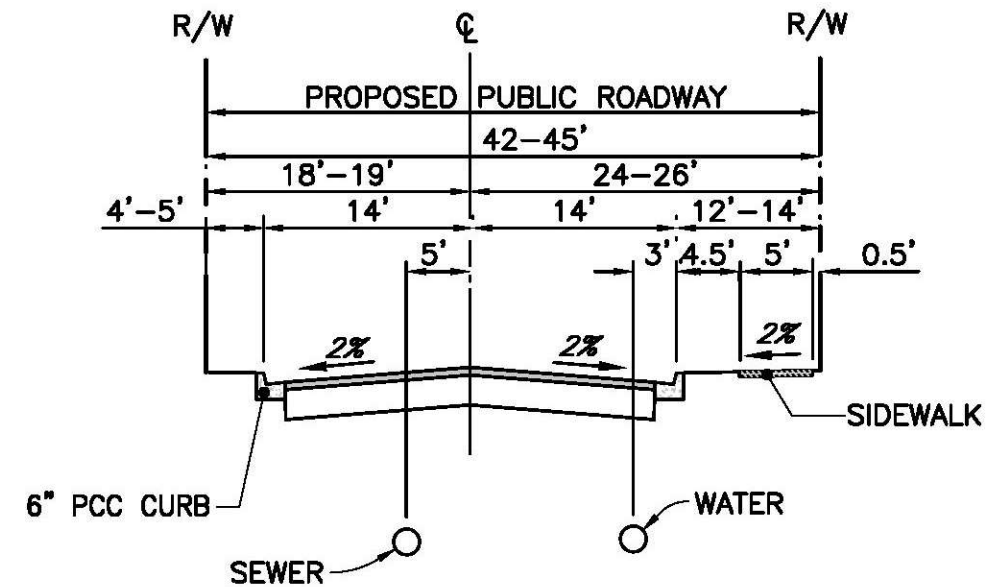
ROAD SECTION 56' LOCAL ST.

NOT TO SCALE



ROAD SECTION 50' LOCAL ST.

NOT TO SCALE

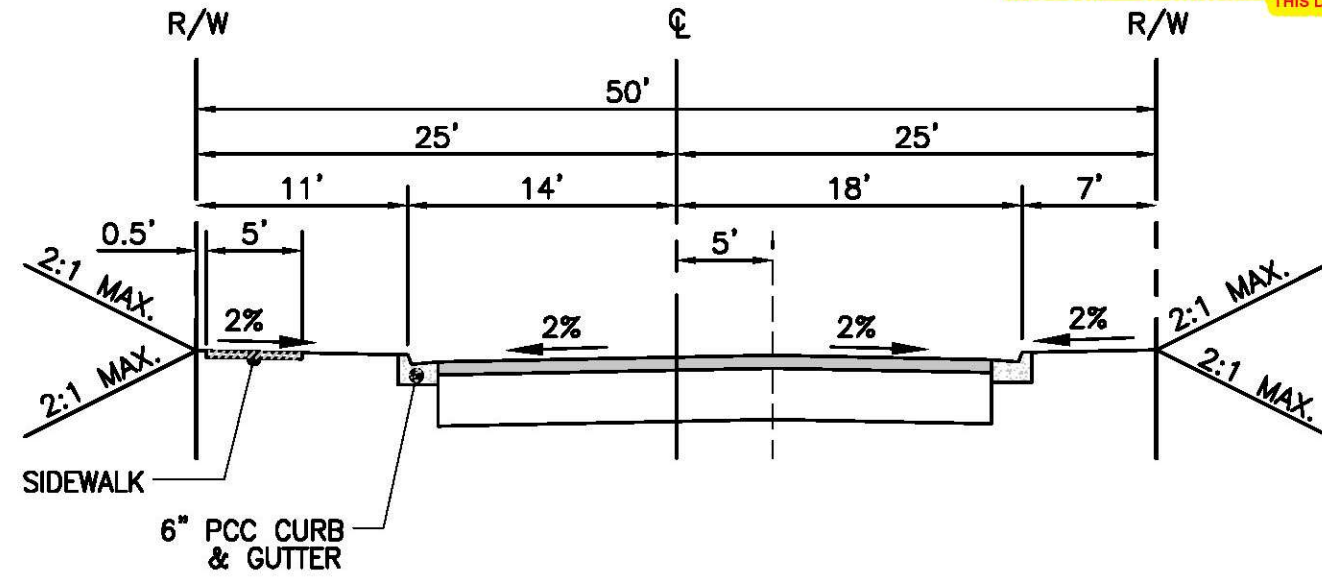


ROAD SECTION 42'-45' LOCAL ST.

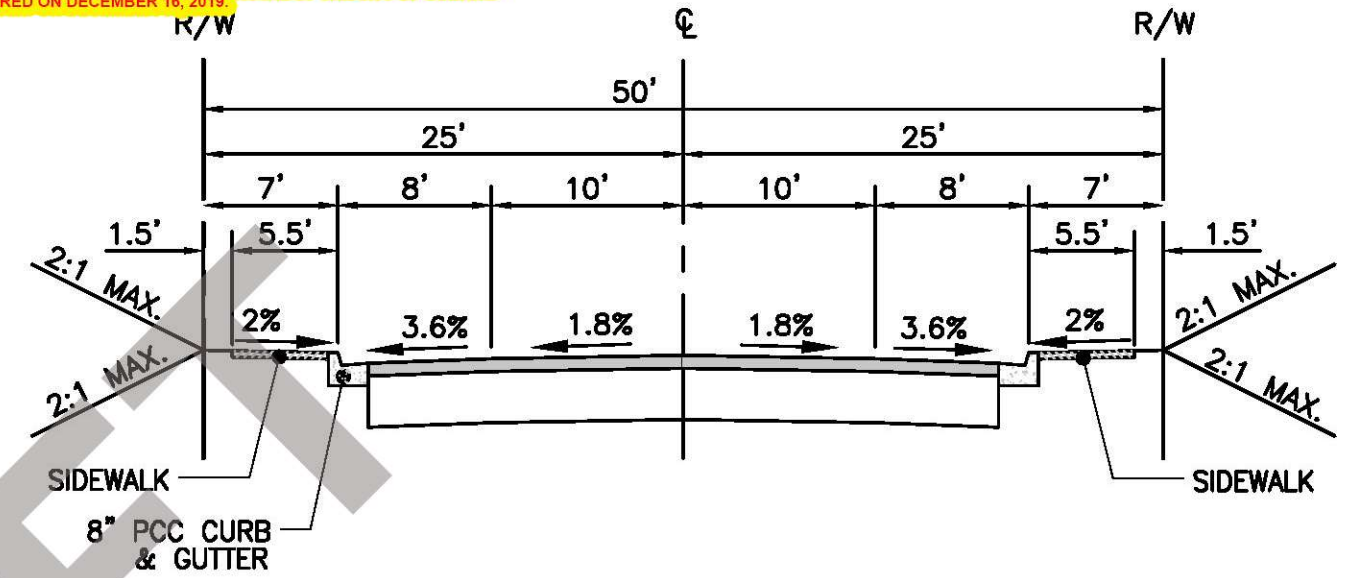
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SPECIFIC PLAN NO. DAP-XXX-XXX

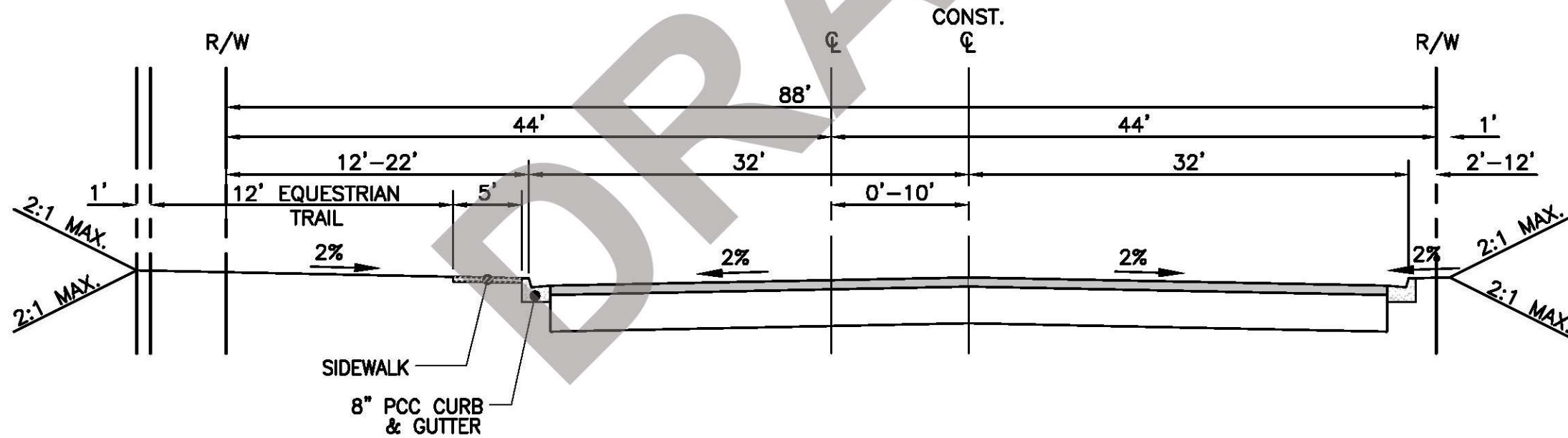
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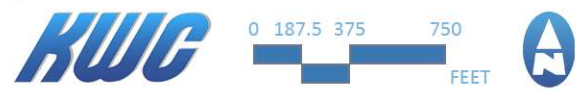
CRYSTAL RIDGE LANE TYPICAL SECTION
NOT TO SCALE



PRADO LANE TYPICAL SECTION
NOT TO SCALE



RECHE CANYON ROAD TYPICAL SECTION
NOT TO SCALE





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5.3 Roadway Financing

Transportation infrastructure funding will be a combination of several sources including but not limited to developer provided financing, community facilities district (CFD) funding; assessment district funding, road and bridge benefit district (RBBD) fees, transportation impact fees, or development impact fees, as provided for in the Project Development Agreement; or other similar mechanisms.

5.4 Roadway Classifications

Roadway classifications within the RDPSP Circulation Plan are in accordance with the City of Colton's General Plan Circulation (Mobility) Element. Streetscape and designs for these roadways are provided in Section 9, Design Guidelines

5.4.1 Proposed Local Streets:

Local Streets within RDP consist of 42' to 66'-foot right-of-ways. Whereas the 66' right-of-way creates a circulation connection for Crystal Ridge transitioning from the existing 50' right-of-way to the proposed 66'. A 56' right-of-way to the north is a transition from a 50' Prado Lane to a 66' local connector beyond the Southern California Edison easement. The connected roadway between the 66' right-of-ways is a 45' right-of-way local traffic road and is only considered a secondary access for the local community and not considered to be a local collector road as shown on Figure 5-2 Local Streets Cross Sections.

66' Right-of-way: The 66' section includes a 5' walkway on both sides of the street with one side having a meandering walkway accented by varying width parkway planters and the opposite side having a 4.5' parkway planter. The roadway contains two 18-foot travel lanes with curb and gutter on both sides of the street.

56' Right-of-way: The 56' section includes a 5' walkways on both sides of the street with a 4.5' parkway buffer between the walkway and street. The roadway includes two 18-foot travel lanes with curb and gutter on both side of the street.

50' Right-of-way: The 50' section includes a 5' walkway on only 1 side of the street with a 4.5' parkway buffer between the walkway and the street while the opposite side of the street shall have only a 4' parkway buffer without a sidewalk. The roadway includes two 18-foot travel lanes with curb and gutter on both sides of the street.

42'-45' Right-of-way: The 42'-45' section includes a 5' walkway on only 1 side of the street with either a 4.5' or 6.5' parkway buffer between the walkway and the street while the opposite side of the street shall have either a 4' or 5' parkway buffer without a sidewalk. The roadway includes two 14-foot travel lanes with curb and gutter on both sides of the street.

Local Streets provide local access and connectivity to the single-family residential neighborhoods throughout the community (see Figure 5-2 Local Streets Cross Sections). In certain locations, 20-foot



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private drives provide access to several residential lots. All proposed private drives must be less than 150 feet in length due to local fire code regulations.

5.4.2 Existing Streets

The following is a description of each of the existing roads depicted on Figure 5-3 Existing Circulation Roadway Cross Sections:

Reche Canyon Road: Reche Canyon Road provides regional access to RDP. As denoted in the Reche Canyon Specific Plan, Reche Canyon Road is a north-south roadway connecting Moreno Valley in the County of Riverside to the south with the City of Colton and City of Loma Linda to the north in the County of San Bernardino. The existing Reche Canyon Road is a two-lane roadway providing access to local residences and regional traffic to and from Riverside County. Future roadway improvements are identified in the project Traffic Impact Analysis by Fehr and Peers (F&P) and includes mitigation measures to improve traffic flow within Reche Canyon Road. Most of Reche Canyon Road is expressed by an 88' right-of-way shown in Figure 5-3 Existing Circulation Roadway Cross Sections

Prado Lane: As denoted in the Reche Canyon Specific Plan, existing Prado Lane serves as a Local "collector" street linking the northern portions of the RDPSP area to Reche Canyon Road through the existing community to the west of the RDPSP. Prado Lane will be extended into RDP as a Local Street and will be 50 feet wide right-of-way with two travel lanes, on street parking, and landscaping (see Figure 5-3 Existing Circulation Roadway Cross Sections).

Crystal Ridge Lane: As denoted in the Reche Canyon Specific Plan, existing, Crystal Ridge Lane serves as a "Local Street" linking the southern portions of RDPSP area to Reche Canyon Road through the existing community to the west. Crystal Ridge Lane will be extended into RDP as a local street and will also be 50 feet wide right-of-way with two travel lanes, on street parking, and landscaping (see Figure 5-3 Existing Circulation Roadway Cross Sections).

5.5 Non-Vehicular Circulation and Trails

RDP is composed of mountainous terrain and scenic beauty that makes it an ideal setting for a variety of recreational activities. Hikers and bicyclists enjoy hiking and riding on canyon roads and mountainous trails. Existing informal trails are located within the open space areas adjacent to the planning areas. Continued access to these trails is provided at various points within each Planning Area (see Figure 5-4 Non-Vehicular Circulation and Trails.)

Non-vehicular circulation linking the RDPSP land uses is accommodated by a system of interconnected trails and walkways. The loop road is designed to safely accommodate pedestrian and non-vehicular access specifically to open space and trails ("D" Street and "A" Street). These pedestrian and bicycle linkages connect each residential Planning Area and the recreational facilities located throughout the community. All bikeways within RDP shall be Class II (within roadway right-of-way). Class I bikeways are



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not permitted due to the topography of the site. In locations where bike paths are feasible, they shall be Class II (within road right-of-way).

The loop road consisting of “D” Street and “A” Street have 56’ and 66’ right-of-ways that have the capacity to enable Class II bikeways. Class II bikeways should have designated striping at a minimum of 5’ from the curb face but the preferred distance should be between 6’-8’. Bike lanes should be clearly marked and labeled with signage throughout from start to end of the lane. (See San Bernardino County Non-Motorized Transportation Plan - Chapter 6.2.2 Class II Bike Lane Facilities)

5.6 Circulation Master Plan Roadway Standards

RDP will be developed as a residential community utilizing local roadway standards compliant with the City of Colton subdivision ordinance. Prado Lane and Crystal Ridge Lane are designed as a Collector Roads in accordance with the City of Colton standards. See corresponding cross-sections presented in 5-3, Existing Circulation Roadway Cross Sections.

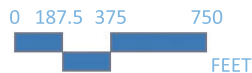
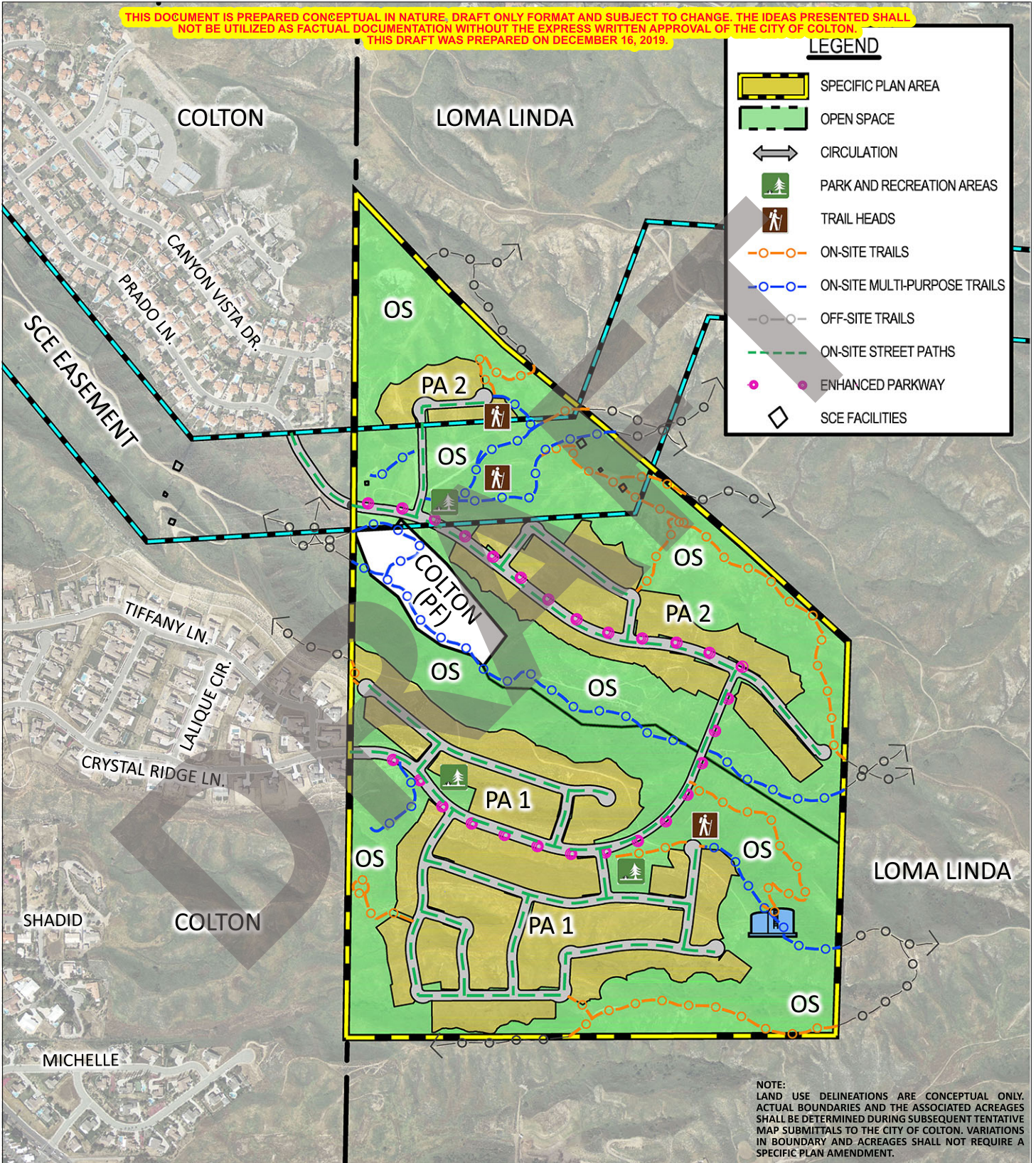
The interior local streets within RDP will be maintained by the City of Colton. The improvements will consist of paving, curb and gutter, sidewalks and landscaping on both sides for standard local roadways all designed and constructed to conform with City of Colton Subdivision Ordinance. The local street curb to curb roadway width will be 36’ wide allowing parking on both sides. (**Figure 5-2, Local Streets Cross Section**). A 4’ Public Utility Easement (P.U.E.) will be included on both sides behind the sidewalk. The main loop road connection Prado Land with Crystal Ridge Lane will include an additional 10’ (total of 20’) within one of the parkways. This additional space will provide pedestrian and bicycle modes of transportation.

Other design features for the interior local streets and loop road will include:

- ❖ Roads will be designed in accordance with the cross-sections of Figure 5-2 Local Streets Cross Sections.
- ❖ Driveways and access/entry points shall conform to the to the City of Colton standard access spacing requirements.
- ❖ Street lighting shall be installed in accordance with the requirements of the City of Colton Public Works Department.
- ❖ Onsite traffic signage and striping shall be implemented in conjunction with road construction.
- ❖ Maintenance of all access roads (i.e., water tank/fire access) within the project boundaries shall be the responsibility of the benefiting public agency, unless arranged otherwise pursuant to Section 10 of the RDPSP.
- ❖ The project will participate in the fair share costs associated with traffic improvements and impacts, as warranted.

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NON-VEHICULAR
CIRCULATION AND TRAILS / FIGURE 5-4



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5.7 Roadway Landscaping Standards

Roadway landscaping will be consistent with SECTION 9 Design Guidelines included herein and shall be incorporated into the design of tentative and final tract maps. Other features for on-site roadway landscaping standards shall include:

- ❖ Primary and secondary roadway landscaping improvements installed concurrent with construction of the road on which they front.
- ❖ Landscaping for neighborhood intersections shall be constructed as each neighborhood street is built as each neighborhood street is constructed.
- ❖ Landscaping within public rights-of-way will require approval by the City of Colton and assurance of continuing maintenance through the project's Homeowners Association or other appropriate entity.

See Section 9.5 of the Landscape Design Guidelines for additional discussion on roadway landscaping.

SECTION 6

INFRASTRUCTURE PLAN

6.1 Overview

The conceptual plans for water, sewer, drainage, grading and dry utilities are designed to serve RDP and improve service for adjacent neighborhoods. The plans include on and off-site infrastructure as necessary to meet the demands of RDP, mitigate any negative impacts on the existing systems and improve service. As conceptual plans, the specifications provided in these subsections may be subject to change based on the outcome of final design and engineering performed at the subdivision/implementation stage.

6.2 Water Infrastructure Plan

6.2.1 Water Infrastructure Plan Description

The RDPSP lies within the Sphere of Influence of the City of Colton. RDP will receive domestic water service from the City of Colton via the existing Reche II Pressure Zone and the proposed Reche III Pressure Zone systems.

Proposed water infrastructure is identified in **Figure 6-1, Conceptual Water Infrastructure Plan**. It should be noted that all street locations and development areas shown are conceptual and will be further defined during the submittal of a tentative map.

Storage, booster pumping and transmission capacity in the Reche II Pressure Zone are expanded to meet the demands of RDP. A 1.5-million-gallon reservoir is constructed in Planning Area (PA) 1 and accessed via "L" Street. The capacity of the existing Crystal Ridge Booster Pump Station will be upgraded to 1,000 gallons per minute. A transmission pipeline constructed to connect the Crystal Ridge Booster Pump Station to the proposed reservoir via "D" Street, "K" Street, "J" Street, and "L" Street. Distribution pipelines connect the reservoir to PA 1, PA 2 and the existing main in Prado Lane via "D" Street, "A" Street, "C" Street and "B" Street. This plan creates a looped water system within the Reche II Pressure Zone between Prado and Crystal Ridge Lanes that improves water quality, redundancy and firefighting capacity for the development as well as for the existing neighborhoods to the west of the development served via pipelines in Prado and Crystal Ridge Lanes.

Residential pad elevations in PA 1 are too high to be served by the Reche II Pressure Zone. Therefore, a new booster pump station will be constructed near the proposed reservoir to provide adequate water pressure to serve PA 1. This area is referred to hereafter as the Reche III Pressure Zone. Distribution pipelines connect the new booster pump station to PA 1 via "D" Street, "E" Street, "F" Street, "G" Street, "H" Street, "I" Street, "J" Street, "J" Street, "K" Street and "L" Street.



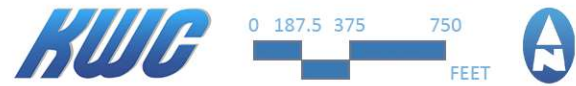
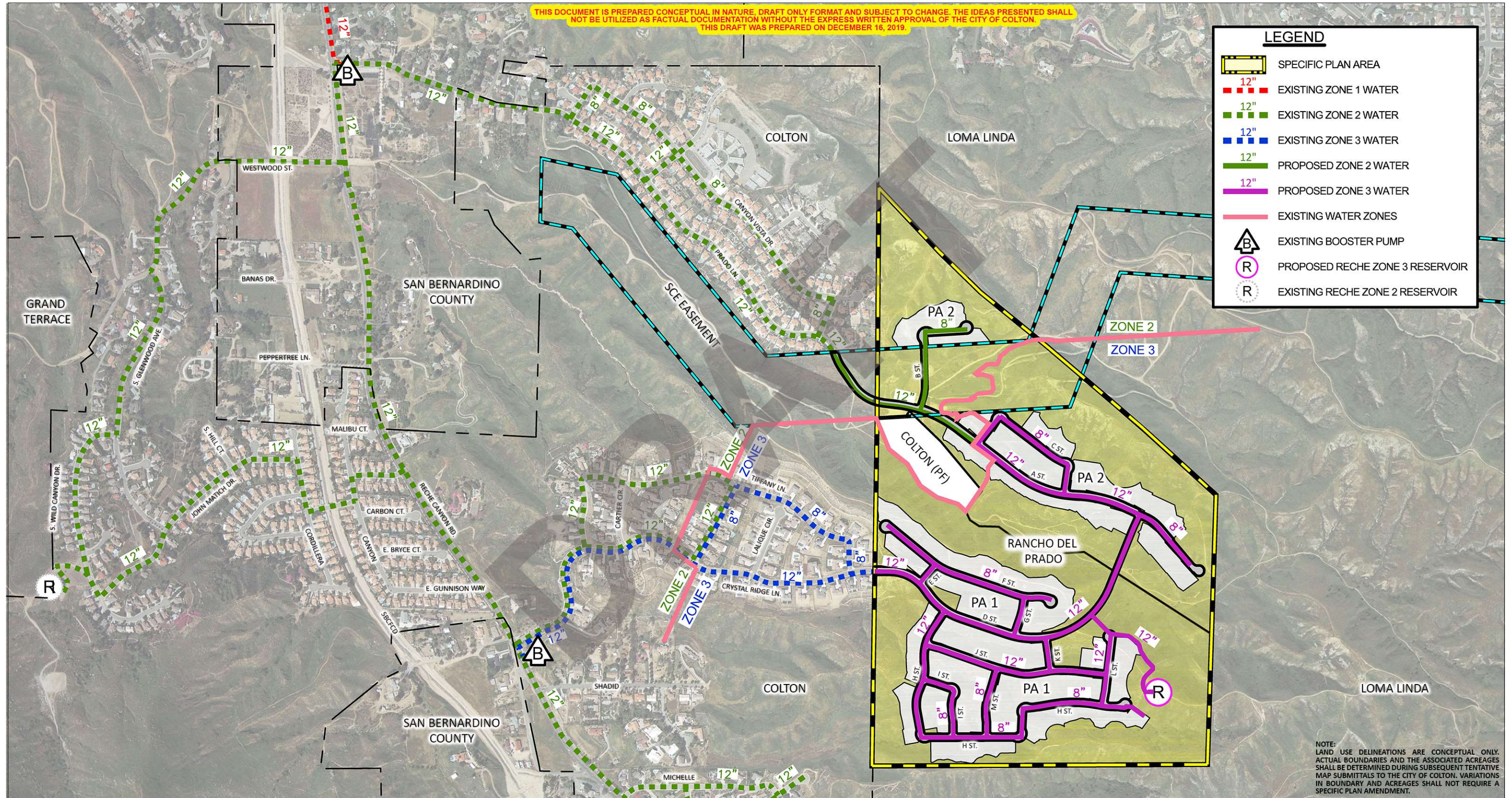
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6.2.2 Water Plan Development Standards

1. The water distribution system for RDP will receive water through existing waterlines in Prado and Crystal Ridge Lanes. 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 of RDP in addition to residents of the Crystal Ridge and Prado Lane communities.
2. All water facilities within RDP shall be placed underground with the exception of the water reservoir and associated facilities.
3. All water lines and facilities will be designed and installed pursuant to the requirements of the City of Colton.
4. Water reservoir tanks constructed on the site shall be designed, as appropriate, to minimize the visual impacts on existing and planned residential areas.
5. Any phased development of RDP will include construction of all water improvements necessary to serve a given phase, as well as any additional on-site facilities deemed necessary by the City of Colton to ensure adequate service to the area.
6. RDP shall provide a single master meter at the points of connection for large lot, multi-single-family detached home development.

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CONCEPTUAL WATER PLAN / FIGURE 6-1



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6.3 Sewer Plan

6.3.1 Sewer Infrastructure Plan Description

Per San Bernardino LAFCO, the development lies within the Sphere of Influence of the City of Colton. Sewer service to RDP is provided by the City of Colton by a series of 8-inch, 12-inch and 15-inch diameter gravity fed sewer pipelines. These pipelines converge in Reche Canyon Road north of Prado Lane.

Proposed sewer infrastructure is illustrated in **Figure 6-2, Conceptual Sewer Infrastructure Plan**. It should be noted that all street locations and development areas shown are conceptual and will be further defined during the submittal of a tentative map.

Wastewater generation in PA 1 is collected in pipelines in “E” Street, “D” Street, “K” Street, “J” Street, “L” Street, “F” Street, and portions of “H” Street and flows by gravity to the west where it discharges into the existing 12-inch diameter sewer pipeline in Crystal Ridge Lane. For the remaining residential areas in PA 1, there are two alternatives for wastewater conveyance. The first alternative is to collect wastewater in pipelines in “H” Street, “M” Street, and “I” Street at a proposed onsite lift station, then pump it via a new force main to a gravity pipeline in “H” Street. The second alternative is to collect wastewater in pipelines in “H” Street, “M” Street, and “I” Street where it discharges by gravity offsite along the southwesterly property line to a pipeline between the southwest corner of the development and the existing 8-inch pipeline in Parvin Lane.

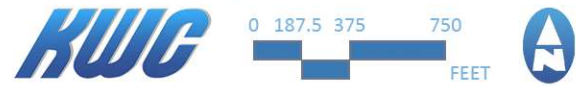
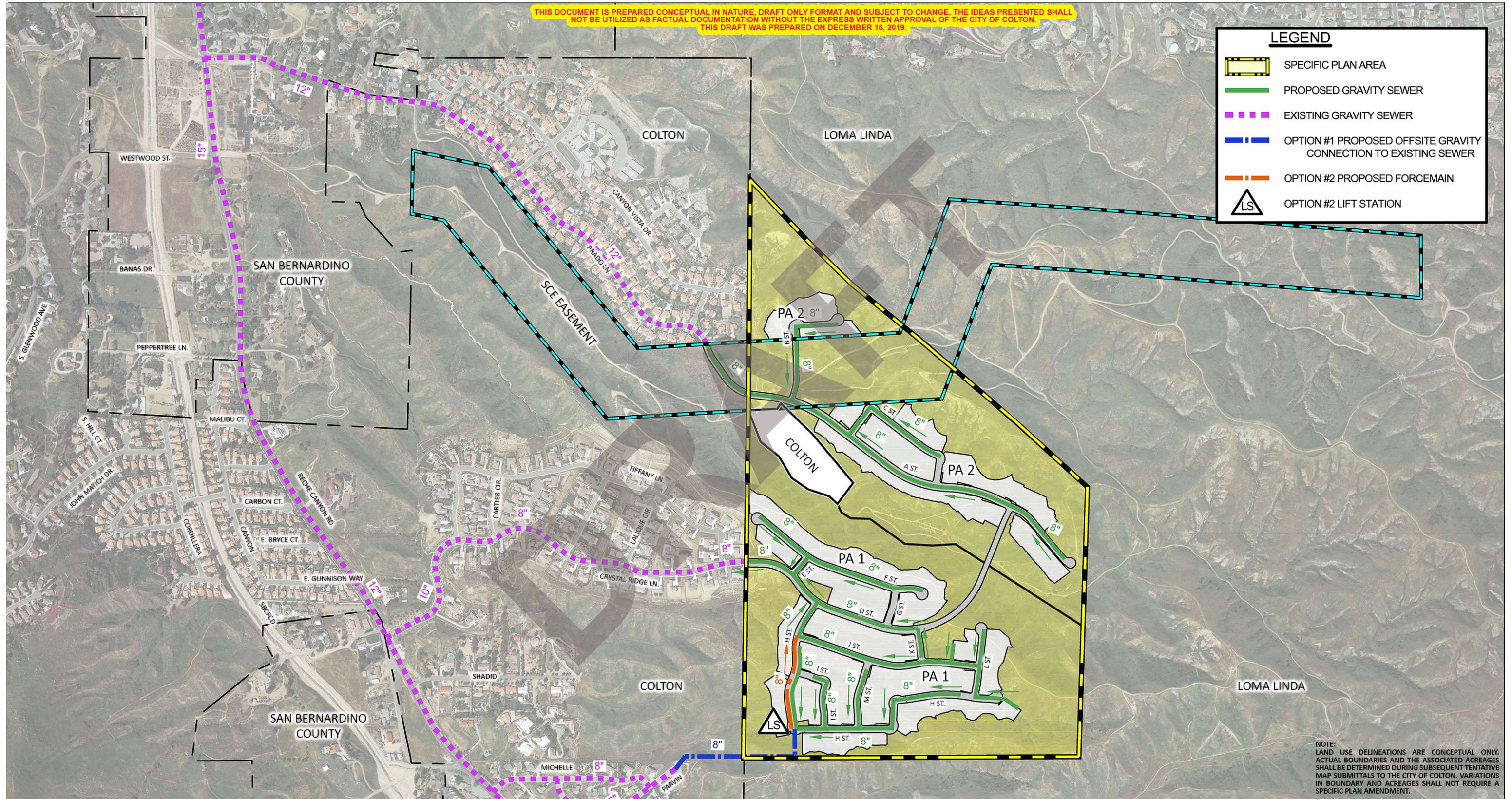
Wastewater generation in PA 2 is collected in pipelines in “A” Street, “B” Street, and “C” Street and flows by gravity to the northwest where it discharges into the existing 12-inch diameter sewer pipeline in Prado Lane.

6.3.2 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 phase of development or as needed.
5. Developer shall coordinate with the City of Colton to ensure adequate wastewater treatment capacity is available for all dwelling units constructed within the development.

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CONCEPTUAL SEWER PLAN / FIGURE 6-2



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6.4 Drainage and Water Quality Plan Description

The development is divided by a predominant, centrally located natural drainage way running from east to west in the direction of the existing terminus of Prado Lane at Reche Canyon Road. There is an existing City of Colton detention basin with a concrete spillway in this natural drainage to the southeast of the existing terminus of Prado Lane. Another existing natural drainage course exists along the western property line terminated in an existing basin just south of the Crystal Ridge Lane easterly terminus.

The proposed drainage and water quality infrastructure are illustrated in **Figure 6-3, Conceptual Drainage and Water Quality Plan**. It should be noted that all street locations and development areas shown are conceptual and will be further defined during the submittal of a tentative map.

The end of the centrally located natural drainage way and the existing detention basin are both in PA 1 and PA 2. The westerly natural drainage area is located with PA 1.

Drainage in PA 1 is generally conveyed west via “J” Street, “D” Street, and “H” Street and empties into two water quality basins near the western edge of the development prior to offsite discharge.

Drainage in PA 2 is conveyed parallel to the natural drainage then discharged downstream of the existing detention basin. The proposed Edison park in PA 2 includes several water quality and detention facilities to treat onsite storm water as well as detain/protect downstream facilities from mud and debris flows.

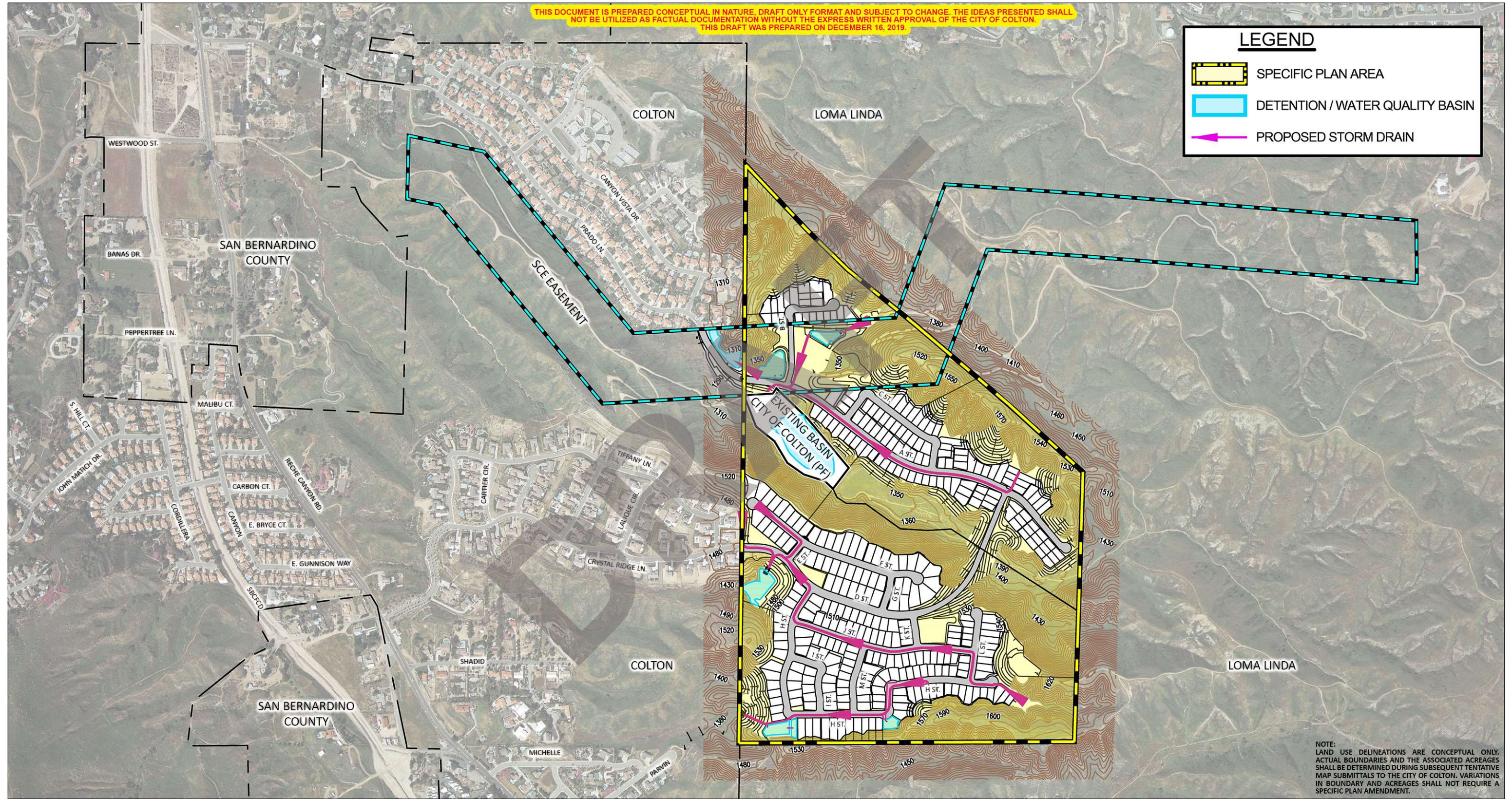
A network of drainage lines and water quality management basins are planned throughout RDP to mitigate any increase in storm water runoff flows as well as treat runoff for identified urban related pollutants of concern. The water quality management basins are designed according the City of Colton standards to detain and slowly release storm water and allow particles and associated pollutants to be captured prior to downstream release.

6.4.1 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 Section 0 herein. Specifically, construction of drainage infrastructure facilities should be timed to adequately service the planning areas in each stage of development.

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LEGEND

- SPECIFIC PLAN AREA
- DETENTION / WATER QUALITY BASIN
- PROPOSED STORM DRAIN

NOTE: LAND USE DELINEATIONS ARE CONCEPTUAL ONLY. ACTUAL BOUNDARIES AND THE ASSOCIATED ACRESSES SHALL BE DETERMINED DURING SUBSEQUENT TENTATIVE MAP SUBMITTALS TO THE CITY OF COLTON. VARIATIONS IN BOUNDARY AND ACRESSES SHALL NOT REQUIRE A SPECIFIC PLAN AMENDMENT.



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6.5 Grading

6.5.1 Grading Plan Description

Due to the hillside nature of RDP, the grading design retains ridgelines, dominant slopes, and drainage features across the property. In addition, the grading design will incorporate hillside development standards while protecting public visibility. The clustered grading concept builds on the design characteristics of the adjacent developments and provides opportunities for connectivity to existing recreational trails and access roads. To connect PA 1 with PA 2, loop a loop road is graded into the drainage area slopes to provide a secondary access connection between Prado and Crystal Ridge Lanes. The loop road will require a tiered retaining wall system as well as a bridge structure spanning the flowline of the centrally located drainage area within the conserved open space. Interior streets of each planning area hold a 5 percent maximum grade. Proposed grading is illustrated in **Figure 6-4, Conceptual Grading Plan**.

The grading design creates two balanced earthwork conditions; meaning limiting import and export of soil as a result of grading. Consistent with the City of Colton grading guidelines and as shown in the **Rancho Del Prado Conceptual Grading Plan**, the grading design focused on retention of natural features to provide a sense of open space and conservation. Each Planning Area fronts the on-site drainage area providing exceptional views and a connection to the conserved open space. In addition, while minimal, contour grading is proposed within the SCE easement. When completed this 500-foot wide easement will provide recreational opportunities and a continued sense of openness.

Because of the proposed grading PA 1 can be developed and graded separately from PA 2. In either case, grading for a loop road (“D Street” and “A” Street) and the accompanying bridge will be required to provide secondary access as well as access to the proposed onsite water reservoir and associated facilities in early development phases.

6.5.2 Grading Ordinance

While providing two distinct areas of clustered development, RDP utilizes the existing landforms to retain views, contour grade transitions and mimic the existing topographic undulations in an effort to integrate development into the existing topography and maintain the identity of the area. Where feasible, RDP incorporates the City of Colton’s Hillside Standards for excessive grading, retained earthwork, and landforming. Each planning area is “stepped” by utilizing existing slopes to provide buffer zones between each graded area. Manufactured slopes are graded to provide varying slopes and seamless transitions into the existing topography.

The grading design, residential lot orientation, and grading techniques provide for a community that blends into the existing environment.

Figure 6-5, Grading Cross Sections, demonstrate how RDP retains the existing hillside backdrop for the community when viewed from the west and northeast. All homes and other structures to be built in RDP are set well below the ridgeline, as required by the City’s hillside development standards.



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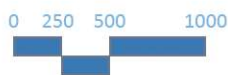
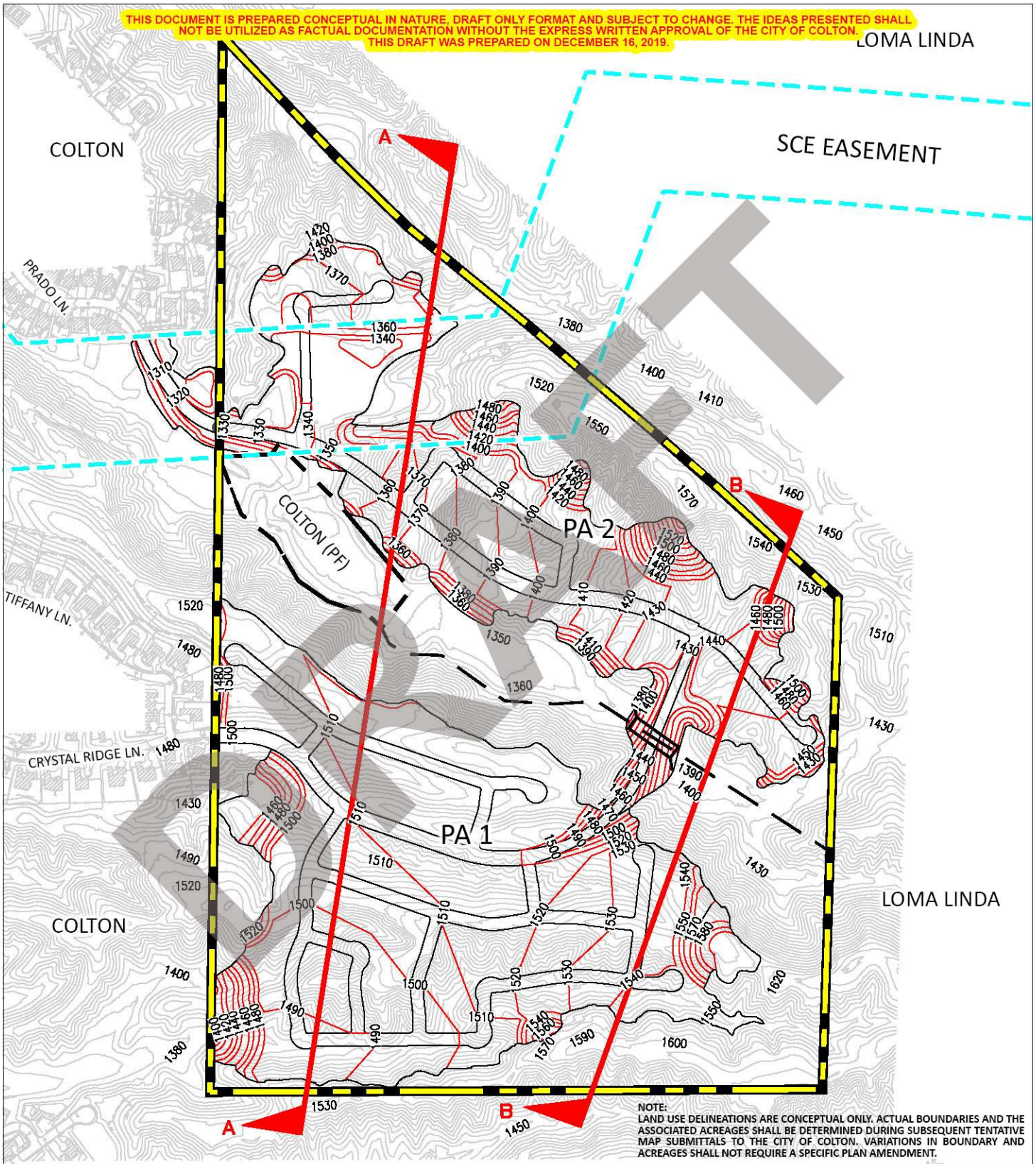
6.5.3 Grading Plan Development Standards

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 Rough 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. Sustainable techniques to prevent and minimize erosion and sedimentation during and after the grading process in accordance with the applicable construction general permit guidelines.
 - b. Approximate grading quantities for each planning area.
 - 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 in accordance with applicable laws, mitigation measures and conditions of approval.
6. Should the site be graded in separate phases, the Rough Grading Plan shall include a sustainable phased condition.
7. Where feasible, no structures shall be located within 50 vertical feet of the primary ridgeline of the South Hills.
8. Retaining walls over 15-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 12 feet.

Rancho del Prado

SPECIFIC PLAN NO. DAP-XXX-XXX

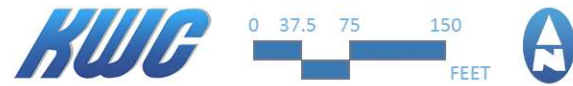
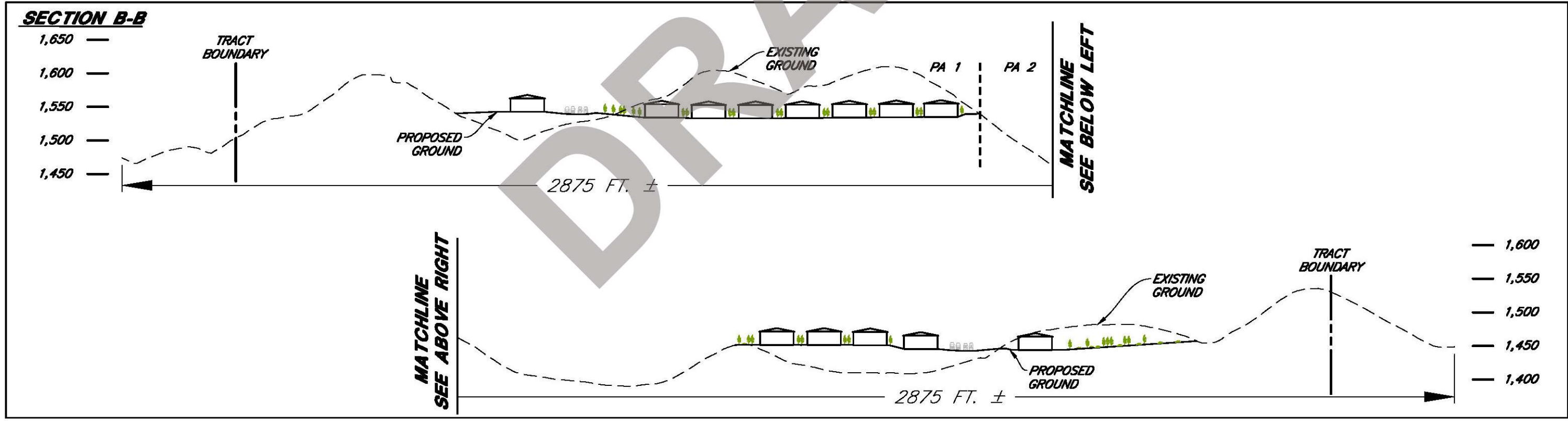
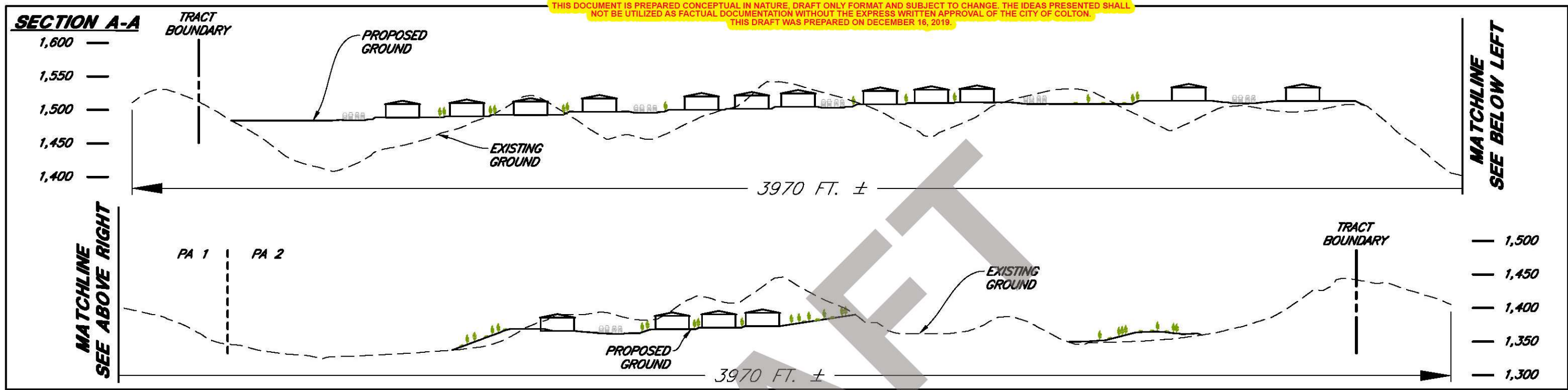
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CONCEPTUAL GRADING PLAN / FIGURE 6-4

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CONCEPTUAL GRADING CROSS SECTIONS / FIGURE 6-5



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6.6 Emergency Facilities

6.6.1 Emergency Facility Description

RDP is located within a Very High Fire Hazard Severity Zone within the County of San Bernardino. These zones are determined by fire hazard models which consider topography, wildland fuel, weather and historic wind directions. In coordination with the local fire authority, RDP incorporates emergency fire facilities onsite to benefit the local community by providing firefighting staging areas, secondary access points, and other firefighting infrastructure illustrated in Figure 6-6 Conceptual Emergency Fire Plan.

In addition to providing for a 1.5 MG reservoir to improve domestic and fire service for reliability and redundancy within the Crystal Ridge and Prado Lane neighborhoods, the reservoir site is also outfitted with a helicopter landing area and dip tank to provide a readily accessible location for firefighting helicopters to secure water. The dip tank is designed in coordination with the City of Colton. In addition, strategic areas within RDP may be used as staging areas for fire command stations and crews. The Emergency Fire Plan includes the proposed loop road which provides for Reche Canyon Elementary School to have two points of access to Reche Canyon Road.

6.7 Dry Utilities

RDP includes electrical, gas, and communications utility services as well as continued improvements to adjacent neighborhood services due to creating looped connections. Utility extensions are available at the ends of Prado Lane and Crystal Ridge Lane.

6.7.1 Electricity

The electrical service provider for the RDPSP is Colton Electric. An electrical connection point exists at the end of Prado Lane and from the closest electrical vault within Crystal Ridge Lane. Onsite street lights shall be designed in accordance with the City of Colton requirements and extended from each existing roadway.

6.7.2 Natural Gas

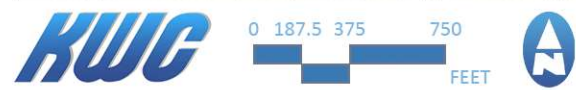
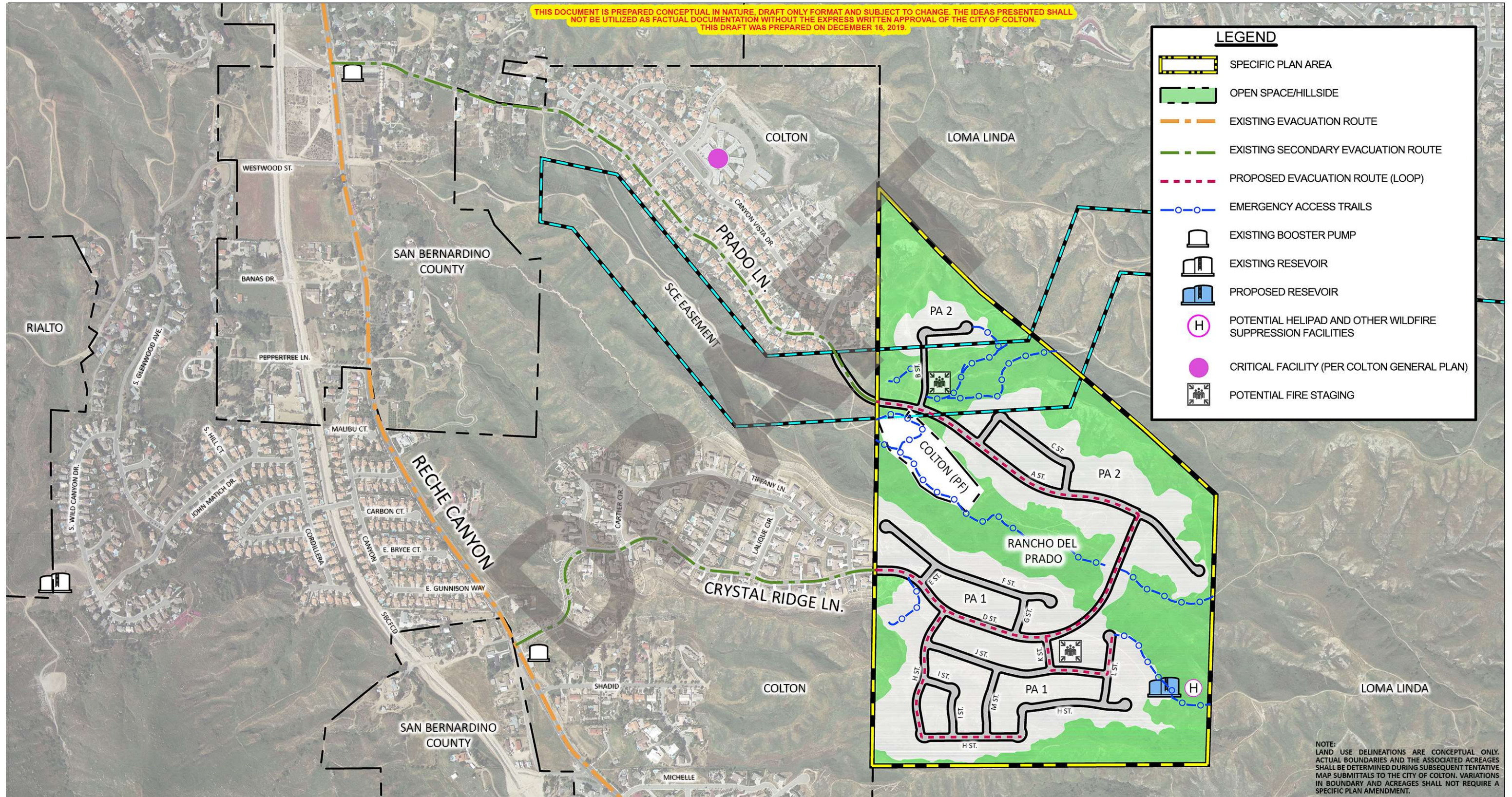
Southern California Gas (SCG) is the gas service provider for the RDPSP area. The existing 3-inch gas main line currently extends to the ends of both Prado and Crystal Ridge Lanes. These lines shall be further extended and looped through RDP. The looped connection within RDP provides resilient and redundant service to the RDPSP as well as the existing Crystal Ridge and Prado neighborhoods.

6.7.3 Communications

Communications services (phone, internet, and cable) shall be extended into the RDPSP area from existing underground facilities currently extended to the ends of Prado and Crystal Ridge Lanes. Available service providers include AT&T as well as Charter Communications. Fiber optic services/facilities may also be available following the submittal of design drawings to these service providers.

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CONCEPTUAL EMERGENCY FIRE PLAN / FIGURE 6-6



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6.8 Infrastructure Phasing Plan

The RDPSP infrastructure may be constructed in multiple phases in response to market demands and a logical and orderly extension of roads, utilities and infrastructure. The conceptual phasing is illustrated in **Figure 6-7, Conceptual Phasing Plan**. On-site facilities, such as water and sewer, parks, roads and utilities shall be developed in conjunction with project buildout. Provision of other services, such as fire protection, water and wastewater 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 Conceptual Phasing Plan depicts how RDP is envisioned to develop. The exact timing of implementation for any given phase is unknown and may vary based on a number of factors, including prevailing market and economic forces, as well as physical constraints or timing of infrastructure improvements.

6.8.1 Phase I

Phase 1 is generally within the southern portions of RDP including all improvements in PA 1, the continuation of Crystal Ridge Lane, and two water quality basins. Phase 1 requires mass grading of PA1 and PA2; the precast bridge; the loop road connection of Prado Lane to Crystal Ridge Lane (“D”/“A” Street); the Reche II Pressure Zone transmission pipeline connecting the project reservoir to the existing main in Crystal Ridge Lane; the Reche III Pressure Zone Booster Pump Station; the 1.5M gallon reservoir and connecting pipeline in “A” Street and “D” Street, and the necessary onsite, downstream detention and water quality facilities, together with any other improvements which are required for Phase 1 construction by applicable mitigation measures and conditions of approval. In addition, one of two alternatives for wastewater collection is included; either (1) a lift station and force main at the southwestern corner of the property, or (2) gravity flow via an offsite pipeline discharging to Parvin Lane. Phase 1 also includes off-site improvements in the continuation of Prado Lane; waterline transmission lines within Crystal Ridge Lane to Reche Canyon Road; improvements to the Crystal Ridge Booster Pump Station, as well as specific improvements to the traffic signal at the intersection of Crystal Ridge Lane and Reche Canyon Road.

6.8.2 Phases II and III

Phases 2 and 3 are also located within PA 1 and represent logical extensions of residential development and utility services. Community and roadway landscaping are installed by the developer of each phase or tract served by the local roadways.

6.8.3 Phases IV through VII

Phases 4 through 7 are also located within PA 2 and represent the logical extension of Prado Lane into RDP. Phases 4 and 5 include residential development along with a bisecting active/passive recreational park located within the SCE easement. Drainage infrastructure including detention and water quality basins are located along the loop road for drainage conveyance and treatment. A sewer line is extended from Prado Lane into PA 2 to provide wastewater services. Phases 6 and 7 utilize the loop road



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transportation and utility infrastructure for residential service extensions. Phases 4 through 7 also include community and roadway landscaping, installed by the developer of each phase or tract served by the local roadways.

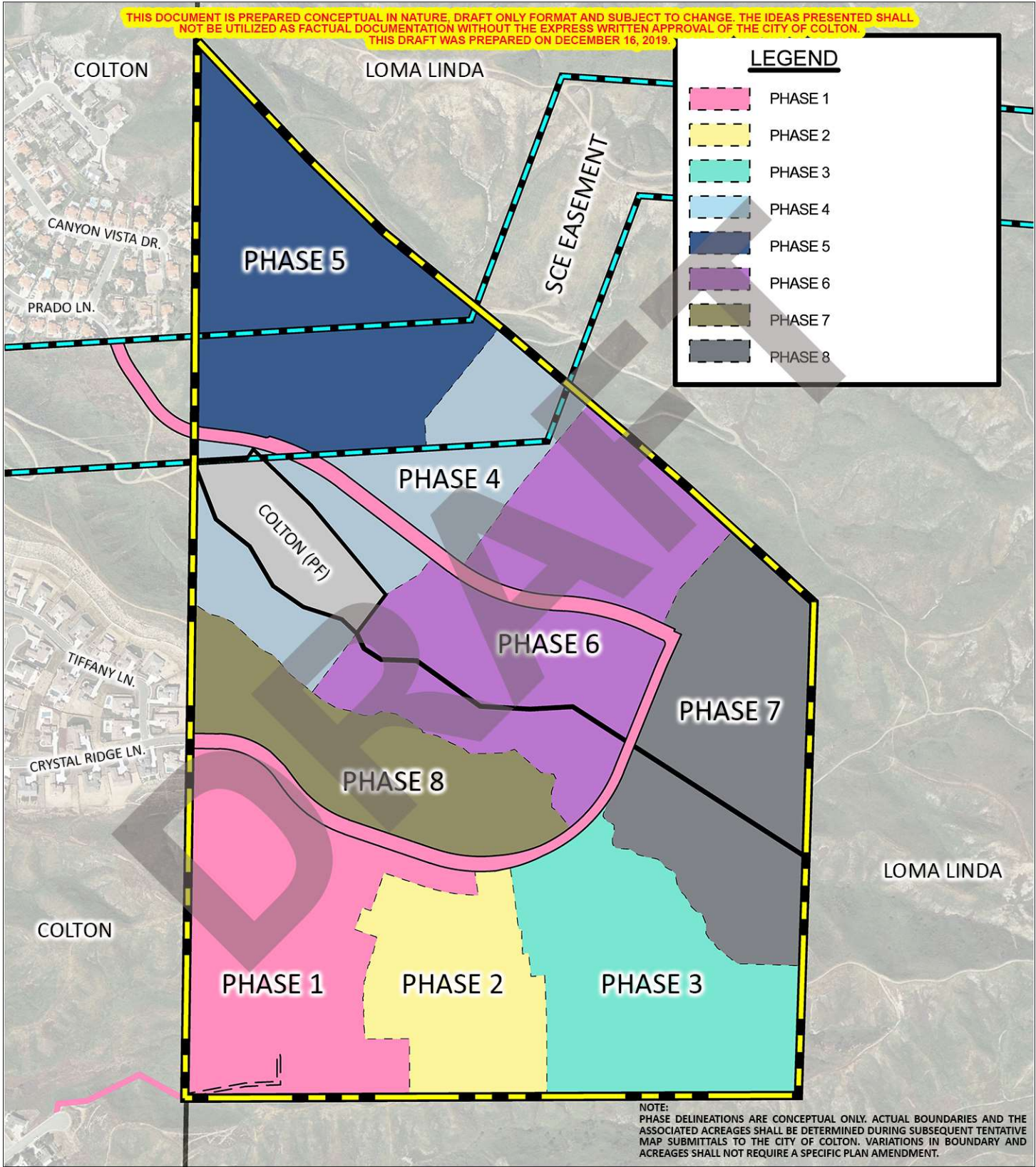
6.8.4 Phase VIII

Phase 8 is located within PA 1 adjacent to the RDP loop road and generally includes larger residential lots. All infrastructure services are extended from the loop road for the build-out of Phase 8.

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CONCEPTUAL PHASING PLAN / FIGURE 6-7

SECTION 7

RECREATION, OPEN SPACE AND LANDSCAPE

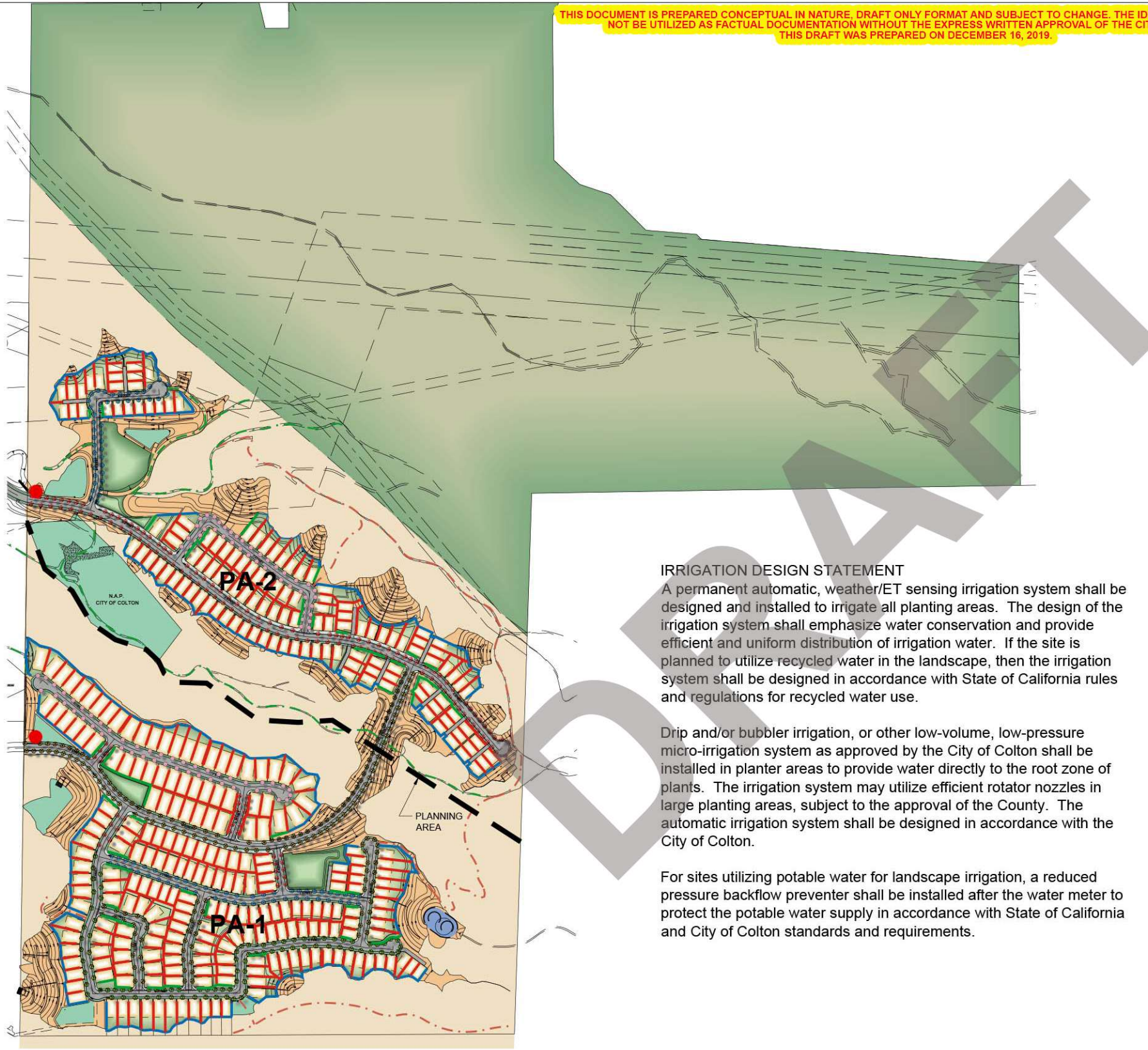
7.1 Overview

The Recreation, Open Space and Landscape Design Guideline focuses on retaining the City's scenic viewshed within the community, protecting hillside and environmentally sensitive areas and providing a wide range of active and passive recreational uses.

As demonstrated by Figure 7-1 Conceptual Landscape Master Plan, and the accompanying figures within this section, the landscape concept is intended to create a sense of community identity that links together the variety of land uses planned within the Specific Plan area.

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IRRIGATION DESIGN STATEMENT

A permanent automatic, weather/ET sensing irrigation system shall be designed and installed to irrigate all planting areas. The design of the irrigation system shall emphasize water conservation and provide efficient and uniform distribution of irrigation water. If the site is planned to utilize recycled water in the landscape, then the irrigation system shall be designed in accordance with State of California rules and regulations for recycled water use.

Drip and/or bubbler irrigation, or other low-volume, low-pressure micro-irrigation system as approved by the City of Colton shall be installed in planter areas to provide water directly to the root zone of plants. The irrigation system may utilize efficient rotator nozzles in large planting areas, subject to the approval of the County. The automatic irrigation system shall be designed in accordance with the City of Colton.

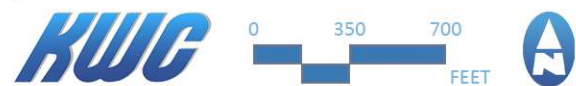
For sites utilizing potable water for landscape irrigation, a reduced pressure backflow preventer shall be installed after the water meter to protect the potable water supply in accordance with State of California and City of Colton standards and requirements.

LEGEND	
	MAINTAINED, IRRIGATED LANDSCAPE IMPROVEMENT ZONES
	PARKS / OPEN SPACE AREAS
	NATIVE OPEN SPACE AREAS. NO IMPROVEMENTS
	DETENTION BASINS
	RESERVOIR
	CONSERVED OPEN SPACE
	SERVICE TRAILS
	PROPOSED COMMUNITY TRAIL
	6' HIGH DECORATIVE MASONRY WALL
	6' HIGH TUBE STEEL FENCE
	NEIGHBORHOOD MONUMENTS

LANDSCAPE CONCEPT:

This landscape will consist of California-Friendly, low and medium water use plant material. All plants have been chosen from the low or medium water use category according to WUCOLS. Plants have been chosen to create a uniform theme across the site consisting of Mediterranean and California friendly plant material. Maintenance and longevity of plant material has been taken into consideration. Root panels and barriers will be utilized on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all shrub areas and 1-1/2" layer in all groundcover areas. All landscape areas will conform to the current City of Colton Landscape Guidelines and Standards.

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7.2 Open Space – Parks (OS-P)

The existing natural characteristics and proximity to conserved open space of RDP make it an ideal setting for a variety of recreational activities. Open space and recreation facilities are key elements of the RDPSP. The open space element of RDPSP not only defines RDP, it enhances the recreational values of the entire area for residents and visitors. In all, 86.2 acres, and 42% of the specific plan area is devoted to open space. The overall recreation and open space concept for the RDPSP development is illustrated in Figure 7-1 Conceptual Landscape Master Plan.

7.2.1 Parks

The City of Colton Open Space and Conservation Element (1987) and City of Colton General Plan, require five (5) acres of park area per 1,000 residents. This translates into a requirement for approximately 6.1 acres of park space within RDP based on a projected population of 1,211 residents (assuming 350 maximum dwelling units and 3.46 persons per dwelling unit).

The RDPSP exceeds this requirement by providing for 8.3 acres of passive and active park space. RDPSP includes three (3) community park sites (2.4-acres) serving PA 1 and PA 2 and a 5.9-acre passive park located in PA 2. See



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Figure 7-2 Neighborhood Park, Figure 7-3 Neighborhood Dog Park, and Figure 7-4 Edison Park for conceptual park designs and layouts.

A neighborhood park is located in PA 1, at the corner of “D” Street and “A” Street. A Park Development Agreement, which describes the park facilities and additional off-site amenities, shall be approved prior to construction. It is anticipated that a playground with a separate tot lot, as well as a shaded picnic area, walking trail, drinking fountain may be constructed.

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- (1) Figure 7-2 is an illustrative concept for the development of the park site. The PA 1 neighborhood park will also include direct access to the loop road extended parkway as well as a trail connection to the reservoir trail segment.
- (2) Neighborhood Dog Park is located in Planning Area 1, next to the cross section of “H” Street and “D” Street. A dog park, a walking trail with exercise stations, benches, a drinking fountain may be constructed in this area. Figure 7-3 is an illustrative concept for the development of the park site.
- (3) Edison Park is located in Planning Area 2, at the corner of “D” Street and “B” Street. It is anticipated that a playground with a separate tot lot, as well as a shaded picnic area, walking trail, drinking fountain may be constructed. Figure 7-4 is an illustrative concept for the development of the park site and proposed access and parking. The PA 2 Edison Park includes direct access to the loop road extended parkway as well as several on-site trail connections/trail heads leading to existing trails within the northerly conserved 227-acre open space area located adjacent to the RDPSP, as shown in Figure 7-5 Conserved Adjacent Open Space. In addition, several trail connections are also available leading toward the central drainage corridor. A Park Development Agreement, which describes the park facilities and additional off-site amenities, shall be approved prior to construction.

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- ① Playground
- ② Park Benches
- ③ Shaded Picnic Structure
- ④ Exercise Station
- ⑤ Turf
- ⑥ Buffer Planting
- ⑦ Concrete Walkway



NEIGHBORHOOD PARK / FIGURE 7-2

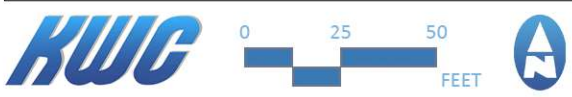
Rancho del Prado

SPECIFIC PLAN NO. DAP-XXX-XXX

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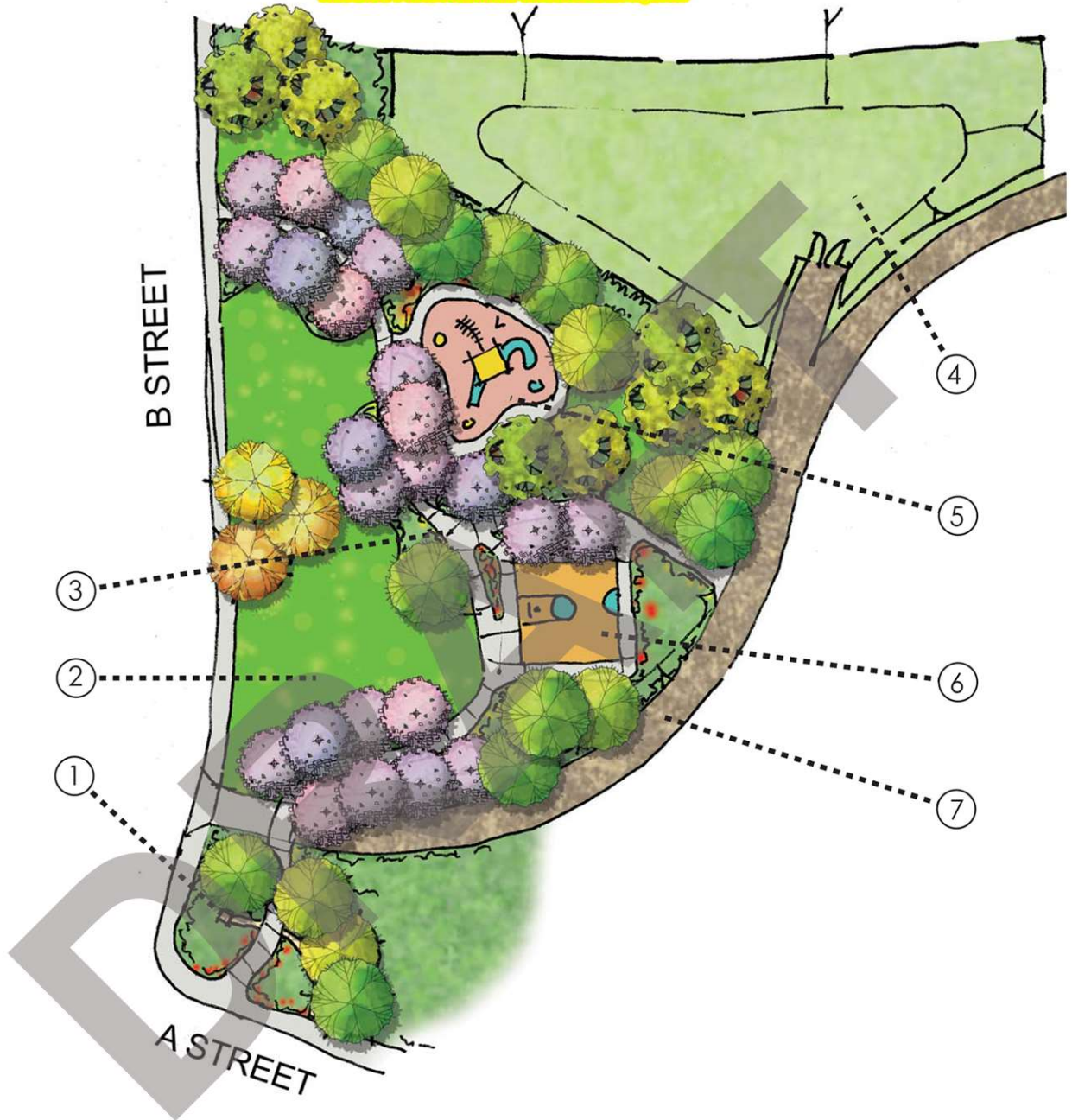
- ① Turf
- ② Concrete Walkway
- ③ Small dog play area
- ④ Shade Structure
- ⑤ Decomposed granite walkway
- ⑥ Double gated dog entrance
- ⑦ Large dog play area



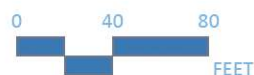
NEIGHBORHOOD DOG PARK / FIGURE 7-3

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- ① Park Monument Wall
- ② Turf / Informal Play
- ③ Concrete walkway
- ④ Water quality basin
-hydroseeded with native species
- ⑤ Playground with benches
- ⑥ 1/2 Basket Ball Court
- ⑦ Service Road and Trail Access

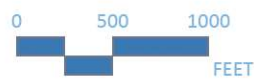


EDISON PARK / FIGURE 7-4

Rancho del Prado

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CONSERVED ADJACENT OPEN SPACE / FIGURE 7-5



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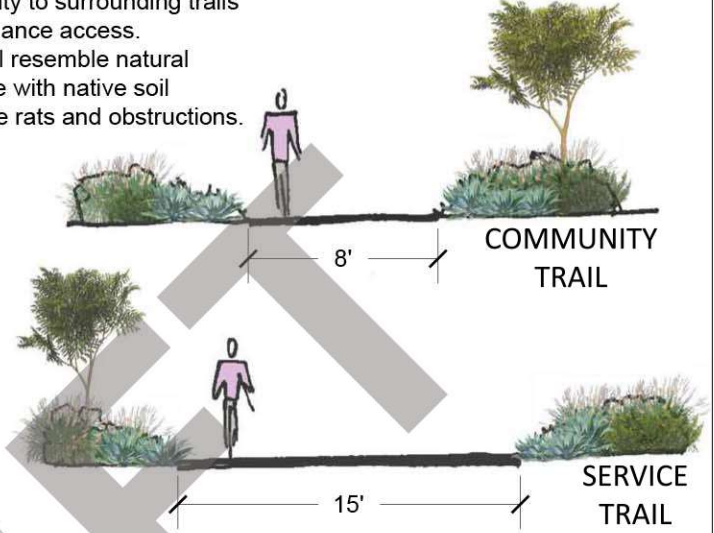
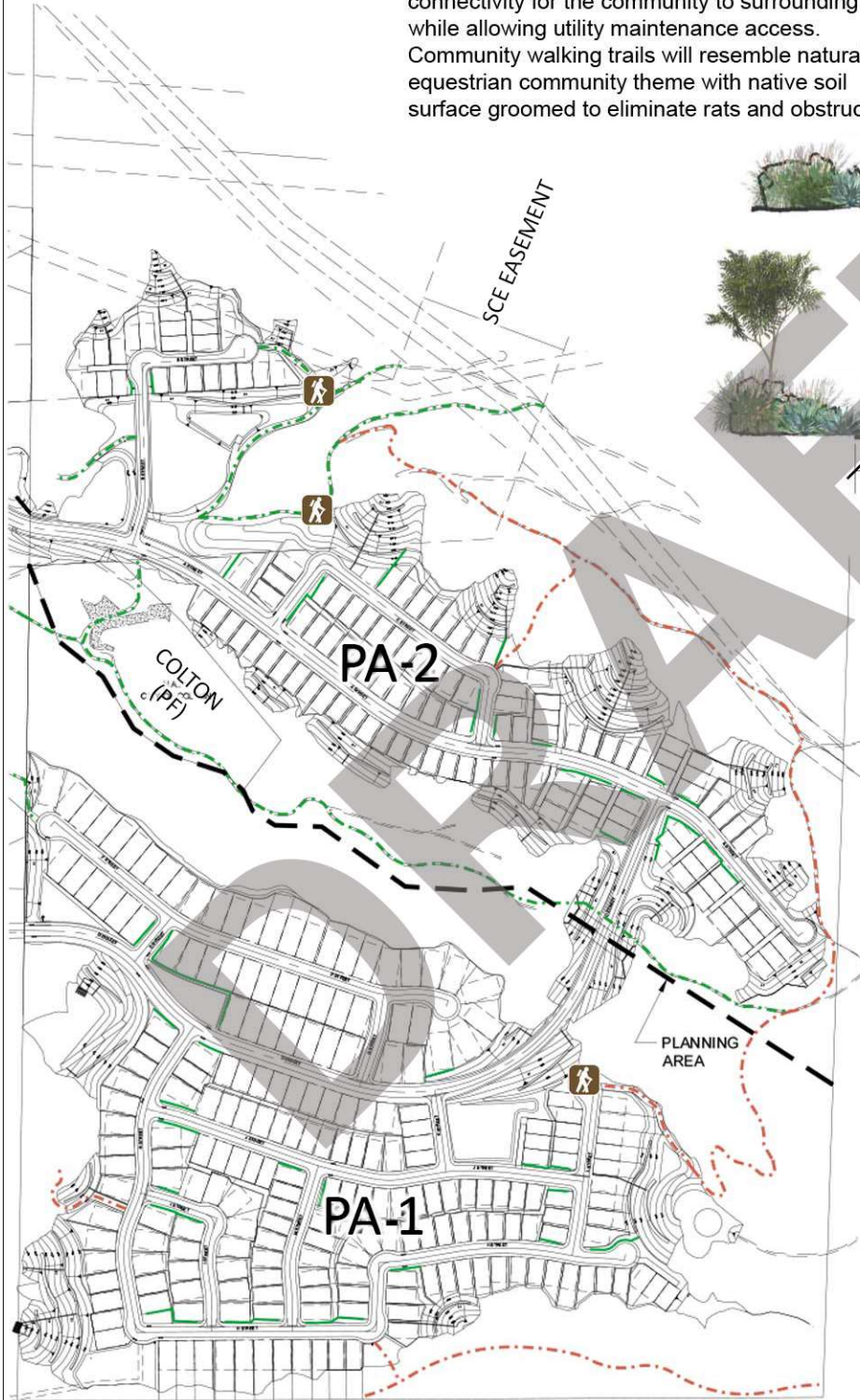
7.2.2 Community Trails

The RDPSP provides open space conservation along all sides of PA 1 and PA 2. Proposed trail connections and trail heads which connect to the Loma Linda South Hills, the 227-acre northerly conservation area, and trails within the central drainage corridor of the property will be identified along RDPSP property boundaries. RDPSP provides approximately 3.3-miles of recreational trails, 1.5 miles of which are included within a local looped trail. In addition, the RDPSP loop road provides consistent trail connectivity via the extended parkway for walking, hiking, and biking which identifies how onsite trails will connect to existing offsite trails.

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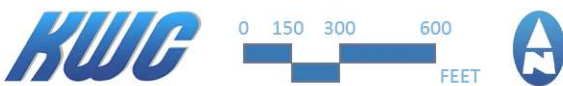
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activate with safe walking routes for the community. The existing maintenance path will provide connectivity for the community to surrounding trails while allowing utility maintenance access. Community walking trails will resemble natural equestrian community theme with native soil surface groomed to eliminate rats and obstructions.



TRAIL LEGEND	
	SERVICE TRAILS
	PROPOSED COMMUNITY TRAIL
	TRAIL HEADS

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CONCEPTUAL TRAIL AND TRAIL CONNECTIVITY PLAN / FIGURE 7-6



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7.3 Landscape Standards

7.3.1 Overview

The below standards provide general and specific criteria for onsite park, streetscape, hillside landscape, monumentation, and wall & fence design. This section provides the criteria for design of landscape plans that:

- Establish a development with its own community character
- Establish a common landscape palette to ensure community cohesiveness
- Ensure all landscaping is low water use
- Ensure all landscape material is appropriate for the region and specific use
- Provide homeowners with guidelines and recommendations, to aid in maintaining community cohesiveness and unity, while still allowing for a degree of personal expression.

General Irrigation Design, Installation and Maintenance Requirements:

Irrigation must be provided for the proper maintenance of all planted areas. The irrigation design and installation should follow Colton Municipal Code 13.30.110 Irrigation Design Plan.

General Planting Design, Installation and Maintenance Requirements:

- Employ a landscape palette throughout the planning area that encourages drought tolerant native plant species reflective of and compatible with the naturally occurring plant community.
- All landscaped areas shall be planted with turf, groundcover, shrub and/or trees selected from the plant palette contained in this section or as supplemented by the City of Colton. Landscape plans should generally provide a layered appearance, with lower growing plants in the foreground and larger growing plants in the background. The maximum area permitted for installation of turfgrass and high water need plants is twenty percent (20%) of the total landscaped area
- Slopes with a 5:1 ratio or greater and cut slopes equal to or greater than eight feet (8') in vertical height and fill slopes equal to or greater than five feet (5) in vertical height shall be planted with a ground cover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs spaced not more than ten feet (10') average on center, or trees spaced not to exceed thirty feet (30') average on center, or a combination of shrubs and trees at equivalent spacing, in addition to the groundcover.
- Soil characteristics within the site may vary. The developers/builders for parcels, which require landscaping within public areas, shall procure a horticultural soils report in order to determine proper planting and maintenance recommendations for proposed plant materials. Soils testing shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post planting recommendations. Plantings will be designed with the intent of limiting required maintenance. Hedges and other shrub layouts that require regular pruning will be avoided and designs should favor a plant's



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natural form. Spacing will be enough to allow plants to grow to full potential and to reduce pruning. Parkway planter areas will be mulched, and leaf material will be left to enrich the soil through decomposition.

- Plants should be maintained at optimum health through soil preparation, water management and nutrient monitoring to control the negative impact of pest and disease.
- Any single species within a streetscape or park area should represent no more than 25% of the total population. This improves species diversity and the ability to withstand the pressures of disease and pest infestation.

A minimum three-inch layer of mulch shall be applied on all exposed soils surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

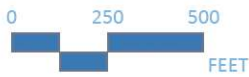
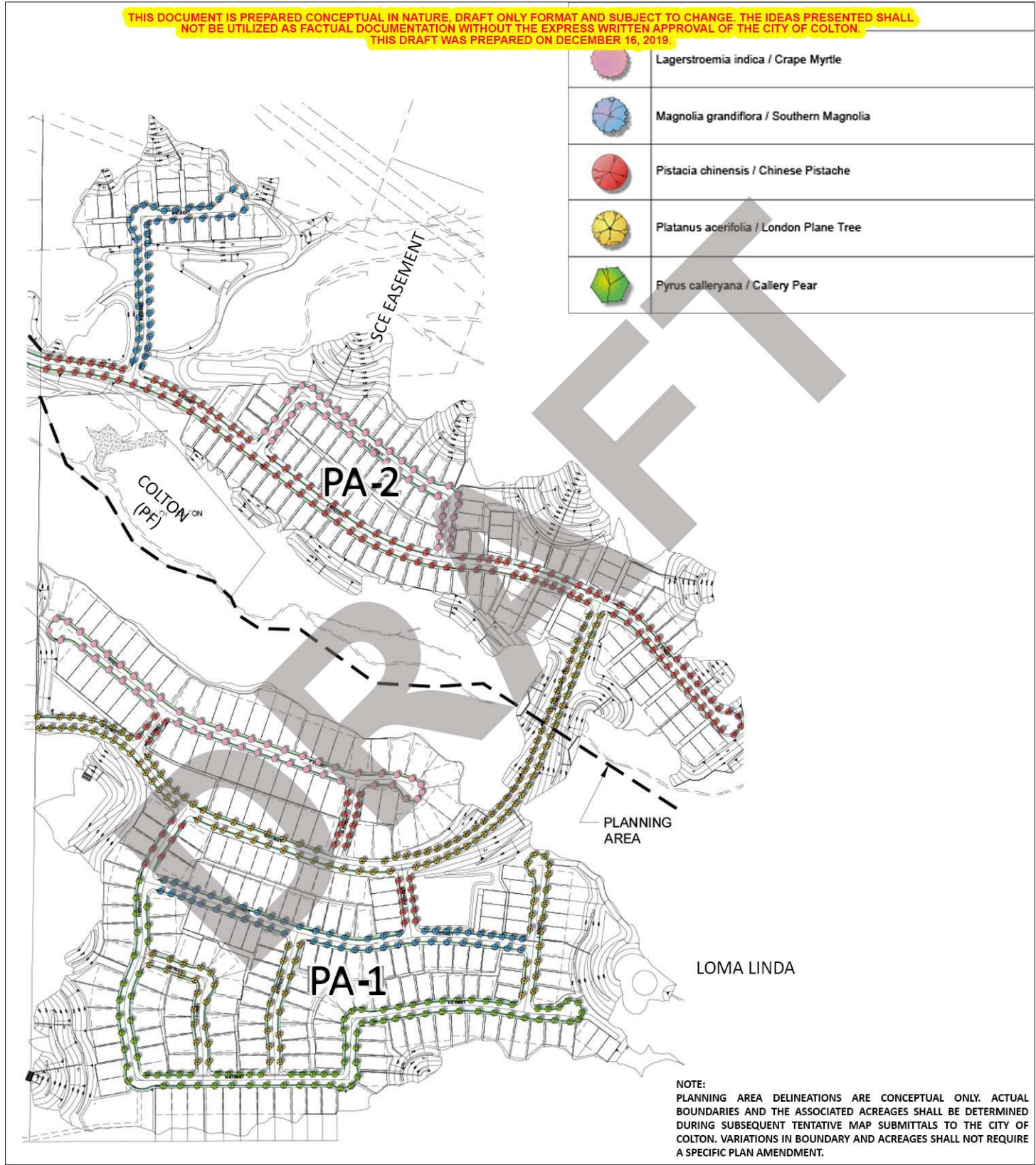
7.3.2 Street Tree Plan

The design intent of creating a unified community is carried through into the street tree design, see . The meandering sidewalk will have accent medium-tall shrubs along the R/W and accent ground cover along the curb side. There shall be one street tree per front yard and three per side yard, see . A sense of small neighborhoods is implemented by choosing tree species in correlation to street width and function. This creates visual lines along main streets and smaller pockets for residential streets. Wide public streets will have large shade trees along both sides, or where allowed. Smaller local streets will consist of accent shade trees. and illustrate different street conditions.

Rancho del Prado

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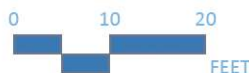
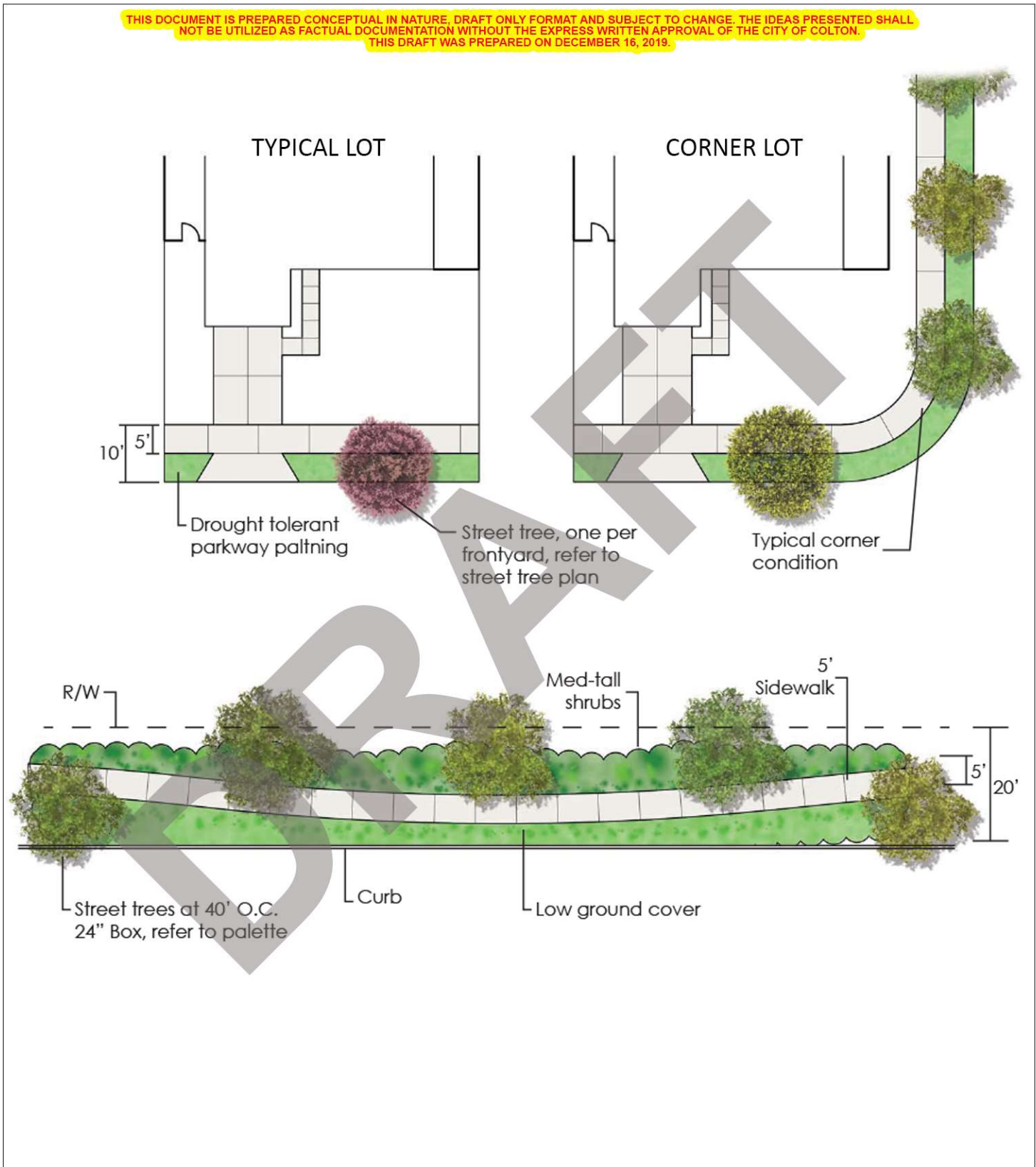
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STREET TREE PLAN / FIGURE 7-7

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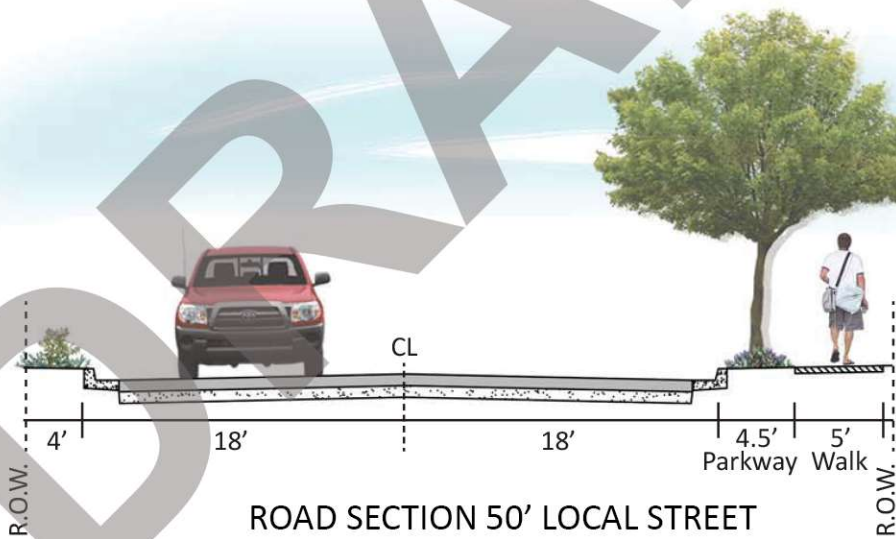
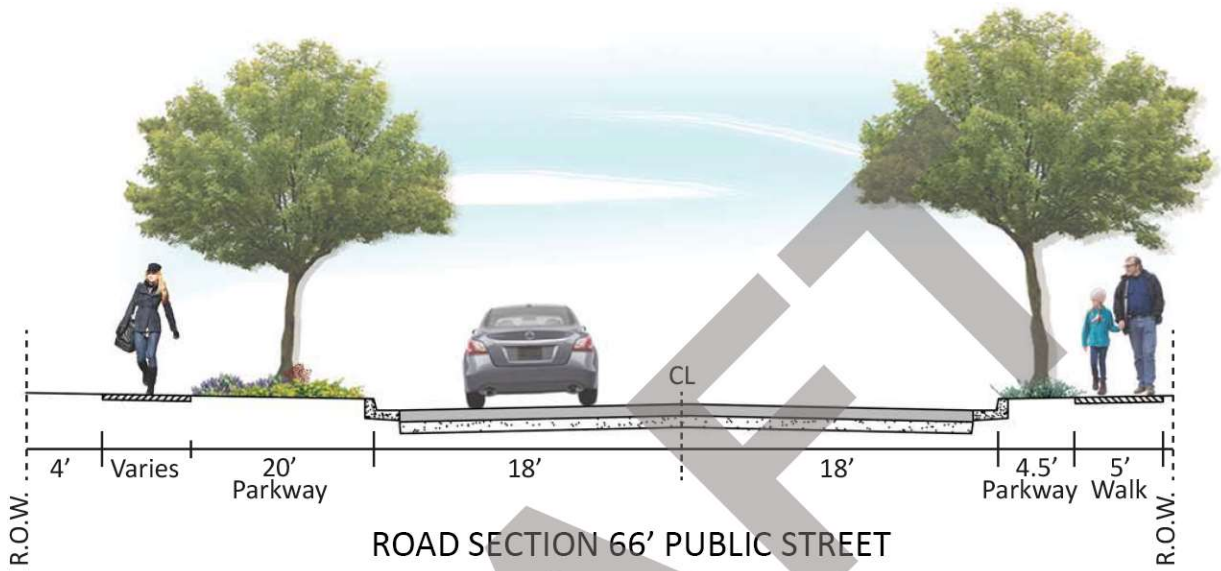
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STREETScape AND TYPICAL FRONT YARDS / FIGURE 7-8

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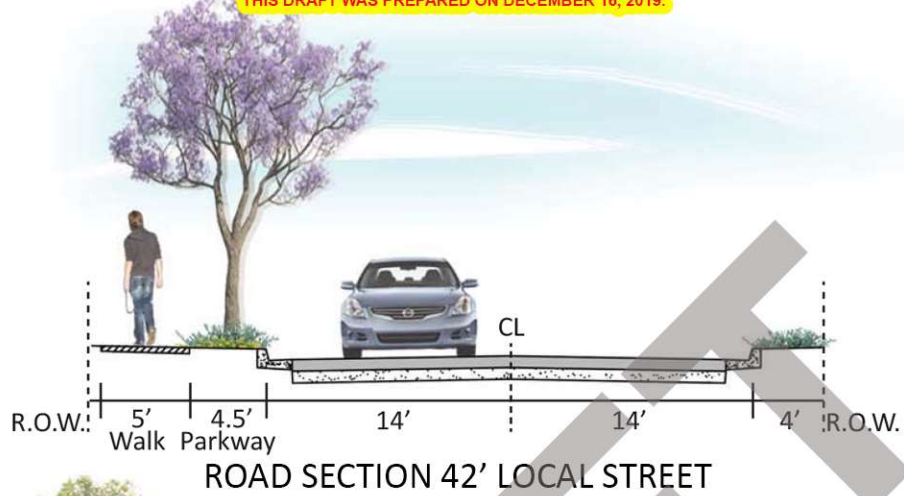
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STREETScape ROADWAY
CONDITIONS / FIGURE 7-9

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STREETSCAPE ROADWAY
CONDITONS / FIGURE 7-10



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7.3.3 Edge Conditions and Fuel Modification Zones

The RDPSP is designed to conform to existing Reche Canyon landforms. The grading design creates edge conditions and interfaces along natural and recreational open space throughout the plan. As shown in Figure 7-11 Edge Condition & Fuel Modification and Figure 7-12 Fuel Modification Slope Condition, careful resiliency planning to avoid excessing maintenance for the established community is important. Design elements such as drainage considerations and fire protection are included within the RDPSP. Fire protection to the project area is currently provided by the City of Colton Fire Department with additional emergency response from nearby stations in Loma Linda. The California State Division of Forestry also responds to fire in the area. Edge conditions and fuel modification zones shall be reviewed and approved by the City of Colton Fire Department.

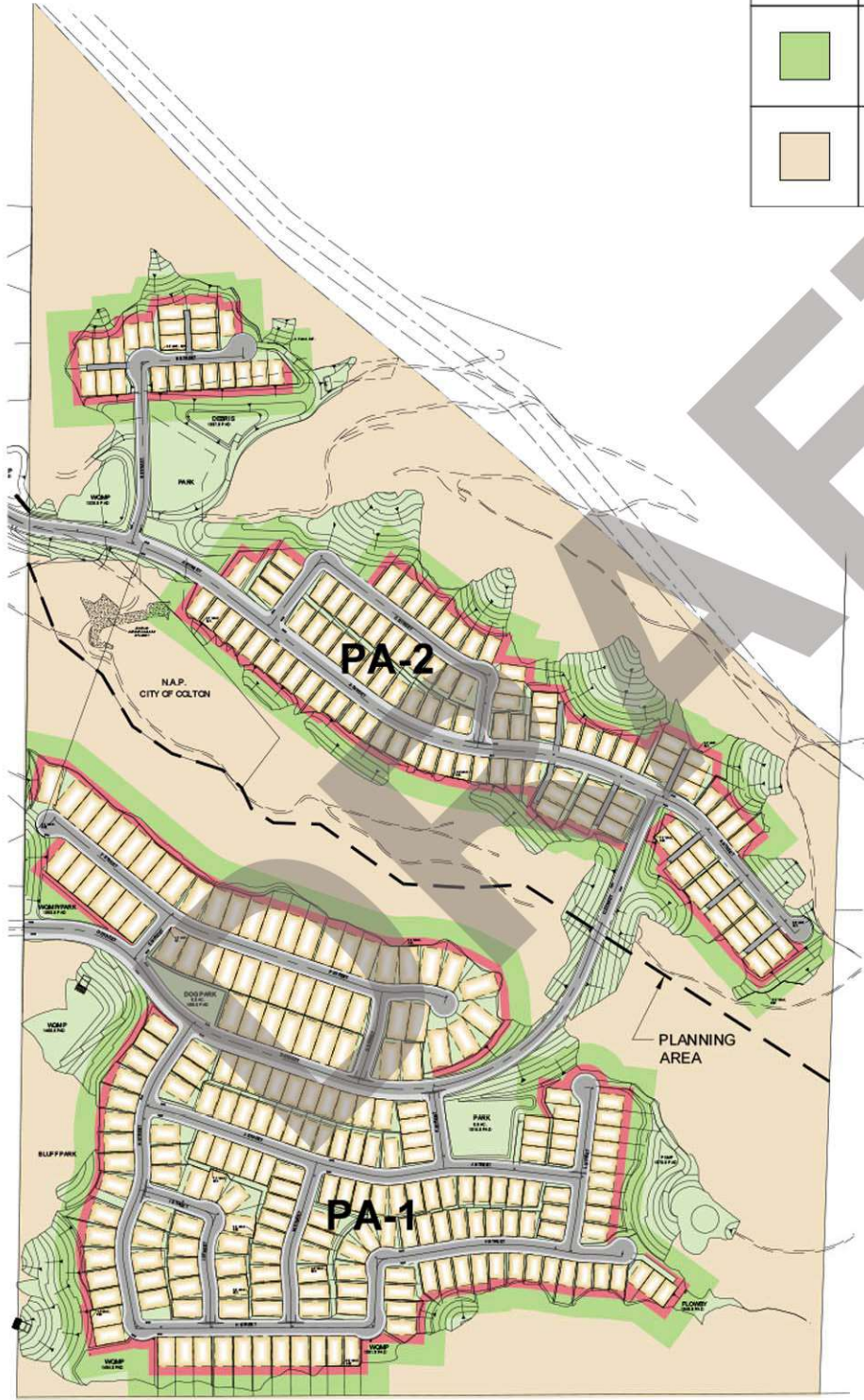
According to Cal Fire and Resource Hazard Program, the Rancho Del Prado area falls under Very High Fire Hazard Severity Zones (VHFHSZ) Local Responsibility Areas (LRA), which requires property owner must comply with natural hazards disclosure requirements at time of property sale and 100 feet defensible space clearance. Public Resources Code Section 4291(a) and (b) shall be followed as well to reduce the risk of fire hazard.

Rancho del Prado

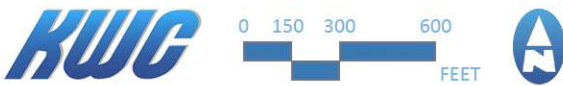
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	FUEL MODIFICATION ZONE 1 A 30' WIDE, IRRIGATED NATURAL SLOPE THINNING ZONE WHERE NATIVE VEGETATION IS THINNED TO 60% OF ITS ORIGINAL FUEL LOAD, AND/OR MOWED GRASSES
	FUEL MODIFICATION ZONE 2 A 70' WIDE, NON-IRRIGATED NATURAL SLOPE THINNING ZONE WHERE NATIVE VEGETATION IS THINNED TO 70% OF ITS ORIGINAL FUEL LOAD, AND/OR MOWED (WEED WHIPPED) GRASSES
	NATIVE OPEN SPACE AREAS. NO IMPROVEMENTS



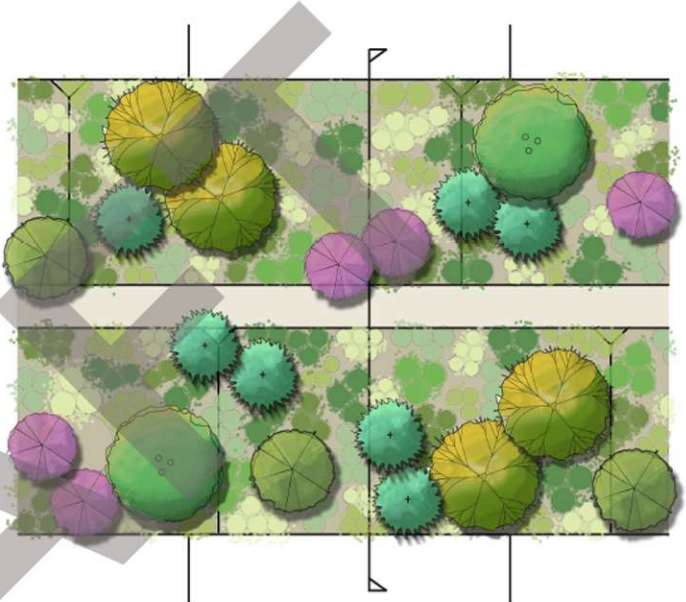
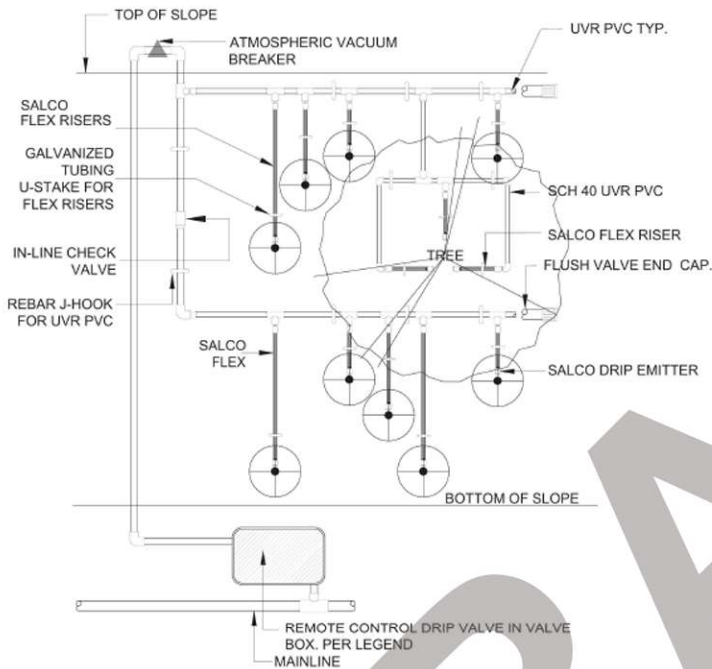
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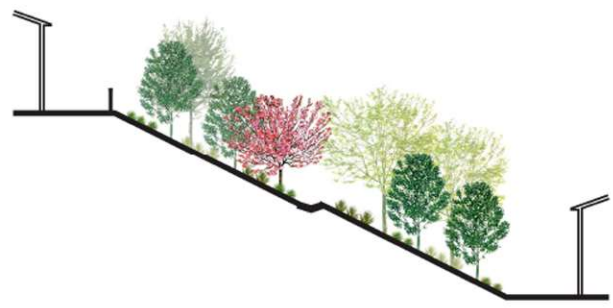
EDGE CONDITON &
FUEL MODIFICATION / FIGURE 7-11

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Fuel mod slope conditions



Residential slope conditions



FUEL MODIFICATION
SLOPE CONDITION / FIGURE 7-12



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7.3.4 Plant Palette

The plant palette in **Table 7-1**, below, has been selected to create a unified and cohesive design theme for the community. Generally, vegetation throughout the area consists of grasses and low woody shrubs with some desert scrub elements. The plant palette has also been selected to reinforce the nature character of the site. Other factors contribute to plant selection including fuel modifications, climatic conditions, soil conditions, and concern for maintenance and water conservation.

DRAFT

SPECIFIC PLAN NO. DAP-XXX-XXX

Scientific Name	Common Name
Trees	
<i>Alnus cordata</i>	Italian Alder
<i>Cercidium floridum</i>	Blue Palo Verde
<i>x Chitalpa tashkentensis</i> 'Pink Dawn'	Pink Dawn Chitalpa
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Lagerstroemia indica</i> 'Watermelon Red'	Crape Myrtle
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Dwarf Southern Magnolia
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plan Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Pyrus calleryana</i>	Chanticleer Callery Pear
<i>Rhus lancea</i>	African Sumac
Shrubs	
<i>Agave attenuata</i>	Fox Tail Agave
<i>Aloe</i> 'Blue Elf'	Blue Elf Aloe
<i>Anigozanthus flavidus</i>	Kangaroo Paw
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass
<i>Bougainvillea</i> 'La Jolla'	Bush Bougainvillea
<i>Callistemon citrinus</i> 'Little John'	Dwarf Bottle Brush
<i>Cistus x purpureus</i>	Orchid Rockrose
<i>Convolvulus mauritanicus</i>	Ground Morning Glory
<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender
<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye
<i>Leucophyllum frutescens</i>	Texas Ranger
<i>Muhlenbergia capillaris</i> 'Lenca'	Regal Mist Pink Muhly
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Osmanthus fragrans</i>	Sweet Olive
<i>Rosa x</i> 'Flower Carpet Red'	Rose
<i>Rosemarinus officinalis</i> 'KenTaylor'	Ken Taylor Rosemary
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican bush sage
<i>Santolina virens</i>	Green Lavendar Cotton
<i>Westringia fruticosa</i>	Coast Rosemary
<i>Vitis girdiana</i>	Desert Wild Grape
Groundcover	
<i>Myoporum parvifolium</i>	Creeping Myoporum
<i>Rosmarinus officinalis</i> 'Prostratus'	Trailing Rosemary
<i>Verbena peruviana</i>	NCN
<i>Senecio serpens</i>	Blue Chalksticks
<i>Teucrium chamaedrys</i>	Germander

SPECIFIC PLAN NO. DAP-XXX-XXX

Scientific Name	Common Name
Trees	
Arbutus unedo	Strawberry Tree
Cercis occidentalis	Western Redbud
Heteromeles arbutifolia	Toyon
Prunus ilicifolia	Holly Leaf Cherry
Quercus agrifolia	Coast Live Oak
Rhus lancea	African Sumac
Sambucus Mexicana	Mexican Elderberry
Groundcover	
Acacia redolens 'Low Boy'	Prostrate Acacia
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Bush
Ceanothus 'Yankee Point'	Yankee Point Ceanothus
Cistus salvafolius prostratus	Sage Leaf Rockrose
Fremontodendron 'Dara's Gold'	Flannel Bush
Iva hayesiana	Hayes Iva
Pyracantha coccinea 'Lowboy'	Lowboy Pyracantha
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary
Salvia sonomensis 'Bee's Bliss'	Bee's Bliss Sage



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7.3.5 Entry Monumentation

The entrances to RDP from Prado Lane and Crystal Ridge Lane will each include entry monuments. The entry monument at Prado Lane provides identification that will reflect the rustic, modern theme of the project, and create an entry portal and sense of arrival. Each entry point is adjacent to open space area that will enhance the sense of entry, distinguish RDP as a separate neighborhood and provide a buffer to existing residents. The open space at each entry point will contribute to the identity of RDP as an enclave within conserved open space. The Crystal Ridge Lane entry is complemented by the Rancho Del Prado monument that is subtle and focused. Together, these two entry statements will create a feeling of arrival into the area. Refer to for the design concepts of these two key entry statements.

The primary feature of monument is the use of natural or prefabricated stone and pre cast concrete sign, which may be approximately 5 feet tall, 15 feet wide. The landscape theme is reinforced by native and drought tolerant plantings. Wall lights may be used to illuminate the monument signs; however, lighting shall be focused on the sign face to minimize glare.

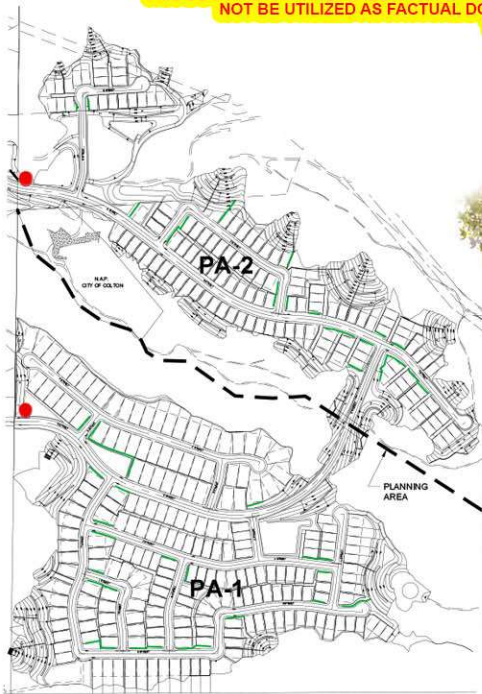
7.3.6 Signage

The style, size, shape, and color of the signage material shall be consistent with the architectural style of the community and present an elegant statement and presentation. Letters shall be of a type, finish, size, and mounting which offer good visibility, an appearance of high quality, low maintenance, and the ability to last a minimum of ten (10) years with no significant upkeep. The letters shall be mounted in a fashion that projects beyond the face of the wall and creates an attractive shadow pattern. Removable letters shall not be permitted.

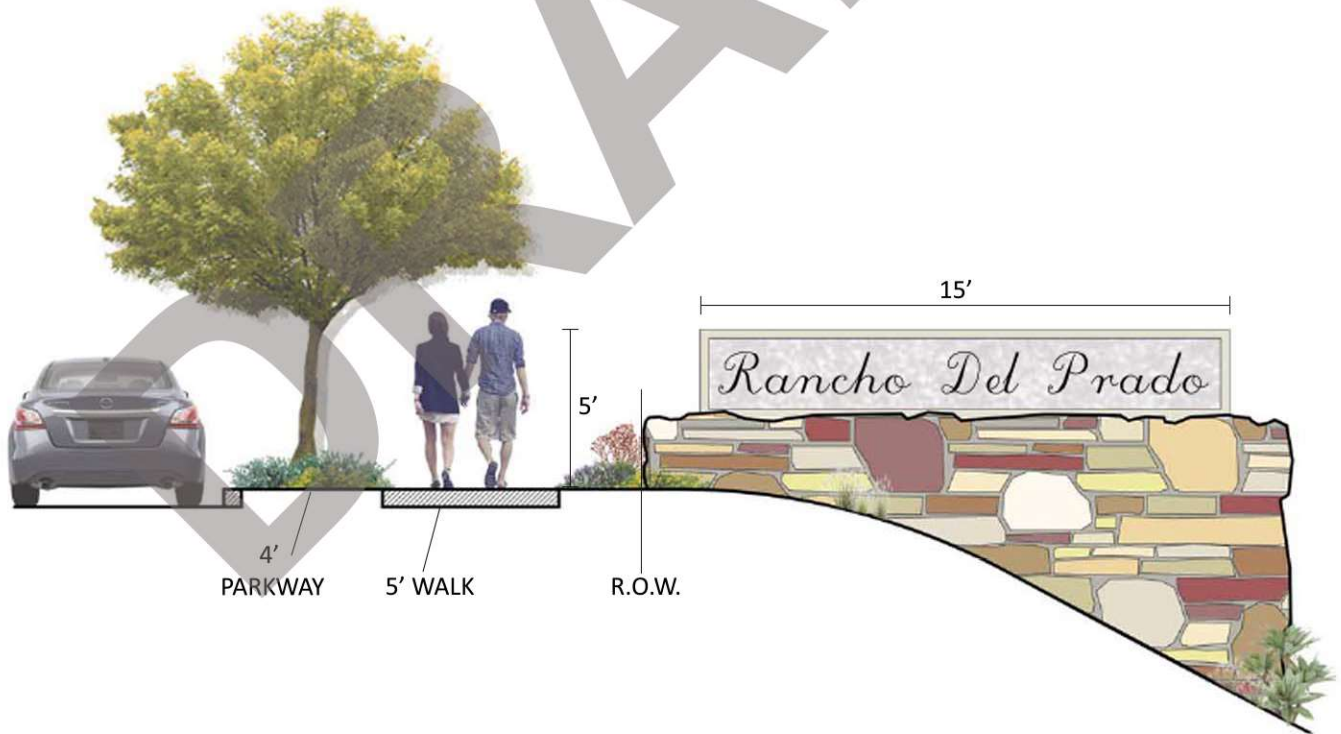
Rancho del Prado

SPECIFIC PLAN NO. DAP-XXX-XXX

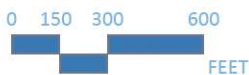
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LEGEND	
●	NEIGHBORHOOD MONUMENTS



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ENTRY MONUMENTATION / FIGURE 7-13



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Figure 7-14 Site Signage

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7.3.7 Community Wall and Fence Plan

Community walls and fences will be utilized where residential uses are adjacent to the main looped road. **Figure 7-14, Conceptual Wall and Fence Plan** provides graphics of typical walls provided within the community. There will be four (4) types of walls – Community Theme, Property and Tubular Steel and screen walls. Each type is described below:

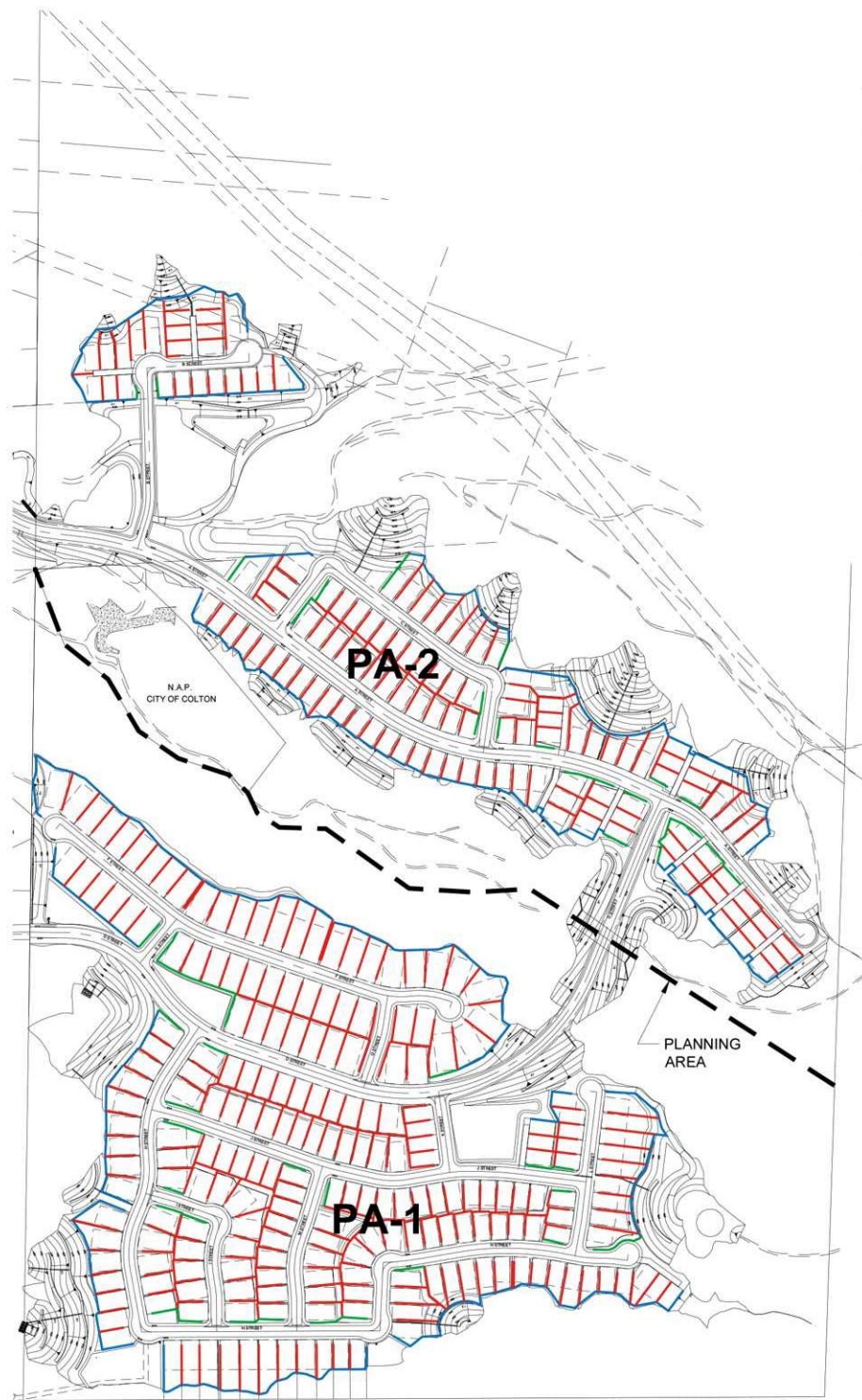
Community Theme Walls: Masonry community theme walls will be provided where residential land uses are adjacent to the main loop road/Local Collector roadway. Wall faces visible from public streets shall be articulated with a split face block, include a concrete cap that provides a textured finished appearance and will be either intragrout colored or stained. Wall faces not visible from public streets may be constructed with masonry block. Community theme walls will also be utilized within larger or tiered retaining walls along the RDPSP loop road in color to complement the RDPSP theme and include projecting pilasters to vary and divide the wall plane. These walls and fences shall generally not exceed six feet (6') in height, unless necessary for noise attenuation or other special circumstances described in Colton Municipal Code Chapter 18.38 Fence, Hedges and Walls. To aid in the prevention of graffiti, self-clinging vines shall be planted to help ensure full coverage of the public-facing side of all walls.

Property Walls: All walls separating individual homes shall be masonry. Property walls are to be required between single-family detached homes and adjacent to internal backbone streets (i.e. "J" Street). These walls will provide enclosure for yards and private patios. Wall faces visible from public streets shall feature a textured, split face finish. Wall faces that are not visible from public streets may be constructed with masonry block. Property walls shall not exceed six feet (6') in height. The color finish of property walls shall be by integral color or stained and shall complement the RDPSP theme of the community.

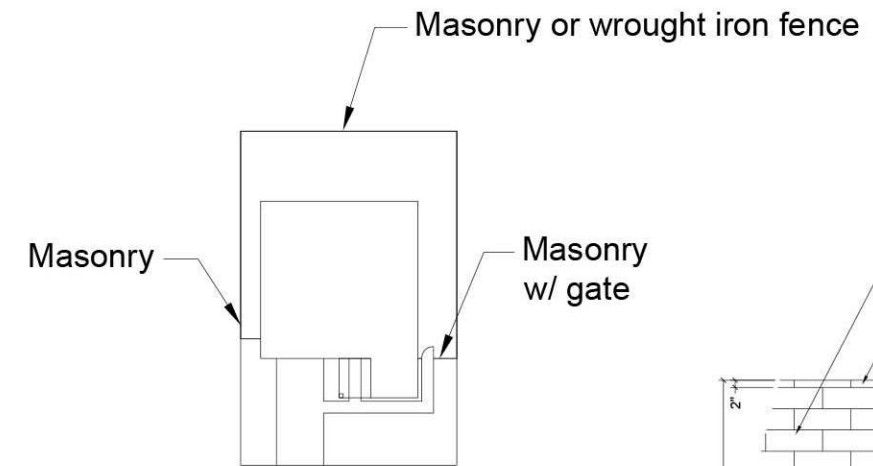
Tubular Steel Fencing: Tubular steel fencing will be provided within PA 1 and 2 and along the open space edge conditions. Tubular steel fencing retains scenic views while maintaining security. The color finish of the tubular steel fence should complement the community's design theme. Other view fencing may be selected depending on its location in relation to fuel modification requirements.

Screening: Planting material and/or hardscape material, such as block walls, vinyl fencing, shall be required to screen storage areas, trash enclosures, parking areas, air conditioning units, and other such elements (except residential driveways). Additionally, any above ground public utilities, such as, but not limited to, electrical substations, water storage facilities, and treatment plants shall also be provided with perimeter landscape screening to the extent possible and painted to integrate into the overall community.

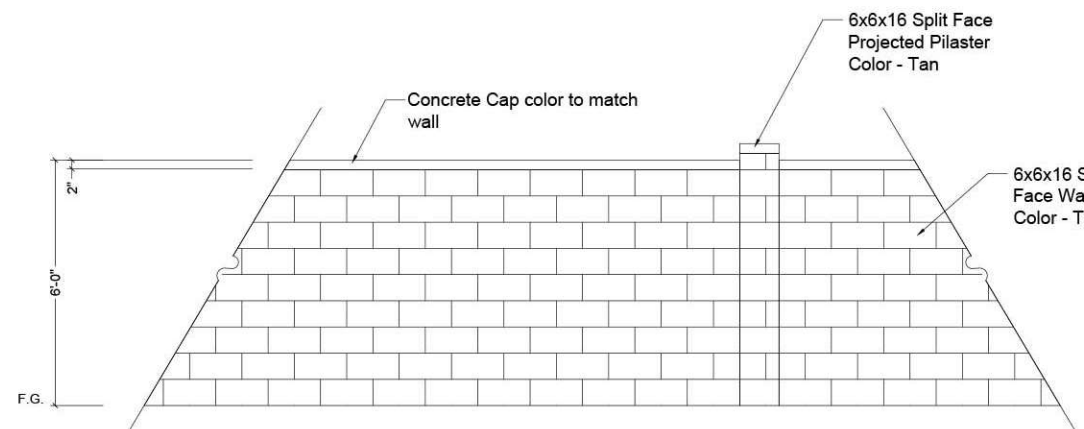
SPECIFIC PLAN NO. DAP-XXX-XXX



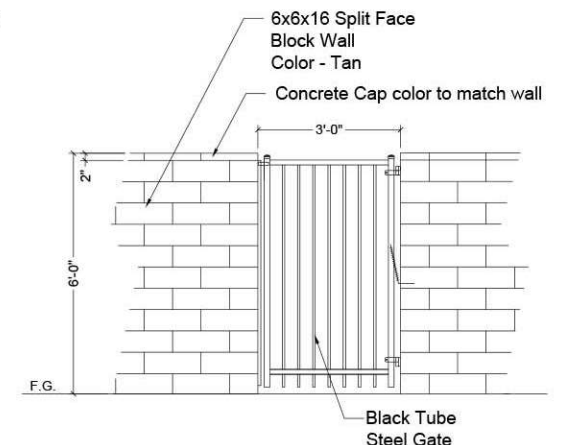
WALL AND FENCE LEGEND	
	6' HIGH DECORATIVE MASONRY WALL
	6' HIGH WROUGHT IRON FENCE
	6' HIGH COMMUNITY THEME WALL



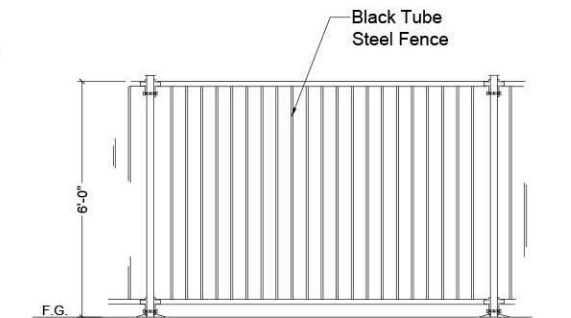
Typical wall condition



TYPICAL MASONRY WALL ELEVATION

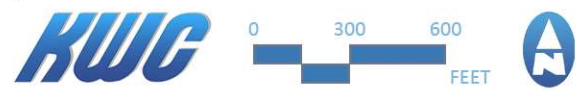


TYPICAL TUBE STEEL GATE ELEVATION



TYPICAL TUBE STEEL FENCE ELEVATION

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SECTION 8

PUBLIC SAFETY

RDP will be dependent upon the following public facilities, services and utilities as provided by the City of Colton or other related companies:

- ❖ Fire and Police
- ❖ Schools and Libraries
- ❖ Animal Services
- ❖ Utilities
- ❖ Electric and Natural Gas
- ❖ Trash and Recycling
- ❖ Telephone and Cable TV

8.1 Fire and Police:

No fire or police stations/sheriff sub-stations are proposed to be located within the RDPSP project boundaries as existing fire and police stations are currently located nearby within the City of Colton.

The nearest police station is located with the City of Colton at 650 North La Cadena Drive, approximately 5.2 miles northwest from RDPSP property. Approximately 106 “headquartered” staff include patrol officers, detectives, traffic officers, and administrative personnel. The Colton Police Department also provides service from a number of substations; substation services include code enforcement, property and evidence, and vehicle impound. The City of Colton is staffed by 75 sworn officers, and 44 non-sworn support staff. This equates to a ratio of 1.46 sworn officers for every 1,000 residents. The Colton Police Department is equipped with 27 patrol vehicles, armored rescue vehicle, mobile command post, tactical equipment, off-road enforcement vehicles, traffic enforcement vehicles, and two police canines.

The nearest fire station in the City of Colton is Station 211 located at 303 East E Street, approximately 3 miles northwest of the RDPSP property within the City of Colton. This area is also serviced by San Bernardino County Station 23, covering the South Eastern Sphere, and is located at 22582 City Center Ct., Grand Terrace. In May 2013, the City of Colton and The City of Loma Linda approved the Colton and Loma Linda Fire Department Shared Resources Agreement. The joint Fire Department staffs six fire stations 24 hours a day; four in Colton and two in Loma Linda. Each day there are 19 firefighters available for responses in the two cities. The Joint Fire Department goal is to maintain enough staff and equipment, strategically located, to maintain the 6-minute response time as identified in the 2015-2017 Colton and Loma Linda Fire Department Strategic Plan.



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8.2 Schools and Libraries

Rancho Del Prado is served by the Redlands Unified School District for elementary, middle and high schools. Reche Canyon Elementary, approximately 0.2 miles northwest of Rancho Del Prado, located at 3101 Canyon Vista, in Colton, would serve as elementary school (K-6). Current enrollment for Reche Canyon Elementary is 567 students with a capacity of 768 students. Terrace Hills Middle School, approximately 4.6 miles to the west, located at 22579 De Berry St., Grand Terrace, would serve the project site for grade 7th and 8th grade. Current enrollment for Terrace Hills Middle School is currently 1,010 students with a capacity of 1,500 students. The high school serving the project is Grand Terrace High School approximately 6 miles from the project site to the southwest, and is located at 21810 Main Street, in the City of Grand Terrace. Grand Terrace High School’s current enrollment is 2,170 students with a capacity of 2,700 students.

Table 8—1 Student Generation Factors (CJUSD), represents the potential additional students and school level based on the new RDPSP dwelling units and generation rates for the Colton Joint Unified School District. The generation rate for elementary (K-6) is 0.39, for middle school (7-8) is 0.12, and for high school (9-12) is 0.22 as per DEIR for 2017-2018 enrollments and capacities¹.

Table 8—1 Student Generation Factors (CJUSD)

Colton Joint Unified School District Student Generation Factors, Students per Residential Unit			
	Elementary School (K-6)	Middle School (7-8)	High School (9—12)
Single Family Units (325)	126	38	70

The nearest library to the RDPSP is the Luque Branch satellite branch, located at 294 East “O” Street in Colton, 5.2 miles west of the project site. The City of Colton’s Main Library is located on the corner of 9th and D Street, across from City Hall, 5.6 miles west of the project site, offering a collection of nearly 70,000 items. It has internet and computer access for its patrons, including special programming and events for the community.

8.3 Animal Services:

The City of Colton Police Department, located at 650 North La Cadena Drive, serves the project area for all Animal Control/ Animal Services, and is located 6.2 miles west of the project site. Riverside County Department of Animal Services is sheltering animals for the City of Colton. Lost Animals will be held at the Western Riverside County/City Animal Shelter located at 6851 Van Buren Blvd., Jurupa Valley.

¹ Chang, Owen (Director of Facilities Planning and Construction). 2018, August 20. San Bernardino Countywide Plan DEIR. Written response to service questionnaire. Colton Joint Unified School District.



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8.4 Utilities (Water, Wastewater and Reclaimed Water):

Existing water lines at Prado Lane and Crystal Ridge Lane will be used as the connection points for the proposed water line system of the RDPSP. A looped system is required which assists in meeting domestic water pressure as well as fire-flow pressure requirements. The RDPSP calls for construction of a new reservoir to service the RDPSP property as well as other communities within the same pressure zone in Reche Canyon. An abundant local water supply is one of Colton's greatest assets. The City sits on one of the largest potable aquifers in the State of California. One hundred percent of the City's water comes from deep water wells. Colton's existing potable water system facilities consists of 15 wells, 5 main booster pumping plants, 9 existing water storage reservoirs, 2 pressure reducing facilities, and over 120 miles of water transmission and distribution pipelines. Drinking water comes from underlying groundwater basins including the Colton/Rialto Basin, Bunkerhill Basin, and North Riverside Basin. Section 6, **Figure 6-1, Conceptual Water Infrastructure Plan**, provides more information regarding the RDPSP water system.

The City of Colton owns, operates and maintains a wastewater collection, pumping, and treatment system. The wastewater treatment plant also serves the City of Grand Terrace and unincorporated county areas. The plant utilizes a conventional and extended generation secondary treatment process to produce treated effluent in compliance with Regional Water Quality Board regulations. In addition, a regional tertiary treatment plant serving both the Cities of Colton and San Bernardino, treats the effluent from the wastewater treatment plant and returns it to the Santa Ana River. Wastewater and sewer lines are currently provided on Prado Lane and Crystal Ridge Lane and will serve the project. Section 6, **Figure 6-2, Conceptual Wastewater Infrastructure Plan**, provides more information regarding the RDPSP sewer system.

Reclaimed water will not be required by the City of Colton for the project as there are no existing facilities in the vicinity of the RDPSP for the potential connection.

8.5 Electric and Natural Gas:

The Colton Electric and Southern California Gas Company provide their respective utilities to the RDPSP area. There are existing distribution lines for gas and electric in Prado Lane and Crystal Ridge Lane. The necessary distribution lines in the RDP will be connected to these existing lines for service.

8.6 Trash and Recycling:

Residents of RDP will be provided three (3) sixty-gallon containers for garbage, green waste and recycling by CR&R, the private company providing solid waste service for the area.



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8.7 Telephone and Cable TV:

SBC will provide the land line telephone service for RDP residents. Cable television, cellular telephone and high-speed internet services are provided by AT&T and Charter Communications.

8.8 Public Safety

RDPSP provides guidelines to create a safe, stable, and resilient community that also benefits immediate surrounding neighborhoods and public institutions. Improved public safety is accomplished through the implementation of this RDPSP. The RDPSP land use plan improves Public Safety levels of service within the Reche Canyon corridor through the following:

8.8.1 Emergency Access

As required in most cases of development, two points of access into and out of a residential development is required. For developments having 30 or more single family dwelling units, two separate fire apparatus access roads are required under the International Fire Code (IFC) (see IFC Section D107). The IFCIFC has been adopted by the City of Colton (see Colton Municipal Code section 15.16.010). Although there are some exceptions, development projects within a Very High Fire Hazard Severity Zone will require two points of access. Without RDP, the existing Crystal Ridge and Prado neighborhoods do not meet the criteria. Through coordination with SCE, RDPSP will ensure that RDP and the adjacent existing neighborhoods will each meet the criteria by providing a loop connector road to Crystal Ridge and Prado Lanes, resulting in two points of access for all three communities.

8.8.2 Improved Fire Fighting Infrastructure

Due to RDPSP's location, planning a community that can be adequately defended during future brush fires is important for not only future RDPSP residents, but also all of the Reche Canyon area. As a part of proposed water infrastructure identified in Section 6, **Figure 6-1, Conceptual Water Infrastructure Plan**, RDP will include a new water reservoir that and firefighting infrastructure such as a dip station and helipad for firefighting helicopters. The reservoir located within PA 1 is adjacent to the South Hills Preserve. RDP will act as a buffer to future fires and provide fuel modification zones that provide long-term fire protection. A fuel modification plan for RDP identifies firefighting access and standards for development adjacent to natural open space areas. Fuel medication zones will be located along the north and easterly development edges. Older developments within Reche Canyon do not have similar fuel modification plans or associated standards for development and occupancy. RDP will incorporate these standards for increased protection. See Section 7, for edge condition information and fuel modification zones. Finally, the RDPSP incorporates potential locations for fire command posts and staging areas within open space and recreational areas.



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8.8.3 Reche Canyon Road Improvements

The RDP developers are required to pay regional and local transportation impact fees in order to provide fair share funding for Reche Canyon Road improvements which are required in order to mitigate RDP's contribution to cumulative impacts to Reche Canyon Road, as required by the RDPSP Mitigation Monitoring Plan. In addition, RDP's developers are required to pay the costs associated with certain additional roadway improvements for Reche Canyon Road as required under the terms and conditions of the RDPSP Development Agreement.

8.8.4 Wayfinding and Project Signage

RDPSP wayfinding and project signage directs both RDP residents and the surrounding community. Wayfinding help guide trail enthusiasts to RDP recreational areas as well as safe direction to other trailheads within the development. Section 7 includes more detailed information for project signage and wayfinding.

Resources:

Current Student Enrollment as of 2016-2017 for the Colton Joint Unified School District as found on ED. Data.org

City of Colton Website

City of Colton General Plan Update and EIR

SECTION 9

DESIGN GUIDELINES

9.1 Overview

Design guidelines are included to assist in the implementation of the RDPSP by providing an added level of definition for the RDPSP design objectives and the intended development character. The RDPSP's principal design objective is to utilize a comprehensive, high quality community design approach which addresses both community level design elements of streetscapes, entries, parks/open space as well as individual lot design elements of siting and architecture. The design guidelines contained in this section address the individual lot design elements and are intended to establish a consistent design expression among site planning, architecture and landscape architectural components while allowing reasonable flexibility to meet market demands.

9.2 Intent of Design Guidelines

These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, and builders in the implementation of the RDPSP. Variation and customization within the context of the guidelines is encouraged to achieve diversity and individually distinctive neighborhoods complemented by recreational amenities and neighborhood linkages. Implementation of these guidelines will assure that the Rancho del Prado community will be developed with high quality and character as set forth in the RDPSP.

Examples of desirable design elements and architectural styles are described within this section of the Specific Plan. These descriptions are conceptual and do not depict final designs. Creativity is encouraged, and alternative design elements and architectural styles are allowed as long as they are executed consistent with the overall purpose of these design guidelines to promote aesthetic quality and community diversity.

These guidelines are provided for the benefit of decision makers, staff, builders, and their design teams in the preparation and review of future construction level development proposals. They are intended to make the review process as simple as possible by providing decision makers clear direction on the intent of the RDPSP, and by doing so, reducing the possibility of confusing interpretation and subjective decisions regarding RDPSP implementation. These Design Guidelines are conceptual in nature, are not intended to be strictly complied with, and are subject to the addition of new design trends as they emerge.



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9.3 Site Planning Guidelines

9.3.1 Lotting Concepts

The general lotting concept shown in **Figure 2-4, Conceptual Lotting Plan**, is conceptual and intended to demonstrate the probable development pattern. However, other designs may also be applicable, and actual lotting may be flexible in terms of layout and location of local streets so long as the overall project density is not increased and major community framework elements such as parks and open space areas remain at their designated locations within the RDPSP. In relation to the Reche Canyon Specific Plan, the RDPSP will also utilize a clustered lotting scheme due to the project goals of conserving open space, maintaining viewsheds, and proposing development within responsible areas. The lotting plan should accommodate pedestrian friendly designs, providing for a variety of trail, sidewalk and bicycle connections to the parks within the RDPSP. Connection of pedestrian trails within the RDPSP shall also connect to the existing trail system connections along the edges of the RDPSP boundary.

9.3.2 Single Family Detached Siting Criteria

- ❖ Homes should be sited to front onto public or private neighborhood streets. Homes that side or back onto a public or private street should be architecturally treated or screened to enhance views from the public right-of-way.
- ❖ For each floor plan, there shall be at least two elevation variations, with alternative floor plans and/or elevation styles plotted on contiguous lots.
- ❖ Variable front yard setbacks should be provided for adjacent homes that are not located on a curvilinear street, cul-de-sac, or knuckle, which already provide a varied street scene.
- ❖ Where possible, attempt to underground or camouflage utility boxes
- ❖ Corner lots have high public realm visibility and should generally have one story elements and/or careful architectural detail facing the side street

9.3.3 Single Family Detached Architectural Design Guidelines

The purpose of these architectural design guidelines is to promote aesthetic quality along with community diversity within the SF-1 designation areas. By showing examples of selected architectural styles and referencing the range of detailing within the styles, a historic context or style of architecture can be documented. This permits high quality architectural design to occur, while still considering current home-building needs.

The principal design criteria and architectural styles are not intended to be restrictive or promote rigid adherence, but are meant to assist in the design, processing, and implementation of a high level of design direction and quality. Homebuilders shall design and construct homes that generally align with one of the following house styles:

Farmhouse, Hacienda, Traditional, Craftsman, Spanish Heritage, and Monterey. These styles are identified



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as appropriate for the Rancho del Prado development for building on the historical precedents of the surrounding neighborhoods of the Reche Canyon community and the interpretation of these styles in the Colton community.

The Design Guidelines of the RDPSP establish the framework to achieve harmony and compatibility within residential neighborhoods, while providing the flexibility to create variety in the expression and interpretation of the design styles envisioned for the community. A brief description of the architectural styles encouraged for RDP are further discussed in this section. Other architectural styles may be approved for the RDP and if approved, should exhibit historical authenticity and compatibility to the six styles identified.

In interpreting residential architectural styles for the RDPSP, it should be recognized that contemporary applications of historic styles may not be as detailed based on current building materials, construction costs and maintenance costs. However, contemporary designs should incorporate the key features of the architectural style using contemporary building practices and balancing construction costs with affordability objectives for each project phase so that a range of housing types and prices are available within the community. For each of the architectural styles utilized, at least three of the “essential design elements” (as shown in **Figures 9-1 through 9-6**) of the styles chosen must be incorporated into the exterior design.



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Figure 9-1 Farmhouse

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Figure 9-2 Hacienda

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Figure 9-3 Traditional

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Figure 9-4 Craftsman

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Figure 9-5 Spanish Heritage

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Figure 9-6 Monterey

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9.4 Building Mass, Articulation & Architectural Diversity

Massing is particularly important in creating the proper context and scale within a neighborhood. A major component of diversity in the street scene can be achieved by utilizing a minimum of three to six different architectural styles outlined above. Control of mass and scale will also contribute to street scene visual diversity. Diversity of mass and form is achieved using sufficient vertical, horizontal and roof articulation of a building mass as shown in **Figure 9-7, Building Articulation**.

Combinations of one, two, and three-story elements on the same building are encouraged to facilitate articulation. Dormers, gables, eaves and other projections may also be used to break up architectural forms. The following massing and scale criteria are intended to develop variation in appearance and a sense of individuality of each home:

- ❖ Single-story components such as porches, reduced heights of living spaces, and/or garage area should be used to create a sense of variety within the street scene and to break up building massing.
- ❖ For each floor plan, there shall be at least two elevation variations, with alternative floor plans and/or elevation styles platted on contiguous lots.
- ❖ Homes should be designed with entries, windows, front porches, and living areas directly facing the street on most plan variations. Where practical builders should include elevations that recess the garage.
- ❖ The proportion of windows and doors to the wall massing should vary according to the architectural style chosen. Windows and doors should enhance rather dominate the overall architectural character of the home. The selected style of window should be appropriate to the architectural style of the house.
- ❖ Garage doors should be fully integrated into the design of the architecture and should complement the building elevation. Accent colors should be considered to complement the architecture and to provide visual variety along the streetscape.
- ❖ Staggered setbacks, recessed garages, and side-entry garages should be considered to further vary the streetscape.

9.4.1 Entries and Windows

- ❖ Doors and windows should be varied by spacing, size, shapes, and locations in building facades.
- ❖ Front door surrounding treatments, including a cover for weather protection, should use decorative trim appropriate to the style, a recess, or sidelights.
- ❖ Window pediments, small roof elements, overhangs, and projections over windows, doors, and garage doors should be incorporated into the architectural detailing.
- ❖ A variety of window and door treatments should occur. For example, French doors, dormer windows, or decorative shutters could be incorporated into the building design.



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9.4.2 Roofs and Chimneys

- ❖ Roofs constitute a major architectural design element and can greatly influence building articulation and the visual street scene. A variety of roof types are permitted within the neighborhood.
- ❖ Roof colors and composition should vary within the RDP.
- ❖ Roof colors should generally be neutral earth-tone, avoiding high contrast colors such as red, oranges or ceramic blue.
- ❖ Chimneys and spark arrestors should act as thematic forms and vertical elements in the architecture. Caps on chimneys should have low profiles and should not be visually distracting. Acceptable building materials include stone veneer, brick (including used brick), and stucco.
- ❖ Roof overhangs are permitted and should be designed as an integral part of the roof form.
- ❖ A variety of roof styles should be utilized, including hip, gable, and shed roofs. The roof design should follow the wall planes and roof pitch should be consistent with the architectural style.
- ❖ Roofs shall be constructed of non-combustible materials. Acceptable materials include clay and concrete tiles. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.
- ❖ Roof trim materials should be similar materials and complementary color. Roof vents and appurtenances should be painted to match the roof color.

9.4.3 Balconies, Overhangs and Porches

Balconies and overhangs are desirable elements of a building because they provide architectural interest even when not serving a practical purpose. Balconies and overhangs add visually to a structure by breaking-up the wall masses, offsetting floors, and creating a sense of human scale. Covered entrances, porches, and arcades are also a desirable component of a building, because they serve to identify entrances and provide distinction between front-yard and side-yard elevations.

- ❖ Balconies and porches should be used to articulate and reduce mass, as well as to provide shadow relief. Where architectural style and density are appropriate, stoops may be used instead of porches.
- ❖ Porches and balconies, and trellis structures should be compatible with the overall architectural theme, style, and design of the structure.
- ❖ Materials used to construct balconies and porches should be appropriate to the designated architectural style.



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Figure 9-7 Building Articulation

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9.4.4 Corner Conditions

The treatment of building mass at corner locations is a key component in creating a human scale neighborhood. Buildings occupying corner locations on public streets should wrap the corner to create an articulated building façade framing the intersection.

- ❖ Building mass should be formatted to incorporate single story elements and/or wrapped porch features where consistent with the architectural style.
- ❖ Additional methods for maximizing the variety of architectural form within these constraints include:
 - Creating recessed alcoves or projected overhangs which cast shadows;
 - Sculpting major chimney forms; and,
 - Utilizing dormers, bay windows, balconies, and other architectural projections.

9.4.5 Garages

The living area of the home and its architectural treatment should be the primary emphasis of the front of the elevation. To maximize this objective, the garage as a part of the street scene should be de-emphasized to the extent possible in each architectural style. This objective can be achieved by varying the garage placement and treatment from plan to plan. It is recognized that variation in garage placement may not be achievable on smaller lot, detached homes in the SF-1 designation area due to lot size and home configuration; therefore, homes in the SF-1 designation on lots less than 5,000 s.f. are exempt from Section 9.4.4 of these guidelines. Alternatives for garage placement include:

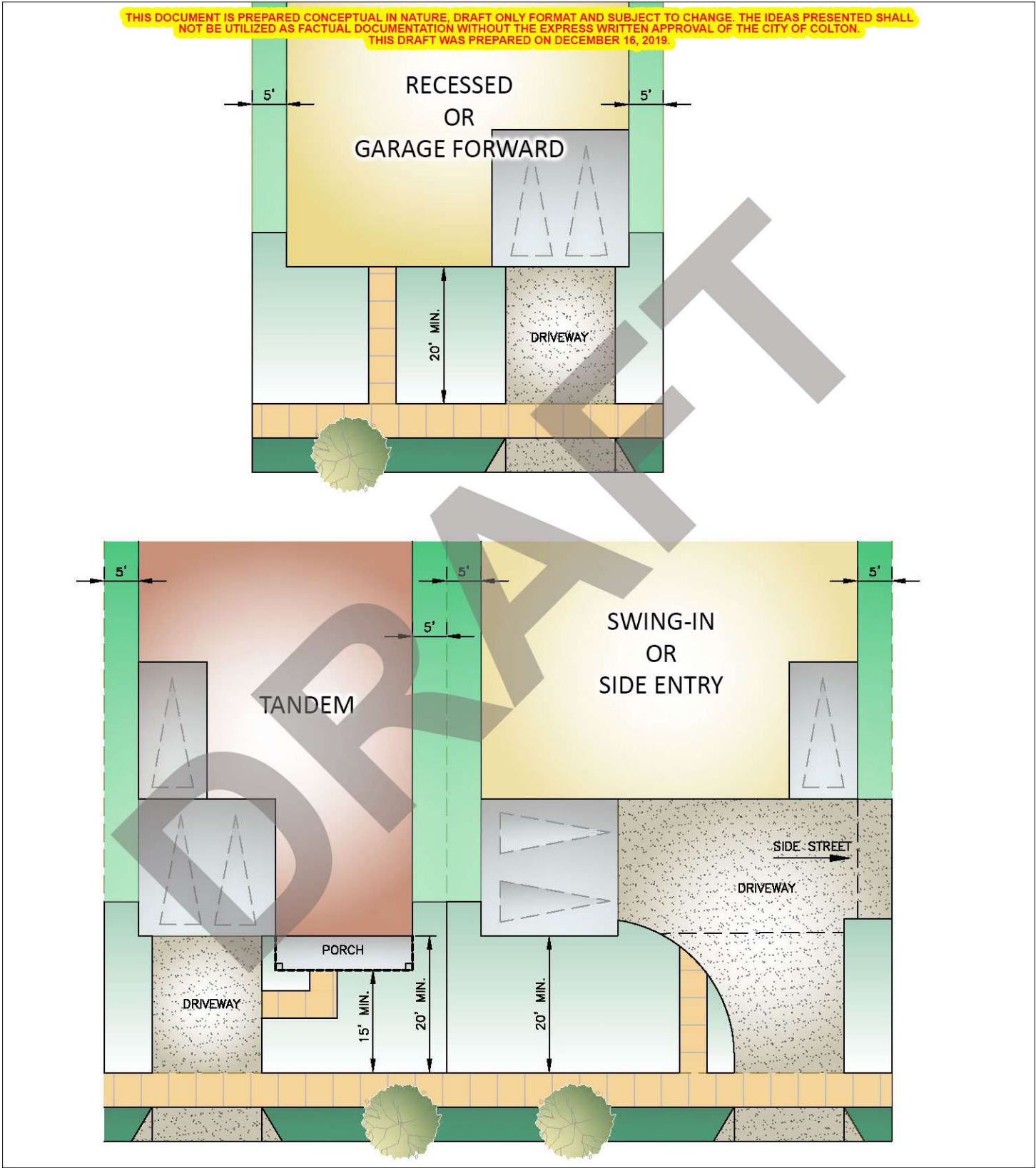
- ❖ Recessed
- ❖ Side Drive
- ❖ Swing-in or Side Entry
- ❖ Corner Lot with Side Street entry
- ❖ Garage Forward

Figure 9-8, Alternative Garage Configurations graphically portrays several of these alternative designs. Additionally, the following guidelines should be considered in garage layout design.

- ❖ Garages should be constructed of materials compatible with the architectural style of the primary structure.
- ❖ No two adjacent homes having the same floor plan and elevation should use the same garage door pattern. In no case should more than two (2) adjacent homes of any floor plan or elevation have the same garage door pattern.
- ❖ Tandem garages are permitted in three car garages (and count towards parking requirements) to reduce the visual impact of garage doors.
- ❖ Private drives that serve as alleys are permitted. To maximize open space, garages should face onto the alley and be located no further from the alley than is required for adequate vehicle access.

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NOT TO SCALE



ALTERNATIVE GARAGE CONFIGURATIONS / FIGURE 9-8



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- ❖ A variety of designs should be used on garage doors. Minimize the visual impact of garages facing the street by varying garage door patterns, varying colors, varying setbacks, splitting doors into two or more single doors, incorporating windows into garage doors, and using alternative garage configurations.
- ❖ All garage doors shall be sectional and roll-up.

9.5 Landscape Design Guidelines

The RDPSP Design Guidelines establish a landscape theme for the project and set forth general criteria for landscaping of the residential community. These guidelines consisting of a written summary and graphic exhibits, establish landscape criteria for entries, streetscapes, plant palette, lighting and walls to create a unifying fabric for the community.

The RDPSP Conceptual Landscape Plan, **Figure 7-1**, is driven by the desire to integrate the proposed community into to the Reche Canyon community and to create an identifiable sense of place. Landscape and streetscape elements will be used to create visual continuity throughout the area. Community elements such as entries, streetscapes, and walls will establish the design theme for the community by reinforcing design hierarchy and by providing a reassurance of the community areas and boundaries. These features are created through a thematic blend of hardscape and planting elements.

The landscape plan of RDP calls for a compatible plant palette of trees, shrubs, and ground covers. Once a plant is used for a particular application, it shall be repeated in similar areas of the community to create a sense of neighborhood cohesion. Landscape design shall not, however, result in monotony or lack of variety or biological diversity. The following is a description of landscape elements for the RDPSP. These elements shall be detailed at the site development plan or other discretionary permit for each planning area. The landscape plan shall include adequate intersection and driveway line-of-sight design per jurisdictional guidelines. The landscape design is based on the vision and goals of the RDPSP.

9.5.1 Streetscape Treatments

Streetscape treatments will be implemented on the internal local streets. Streetscape treatments will be comprised of an accent shade tree along one side of local streets, planted on the back of the curb on the side of the pavement section with no sidewalk, at a uniform linear spacing applicable for the specific species of tree but close enough to create a near continuous canopy, except where driveways require adjustment to this spacing. The other side of the pavement section will have accent landscaping within the expanded parkway along both sides of the public trail which is located within this parkway. The streetscape landscape design is shown in **Figure 7-8, Streetscape and Typical Front Yards**.



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9.5.2 Entry Treatments

An entry treatment will be provided at the vehicular access points to the community showing composition and complexity. Treatment for the type is described as follows:

- ❖ *Primary Entry Treatment* will occur at the principal entrances to RDP from existing Prado and Crystal Ridge Lanes. The Primary Entry Treatment may be located within the SCE easement and comply with the height restrictions identified within Section 3, Development Standards. These primary entry points will have themed landscaping and entry walls. Landscaping, including short trees and shrubs will frame the entry, and identification monument signage will also be incorporated within this area. Primary entry design is shown in **Figure 7-13, Entry Monumentation**.

9.5.3 Edge or Buffer Treatments

Landscaped edge or buffer treatments will be created at two locations within the project:

1. Along the edge of the project where it abuts the backyards of adjoining existing residential lots within the area.
2. Along the interface of development and the open space areas of the RDPSP without impeding views.

9.5.4 Walls & Fences

All walls and fences within RDP should be designed as integral elements of building architecture or complementary to the architecture and landscape character. Walls and fences will be used throughout the community to establish community identity, provide protection from roadways, recreation areas, and other noise to allow privacy and security in residential areas. Wall and fence selection shall also be cognizant of retaining open space views. Construction of walls and fences shall be completed before the completion of the phase the wall or fence is in. The design concept for the various types of community walls/fences is summarized as follows:

- ❖ Project boundary screening should be “view fence” consisting of 2 to 3-foot masonry block base with 3 to 4-foot open wrought-iron or appropriate view fencing on top, for a combined maximum height of 6 feet, or a 6-foot open wrought-iron fence. Illustrations of these fence types are shown on **Figure 7-14, Conceptual Wall and Fence Plan**.
- ❖ Along the side or rear of lots that abut a street, a 6-foot high masonry wall or vinyl fence is required.
- ❖ Where the side or rear of lots abut an open space area or water quality basin, a 6-foot high open view-type fencing is required (such as wrought-iron). This treatment should also be used around the interior boundaries of the parks.
- ❖ At least 3-feet of landscaping must be provided between the edge of sidewalk or curb and a wall or fence.
- ❖ Appropriate materials include stone, stone veneer, split face/precision block, tubular steel, concrete,



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stucco pilasters and cap, vinyl, and wrought-iron.

- ❖ Where masonry block construction is required, masonry block should have decorative surfaces such as split-face or slump stone.
- ❖ Where masonry walls are required, and include pilasters they should be incorporate as decorative elements at a spacing of no more than 100 feet on center and at property corners and/or changes in wall direction.
- ❖ Pilasters should be masonry with a material and finish consistent with the adjoining wall finish.
- ❖ Walls and fences should have a maximum height of 6 feet from highest adjacent grade but should also meet height restrictions as may be deemed necessary by the City Engineer for safe visibility at intersections.
- ❖ Regular breaks should occur along walls where cul-de-sacs intersect to avoid monotony and provide pedestrian access.
- ❖ The placement of a wall shall minimize the visual impact of the wall and maximize its effectiveness as mitigation for noise and privacy.
- ❖ See Section 3, Development Standards for details of wall and fencing criteria along fuel modification zones.

9.5.5 General Landscape Guidelines

Drought Tolerance

The landscape palette for the RDPSP shall promote selective drought tolerance using native and naturalizing species. All common landscape areas shall be equipped with automatic irrigation systems. Drip or bubbler irrigation shall be provided where feasible. Automatic controllers shall be equipped with automatic rain-shut-off devices and provide for various types of water management options.

Maintenance

All landscape maintenance shall conform to Section 1.10.6 – Common Interest Development’s Covenants, Conditions, and Restrictions (CC&Rs). In general, the overall appearance of landscape shall be neat, healthy, and free of weeds and debris. All new construction shall be landscaped in accordance with a City and County approved landscape requirements, and subject to City and County inspection of adequate maintenance levels. The specified subcommittee within the Common Interest Development of the RDPSP area shall be responsible for the maintenance of all private common landscape areas within each planning area, except within individual private lots. Individual homeowners will be responsible for the maintenance of landscaped areas on individual lots. CC&Rs will set forth requirements for front yard land landscaping and maintenance. A landscape maintenance district or HOA shall be established to maintain common landscaped areas and detention basins.



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Plant Material Guidelines

Conceptual planting guidelines have been established through the RDPSP. The plant material lists will be selected for their appropriateness to the project theme, climatic conditions, soil conditions, and concern for maintenance and shall be made available of the Planning Department. Wherever possible, overall plant material groupings shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting. Considerations must be given when locating trees to avoid potential long-term problems with tree roots, but the City and County will have final approval for clearances when public facilities may be affected.

Signage & Lighting Guidelines

Signage and lighting are additional elements of design continuity throughout the community. Size and/or intensity and configuration should be determined by the function of the signage or lighting and its hierarchy of information and use. Design should be determined by the location and purpose of the signage or lighting.

The following basic design principles should be considered in the provision of signage and lighting within the RDPSP.

Signage

- ❖ The number, sizes, and locations of signs within the plan should be consistent to eliminate visual confusion. See Section 7, **Figure 7-14 Site Signage**, for additional information.
- ❖ Lettering colors should be readable as intended by the sign function but should not employ high contrast or bright colors which are out of character with the design theme of the community.
- ❖ Entry signage should clearly announce arrival to the community, neighborhood, or facility.
- ❖ Entry and identification signage and lighting should reflect the style and materials of the building and landscape architecture of their settings.
- ❖ Monument signage should reflect the design character utilized for each development area, as expressed in that area's building and landscape architecture and materials.
- ❖ Signage support structures should be of natural appearing materials such as wood, materials of a wood-like appearance, stucco, materials of a stone-like appearance, wrought-iron, or anodized metal material, with color and treatment consistent or complimentary with that of the primary buildings or landscape hardscape materials on the property where sited.



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Lighting

- ❖ Lighting should reflect the design character utilized for each planning area, as expressed in that area's building and landscape architecture and materials.
- ❖ Street lighting may be of a decorative "Rancho del Prado area only" design subject to safety considerations and City approval.
- ❖ Glare from property lighting should not be visible from beyond the property line of the development lot.
- ❖ Lighting should be shielded and directed downward to avoid glare from the property.
- ❖ Light fixture design and location should be compatible with the architecture and landscape design of the property it is being placed on.
- ❖ Incandescent light sources are most appropriate for residential applications due to their warmer and more natural color.
- ❖ Lighting in parks should be subdued so as not to spill onto adjoining residential lots while at the same time balancing safety objectives. Freestanding fixtures or fixtures attached to buildings should be relatively low (not higher than 6 feet). Pedestrian paths should utilize low level path lighting.
- ❖ Halogen or metal halide light sources are discouraged adjacent to open space areas or within park areas due to their less natural white light and intensity. Incandescent or low-pressure sodium light sources are recommended in these areas.

Grading Design Guidelines

The following grading guidelines provide direction to grading design as related to drainage, landforms and contour grading. The primary purpose of these guidelines is to minimize the visual impacts of grading through retention of natural landforms and the use of landform alteration techniques that are sensitive to the existing topographic features. These guidelines supersede grading standards contained within the City Municipal Codes unless specified otherwise.

- ❖ Permanent compacted slope gradients shall not exceed a ratio of 2:1 horizontal to vertical unless otherwise recommended in the approved soils engineering and/or engineering geology report.
- ❖ Slope face erosion should be minimized by providing positive drainage away from slopes via berms at the slope crest and lined ditches to conduct water away from the top and toe of slopes as appropriate. Slope terraces for drainage and debris control shall be placed at 30-foot vertical intervals where slopes exceed 30 feet in height.
- ❖ Slopes exceeding 3 feet in height should have permanent irrigation systems installed and planted with native species to avoid slope face erosion.
- ❖ Solely angular forms should not be permitted. The graded form should reflect the natural rounded terrain to the greatest extent possible.
- ❖ The toe and crest of any manufactured slope in excess of 10 vertical feet in height should be rounded in proportion to the total height of the slope. When slopes cannot be rounded, vegetation should be



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used to alleviate sharp angular appearances.

- ❖ Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope should incorporate curves of varying radii to reflect natural terrain.
- ❖ Retaining and/or crib walls are encouraged when they result in either a significant reduction in manufactured slope area and/or increase the usable site area.
- ❖ Retaining and/or crib walls should be designed to visually blend into the landscape by breaking into a series of stepped lower walls or landscaped with native plant materials when deemed appropriate.
- ❖ Adequate positive drainage should be provided away from building pad areas to prevent ponding and to reduce percolation of water into the foundation soils.
- ❖ Building pads should have a gradient of at least two percent for sheet flow and one percent for a flowline towards drainage facilities.
- ❖ Surface drainage should preclude the possibility of low over slope faces with the use of brow ditches, earth berms, and other methods.
- ❖ Adequate drainage should be provided for any cut and/or fill slopes, landscaped areas outside building pads such as parks, recreation areas, and paved areas.
- ❖ Slopes adjacent to raised lots and/or the tract should be provided with a sub-drain along the toe to intercept subsurface water flow.

SECTION 10

IMPLEMENTATION, MAINTENANCE & FINANCING

The RDPSP will be implemented over time, and in phases. The pace of implementation is affected by a variety of factors, including subsequent approval processes, market demand, financing, and absorption. All these factors and related implementation tools should include adequate flexibility to respond to changing development conditions over time. The implementation program for the RDPSP will include a financing and maintenance plan, subsequent development approvals, and procedures for Specific Plan minor modifications and revisions.

10.1 General Provisions

10.1.1 Administration

The City of Colton is obligated to administer the provisions of the RDPSP in accordance with the State of California Government Code, Subdivision Map Act, City of Colton General Plan, Municipal Code, and other applicable Federal, State, County, and City regulations. Specific Plan development procedures, regulations, standards, and specifications supersede the relevant provisions of the City Municipal Code, as they currently exist or may be amended in the future. Any development regulation or building requirement not addressed in the Specific Plan shall be subject to the City's adopted codes and regulations.

10.1.2 Specific Plan Interpretations

Whenever any ambiguity or uncertainty exists related to this Specific Plan or the application of any of its provisions, the City of Colton Community Development Director (CDD) or designee shall decide as to the purpose and intent of any disputed provision. Said determination shall be deemed final unless appealed.

10.1.3 Severability

If any provision of this Specific Plan is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect any other Specific Plan section, subsection, sentence, clause or application which can be implemented without the invalid provision and to this end the provisions of this Specific Plan - declared to be severable.



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10.2 Project Development Applications

PURPOSE: These Section 10.2 standards are established to ensure the eventual development of Rancho del Prado conforms to the City’s land use program now and in the future, as well as the best possible conformance to this Specific Plan.

10.2.1 Project Development Processing Standards

The following processing standards apply to the implementation of future development applications (including tract maps, parcel maps, design review or substantial conformance) for projects within the Specific Plan area:

1. No development shall occur or building permits shall be issued within the adopted Specific Plan area until an application for the proposed development is submitted for review and is approved by the appropriate entity (as designated by **Table 10-1**, below) and is found to be consistent with the adopted RDPSP. Criteria for review and approval of proposed development shall include, but not be limited to conformance with:
 - a. The Project’s land use designation,
 - b. Specific Plan goals, policies, and development standards, and
 - c. The allowable density of development pursuant to the specific land use

Table 10—1 Implementation Actions Approval Authority, clarifies the approving authority through the City of Colton for various applications and actions.

Table 10—1 Implementation Actions Approval Authority

Proposal	ACTION REQUIRED BY		
	Community Development Director	Planning Commission	City Council
Design Review		Determination	Appeal
Specific Plan Change – Amendment		Recommendation	Determination
Specific Plan Change – Minor Modification	Determination	Appeal	Appeal
Specific Plan Interpretations	Determination	Appeal	Appeal
Tentative Map(s)		Recommendation	Determination



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2. Development within the Specific Plan area shall require individual project review and analysis including General Plan and Specific Plan consistency and conformance with the Project Environmental Impact Report. Additional environmental documents may be prepared if and to the extent required under CEQA.
3. Specific lotting designs and residential dwelling unit types for each planning area shall be determined at the time of individual implemented site design or subdivision proposals. Residential lot sizes, densities, and housing types may vary within each planning area, provided that the cumulative number of units allowed within the Specific Plan is not exceeded.
4. Developers are encouraged to implement the design guidelines provided in Chapter 9 of this Specific Plan.

10.2.2 Tentative Subdivision Maps

A master subdivision map or parcel map, whose purpose is to subdivide large parcels, may be prepared and submitted for review and approval by the Planning Commission or City Council prior to individual tentative map approval and without the imposition of conditions of approval typically required for recordation of final subdivision maps. Tentative (including Vesting Tentative) and Final Subdivision Maps are to be filed with the City for processing in accordance with the provisions of the Subdivision Map Act and the City's subdivision ordinance. Tentative tract or parcel maps shall be consistent with the Specific Plan.

10.2.3 Design Review

The Design Review process within the RDPSP area requires review and approval by the City of Colton Planning Commission of detailed development plans for individual project development. The Design Review process is required to ensure that a proposed development complies with all applicable development regulations, design guidelines, and implementation requirements of the RDPSP. The requirements of the City of Colton will be superseded by the following requirements.

Projects which meet the qualifications for a "Minor Design Review" are subject to the review process described in this chapter. In lieu of the findings required by the City of Colton Municipal Code or the Planning Commission shall only approve a Minor Design Review when the findings required by Section 10.2.4 of this Specific Plan can be made.

10.2.4 Process

Applications for Design Review are to be processed according to the following procedure:

1. An application shall be submitted to the CDD in a format and number of copies specified by the CDD and shall include, but not be limited to, the following information and required maps:
 - a. Name and address of the applicant.



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- b. Statement that the applicant is the owner or the authorized agent of the owner of the property subject to the design review request. This provision shall not apply to the proposed public utility right-of-way.
 - c. Address and legal description of the property (assessor's parcel number)
 - d. A list of all owners of property located within 300 feet of the exterior boundaries of the subject property.
 - e. Site plans, scaled and fully dimensioned, indicating the location of all property lines, type and location of all existing and proposed buildings and structures, entrances for access, parking, landscaping areas, signs, walls, and preliminary grading information.
 - f. Location of existing improvements on adjacent properties and public right-of-way within 100 feet of the site boundaries.
 - g. Elevations and floor plans for all buildings.
 - h. A statistical inventory of the project including size of site, number of parking spaces, coverage information, acreages or dwelling units previously approved for development and the amount of open space provided, to confirm that the proposed development does not exceed the RDPSP maximums and provides open space in a reasonable proportion to the size of the project. Density and/or intensity of development shall also be calculated.
 - i. A written narrative describing how the project is consistent with the RDPSP pursuant to the following findings:
 - i. The project will comply with the goals and objectives of the General Plan and the RDPSP
 - ii. The project complies with the RDPSP's Design Guidelines and all other applicable provisions of the Specific Plan.
 - iii. Conditions and safeguards have been incorporated into the project to ensure development of the property is in accordance with the objectives of the Specific Plan
 - j. A statement from the applicant describing the project and its objectives.
 - k. The CDD or designee may require additional information or plans, if necessary, to determine whether a design review should be granted or denied. The CDD or designee may also authorize omission of any plans and drawings required by this action if they find they are not necessary.
2. The Planning Commission shall hold a hearing on the Design Review application and make a decision to approve, deny, or request additional information. The Planning Commission shall issue a Design Review approval (with Conditions of Approval, if necessary) if the Planning Commission determines that the proposed development application complies with all applicable development regulations and design guidelines of this Specific Plan, including the standards listed under Section 3. Denials by the Planning Commission shall be final unless appealed to the City Council.

10.2.5 Conditional Use Permits

Applications for Conditional Use Permits (CUPs) will be processed in accordance with the City of Colton Municipal Code. CUPs will be approved by the Planning Commission; decisions of the Planning



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Commission may be appealed to the City Council.

10.3 Specific Plan Amendments and Modifications

PURPOSE: These Section 10.3 standards are established to ensure the eventual development of Rancho del Prado has a well-defined process to follow should the project need to respond to changing conditions. These processes should comport with the City of Colton's standards for notification, due diligence, and formal consideration, while providing a consistency in approach that allows for predictability and decision making.

10.3.1 Amendments to the Specific Plan

Changes to the Specific Plan which do not qualify as minor modifications under Section 10.3.2 of the RDPSP require filing a Specific Plan Amendment (SPA). The following are guidelines for the SPA process.

1. Specific Plan Amendments shall not require a concurrent General Plan Amendment unless it is determined by the City that the proposed amendment would substantially affect General Plan goals, policies, or programs for the RDPSP area.
2. All Specific Plan Amendments shall be subject to the requirements of CEQA and any applicable City of Colton environmental guidelines.

Specific Plan Amendments shall be acted upon in the same manner that the RDPSP was adopted and can be amended as often as deemed necessary by the City Council. The amendment process is generally described as follows:

1. The Planning Commission shall review all proposed amendments to the adopted Specific Plan. Upon the close of the required public hearing, the Planning Commission shall act by resolution to adopt, modify, or deny the proposed Specific Plan Amendment. If the Planning Commission adopts or modifies the proposed Specific Plan Amendment, its recommendation and findings are forwarded to the City Council for action. Denials by the Planning Commission shall be final unless appealed to the City Council.
2. The City Council shall review the Planning Commission's findings and recommendations. Upon the close of the required public hearing, the City Council shall act by resolution and ordinance to adopt, reject, or modify the proposed Specific Plan Amendment. If approved by the City Council, the proposed Specific Plan Amendment shall be adopted by ordinance.
3. Prior to approving or conditionally approving any Specific Plan Amendment, findings must be made by the Planning Commission and City Council. It must be determined that the Amendment:
 - a. Is consistent with the goals and policies of the City of Colton General Plan and the RDPSP.
 - b. Results in development of a desirable character which will be compatible with existing and proposed development within the RDPSP.
 - c. Contributes to the Rancho del Prado community encouraging a vital, walkable community; and



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- d. Does not conflict with the goal of creating an environmentally-sensitive, sustainable community.

10.3.2 Minor Modifications to the Specific Plan

The purpose of Minor Modifications is to provide a ministerial process to determine whether adjustments in plan provisions and uses or conditions, or situations arise that are not clearly addressed by the RDPSP, but comply with the intent of the standards, development caps, design concepts, and policy direction of the RDPSP.

The following minor modifications to the RDPSP do not require an SPA and are subject to review and approval by the City of Colton Community Development Director (CDD). The CDD shall have the discretion to refer a minor modification request to the Planning Commission. A request for a minor modification shall not require a public hearing. The use of Minor Modifications includes, but is not limit to, the following purposes:

1. Determinations regarding issues, conditions, or situations which arise in the implementation of the Plan, and which are not addressed by the RDPSP.
2. Determinations as to whether a use is not listed in the Permitted Uses table (**Table 10-2**) substantially complies with the land use category and is therefore permitted within the Plan as either a permitted use or accessory use or structure.
3. Additions, deletions and changes to the RDPSP figures or text that substantially comply with the intent of the RDPSP.
4. Adjustments to the plans or tables contained in Sections 2 through 7, Land Use Plan, Development Standards, Sustainability, Circulation, Infrastructure Plan, and Recreation, Open Space, and Landscape, or Section 9, Design Guidelines, which do not change the conceptual design for the RDPSP and do not change the requirements for providing adequate infrastructure facilities.
5. Modification of development standards contained in Section 3, Development Standards, which do not change the conceptual design for the RDPSP.
6. Slight modifications to RDPSP boundaries that respond to more accurate or recent data or actual on-site conditions, but which do not increase environmental impacts already addressed in the RDPSP EIR.
7. Minor modifications to the architectural, landscape, or sustainability design guidelines necessary to respond to actual site conditions or to creative new design concepts.
8. Minor modifications to the sewer, water, grading and/or drainage plans that improve efficiency, are necessary to respond to final engineering design, or are required by the City Engineer.
9. Adjustments to individual Planning Area boundaries, provided the acreage of adjusted planning areas does not vary more than 10 percent from that stated in the RDPSP.
10. Modifications of a similar nature to those listed above, which are deemed minor by the CDD and which are in keeping with the intent of the Specific Plan.



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Table 10—2 Implementation Actions Approval Authority

Uses	Permitted / Not Permitted / Structure
<div style="border: 2px solid cyan; padding: 20px; display: inline-block;"> <p style="font-size: 24pt; margin: 0;">TO BE COMPLETED</p> </div>	

10.3.3 Minor Modification Submittal Requirements

1. Name and address of the applicant.
2. Evidence that the applicant is the owner of the property involved or has authorization from the owner to make such application.
3. Location of subject property, including Assessor’s Parcel Number(s).
4. Description of proposed facility use, modification of use, or modification of RDPSP figures, text, standard(s), or provision(s).
5. If deemed necessary by the CDD, a site plan and/or elevation illustrating the proposed use, development, structure(s), or modification(s) of the RDPSP. Plans shall be submitted in a format acceptable to the CDD.
6. A written justification of the proposed modification identifying the pertinent portions of the RDPSP that the proposal is in substantial conformance with. Specific reference should be made to the purpose for the Minor Modification, as described in Section 10.3.2.
7. Such other information deemed necessary by the CDD to determine substantial conformance with the provisions of the RDPSP.
8. Fees as determined by the CDD for the processing of the application, including referring the application to the Planning Commission.

10.3.4 Minor Modification Findings and Procedures

The CDD shall make the determination of a Minor Modification in accordance with the following procedures after making certain findings as described below. The CDD, or designee, shall approve, approve with conditions, or deny the request based on findings that the request:

1. Substantially conforms with the objectives and policy direction of the RDPSP, and/or with the intent of applicable provisions if modifications to those provisions are being requested;



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2. Will not adversely affect public health and safety; and
3. Will not adversely affect adjacent development areas.

Such determination shall be made in accordance with the following procedures:

1. The determination shall be made in conjunction with the ministerial Design Review process as outlined in Section 10.2.3 and 10.2.4.
2. Where no Design Review permit is involved, determination shall be made according to the following ministerial process:
 - a. Following receipt of an application, the CDD shall inform the applicant in writing within 30 calendar days that the application is complete or that additional information is needed to complete review;
 - b. Within 10 business days of determining the application is complete, the CDD shall issue the Substantial Conformance determination;
 - c. Written notice of such determination shall be given to the applicant by mail within 7 calendar days after the date of the determination;
 - d. The decision of the CDD shall be final on the expiration of 7 calendar days from and including the date of mailing of the notice of the decision unless a notice of appeal is filed by the applicant with the CDD within such time.

The determination of Minor Modification by the CDD shall be subject to appeal by the applicants to the Planning Commission with the following procedures:

1. The applicant for the determination of Minor Modification may appeal the CDD's decision on the application by filing a written notice of appeal with the CDD, including an appeal fee, prior to the time the decision becomes final.
2. The Planning Commission shall consider the appeal within 30 calendar days of the filing of the appeal with the CDD. No public hearing or notice shall be required.
3. The Planning Commission may affirm or modify the determination of Minor Modification by the CDD, and its decision shall be final unless appealed to the City Council.

The determination of Minor Modification by the Planning Commission shall be subject to appeal by the applicant to the City Council with the following procedures:

1. The applicant for the determination of Minor Modification may appeal the Planning Commission's decision on the application by filing a written notice of appeal to the City Clerk, including an appeal fee, prior to the time the decision becomes final.
2. The City Council shall consider the appeal within 30 calendar days of the filing of the appeal with the City. No public hearing or notice shall be required.
3. The City Council may affirm or modify the determination of Minor Modification by the Planning



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Commission, and its decision shall be final.

10.3.5 Specific Plan Interpretation

In cases of uncertainty or ambiguity as to the meaning or intent of any provision of the RDPSP, the CDD shall prepare written interpretation which shall be generally applicable to all future situations of the same type. The interpretation shall be based upon and consistent with the intent of this RDPSP. The written interpretation shall be transmitted to the property owners and any pending applicant of property within the RDPSP. Any property owner or applicant may appeal the interpretation to the Planning Commission and to the City Council pursuant to the Minor Modification Procedures listed above.

Maintenance

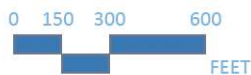
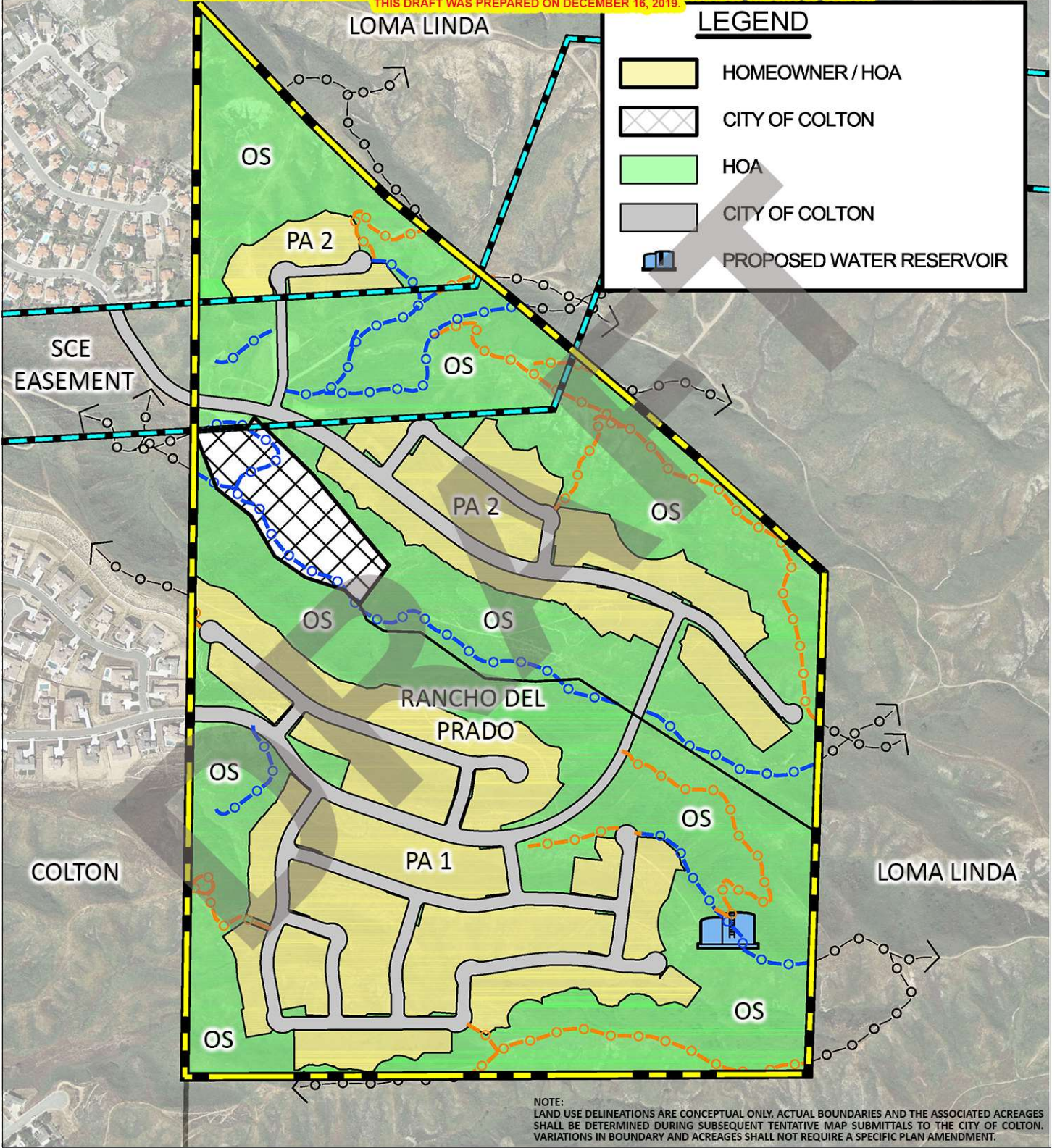
Successful operation of maintenance districts and associations is important in ensuring appropriate long-term maintenance of the RDPSP. Maintenance of private/quasi-public open space and recreation facilities, private roadways, circulation and common landscape areas, and residential common areas will be the responsibility of the residential associations that are formed within the RDPSP area. Maintenance responsibilities for public parks, rights-of-way, open space, landscape areas, and street lighting may be divided among Community Services Districts, Mello-Roos, Community Facilities Districts, Landscape and Lighting Districts or other similar associations or districts. See **Figure 10-1, Conceptual Maintenance Plan**. Also, anticipated maintenance responsibilities are further outlined in **Table 10-3, Financing and Maintenance Plan**.

Maintenance and upkeep of private common areas and amenities must also comply with the Common Interest Development Covenants, Conditions and Restrictions (CC&Rs) that govern the RDPSP development area. The association shall be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common areas, on-site sewers, storm drains, retention basins and other responsibilities as necessary. As part of the common interest development as set forth in Section 1.10.6 Common Interest Development, these specified areas shall be the responsibility of the association or the subcommittees as deemed necessary within CC&Rs of the Common Interest Development.

Rancho del Prado

SPECIFIC PLAN NO. DAP-XXX-XXX

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MAINTENANCE RESPONSIBILITY / FIGURE 10-1



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10.4 Financing

PURPOSE: Section 10.4 lists the various methods by which Ranch Del Prado may become and continue to be a well built and maintained addition to the City of Colton.

10.4.1 Potential Funding Sources

Implementation and long-term maintenance of improvements with the RDPSP are important considerations to ensure a successful development. Several strategies and tools are available for the financing of new development. It is anticipated that development of the RDPSP area will require use of mechanisms including, but not limited to, those depicted in **Table 10-3, Financing and Maintenance Plan**.

10.4.2 Mello-Roos Community Facilities Act of 1982

The Mello-Roos Act enables cities, counties, special districts, and school districts to establish community facilities districts and to levy special taxes to fund a wide variety of facilities and services required by a specific plan. A Mello-Roos tax can be applied to the planning and design work directly related to the improvements being financed. They may also fund services on a pay-as-you-go basis, including: police and fire protection, ambulances, flood protection, recreational programs, parks, and schools. A Mello-Roos district must be established pursuant to the requirements of Government Code Section 53321. As with all special taxes, Mello-Roos taxes are subject to reduction or repeal by initiative.

10.4.3 Special Assessment Districts

Special assessment districts, such as those permitted by the Municipal Improvement Act of 1913, the Improvement Bond Act of 1915, and the Lighting and Landscape Maintenance Act of 1972, provide methods of leveraged financing whereby a public entity determines an area in which the provision of facilities will benefit real property. One or more special assessment districts may be created for the RDPSP site to fund improvements such as landscaping and lighting. The financing tool can be used for public improvements that directly benefit specific properties that are assessed to pay for the improvements at no risk to public agency general funds.

10.4.4 Impact Fees and Exactions

Impact fees and exactions are tools used to pay for new development when development results in an increased demand for services. The master developer for the RDPSP will negotiate with the City of Colton to determine appropriate fees and exactions, which shall be identified in a Development Agreement.



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Table 10—3 Financing and Maintenance Plan

Service or Facility	Construction Responsibility	Funding Responsibility/ Alternatives	Operation & Maintenance Responsibility
Circulation & Transportation			
On-Site Local Private Streets and Private Drives	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD*	Property Owners Association
On-Site Public Streets	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD*	City of Colton
Off-Site Streets (if applicable)	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD*	City of Colton
Parks & Landscaping			
Internal Parkway Lighting & Landscaping	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	Property Owners Association or Landscape & Lighting District
Recreational Parks and Open Space	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD, DV	Property Owners Association or Landscape & Lighting District
Project Entries Landscaping & Monumentation	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD/LLD	Property Owners Association or Landscape & Lighting District
Utilities			
On-Site Public Water Facilities	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	City of Colton Water Dept.
On-Site Lighting	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	Property Owners Association or Landscape & Lighting District
On-Site Wastewater Collection System	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	City of Colton Water Dept.
On-Site Storm Drainage Facilities	Developer/Builder	Developer/Builder Funding: CL, EQ, CFD	Property Owners Association or City of Colton Water Dept.
Electric, Gas, Phone, Cable TV	Developer/Builder	Developer/Builder, Utility Operator/ Funding: CL, EQ, CFD	Utility Operator
Note: Funding Sources noted by abbreviations: CL Conventional Bank Construction Lending EQ Equity Financing CFD/LLD Community Facilities District or Landscape & Lighting District DV Developer Fees			



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10.4.5 Developer Funding

In certain instances, funding for on-site facilities may be tied directly to the RDPSP project. The developer may pay a fair-share portion of the facility in exchange for development rights. On-site local streets, utility connections from main trunk lines, and drainage facilities are typical examples of facilities that may be funded by the developer. Such improvements will typically be required concurrently with the development.

10.4.6 Infrastructure Financing and Maintenance

1. Local storm drain system may be funded and constructed by the developer or other mechanism acceptable to the City of Colton.
2. Regional storm drain system and flood control improvements associated with the project may be funded and constructed by a Community Facilities District or other similar mechanism acceptable to the City of Colton.
3. All public infrastructure shall be owned, operated, and serviced by the City of Colton Water Department. The fair-share cost of designing and constructing water system shall be borne by the developer.
4. The sewer facilities and infrastructure shall be owned, operated, and serviced by the City of Colton Water Department. The fair-share cost of designing and constructing sewerage improvements shall be borne by the developer.
5. Telephone, electricity, natural gas, and cable television infrastructure shall be owned, installed and maintained by the appropriate utility companies.
6. On-site roadway improvements shall be phased concurrently with adjacent development and all public roadways improvements owned by the City of Colton.
7. A Homeowners Association, Property Owners Association, or other private association as part of a Common Interest Development shall be created as part of Section 1.10.6 Common Interest Development herein and in conjunction with a possible Landscape and Lighting District, be responsible for installation, maintenance, and upkeep of all common landscape areas, hardscape areas, and irrigation systems within the RDPSP area.
8. All recreational walkways, trails, and multi-purpose paths within the RDPSP, except for utility purveyor access roads, shall be constructed by the developer. A Homeowners Association, Property Owners Association, or other private association shall be responsible for the maintenance in part shown within Section 1.10.6 Common Interest Development herein and the associated bylaws therein.
9. All necessary infrastructure (e.g., roads, sewerage, water lines, storm drains, drainage improvements, etc.) may be phased and installed concurrently with development.