



# Planning Commission Staff Report

City of Colton  
Development Services Department

**MEETING DATE:** September 27, 2022

**FILE INDEX NUMBER:** DAP-001-765 (Woodspring Suites Hotel Site)

**APPLICANT:** Brocton Miller , Psomas

**PROPERTY OWNER:** Nil Banerjee, Amena Hotels

**REQUEST:** A Tentative Parcel Map No. 19926 (“A” Map) for the division of land solely for the purpose of reconfiguring three (3) lots into two (2) lots: for a total of 3.24 acres. Parcel 1 measuring 0.82 acres and Parcel 2 measuring 2.42 acres and located within the Business Park Zone of the Hub City Centre Specific Plan.

**ACTIONS:**

**TENTATIVE TRACT MAP APPLICATIONS FILED:** 8/02/2022

**COMMUNITY MEETINGS:** N/A

**PUBLIC SCOPING MEETING:** N/A

**CONSIDERATION BY THE PLANNING COMMISSION:**

Public Hearing: 9/27/2022 **Decision:**

**ENVIRONMENTAL DETERMINATION:** Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”), This project is Exempt pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division) for the division of property in urbanized areas zoned for commercial use into four or fewer parcels when the division is in conformance with the General Plan and zoning.

**PROPERTY INFORMATION:**

1. Location: 2050 W. Valley Boulevard (APN(s): 0254-151-04, 05, 06)
2. Lot Size(s):  
Lot: 0254-151-04: .98 acres  
0254-151-05: 1.06 acres  
0254-151-06: 1.06 acres
3. Existing/Previous Land Use: Hotel and Vacant/Undeveloped
4. General Plan Land Use Designations: Colton’s Hub City Centre Specific Plan

5. Zoning: Business Park-Hub City Centre Specific Plan (HCCSP)

6. Surrounding Properties:

	Existing Land Use	Zoning	General Plan Land Use Designation
North	Industrial	Business Park (HCCSP)	Hub City Centre SP
South	10 Freeway	-----	-----
East	Hotel	Business Park (HCCSP)	Hub City Centre SP
West	Commercial	Business Park (HCCSP)	Hub City Centre SP

**7. Past Planning Actions:**

1-23-2018 PC Resolution Nos. R-02-18 & R-03-18 (File Case No. DAP-001-477) Planning Commission approved a Conditional Use Permit and Architectural & Site Plan Review for a 122 hotel and Tentative Parcel Map-19926 to reconfigure 3 lots into 2 lots.

**8. Business License History:**

5-26-2022 Business Occupancy Permit (BOP-118-343) – Business License was approved for a 122 room hotel – Woodspring Suites

**9. Building Permits:**

1/22/2019 B00-033-929 – Building permit issued for a 122 room hotel – Woodspring Suites

**10. Code Compliance:**

None found.

**PROJECT LOCATION/PROPERTY DESCRIPTION**

The approximately 3.24 acre Project site is located at 2050 W. Valley Boulevard, which is within the Business Park Land Use Designation of the Hub City Centre Specific Plan (HCCSP). The Project site is located on the south side of Valley Boulevard and is on the north side of the I-10 Freeway at the west end of the City boundaries.

The Project site is developed with a 4 story 122 room extended stay hotel known as “Woodspring Suites”. The hotel is located at the rear portion of the Project site and the remaining portion is vacant and undeveloped.

**BACKGROUND/PROJECT DESCRIPTION**

On January 23, 2018, the Planning Commission approved a Conditional Use Permit (CUP) and an Architectural & Site Plan Review to allow for a 4 story 122 room hotel on the Project site. This approval also included a Tentative Parcel Map to reconfigure the Project site from 3 parcels to 2 parcels. Parcel 1 was intended for a future commercial use and Parcel 2 was for the proposed hotel. The Tentative Parcel Map was submitted to the Public Works Department to be reviewed for final recordation, however the map was never recorded and has since expired. The applicant

is now ready to complete the recordation of the map so that Parcel 1 can be marketed for development.

Total all 3 lots: 3.24 acres to be reconfigured into 2 parcels.

Parcel 1: 0.82 acres

Parcel 2: 2.42 acres

### **ANALYSIS**

The Subject Site consist of three nonconforming lots. The proposed new lots measure 2.421 acres (Hotel Site) and 0.82 acres (future commercial pad). The sites will be suitable to ensure compliance with setbacks and access/ parking for future development of the front commercial pad. The Tentative Parcel Map No. 19926 creates two new lots. One lot for proposed hotel and one lot for future commercial land use. The HUB City Centre Specific Plan provides provisions for design and improvements promote and ensuring that future development complies with the goals and objectives of the General Plan.

**Findings for Approval:** The attached Resolution includes a finding of consistency with the Colton General Plan, as well as all findings for approval required by the Subdivision Map Act as follows:

- a. The proposed subdivision is designed, to the extent feasible, to provide for passive or natural heating or cooling opportunities because the subdivision layout provides an east to west orientation and adequate location of window placement to provide passive and natural heating and cooling opportunities. The project materials and construction will be required to comply with all current California Building Codes including energy efficient standards and green building code requirements.
- b. The proposed subdivision and the provisions for its design and improvement are consistent with the general plan for the City of Colton (“General Plan”), because the proposed lot consolidation would provide a larger lot to develop a future project whether industrial or residential.
1. The Tentative Parcel Map No. 19926 creates two new lots. One lot for proposed hotel and one lot for future commercial land use. The HUB City Centre Specific Plan provides provisions for design and improvements promote and ensuring that future development complies with the goals and objectives of the General Plan.
- c. The Subject Site consist of three nonconforming lots. The proposed new lots measure 2.421 acres (Hotel Site) and 0.82 acres (future commercial pad). The sites will be suitable to ensure compliance with setbacks and access/ parking for future development of the front commercial pad.
- d. The subdivision design and improvements proposed in the Tentative Parcel Map No. 19926 are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat because the site is not located in an area with fish or wildlife. It is an infill property located in a suburban setting surrounded by commercial and industrial properties.

- e. The subdivision design and type of improvements proposed in the Tentative Parcel Map No. 19926 are not likely to cause serious public health problems because all development and public improvements will be performed per the requirements of all applicable standards and codes, including the zoning and building codes, and specific conditions incorporated in Exhibit A to ensure compliance with Public Works Final Map recording.
- f. The subdivision design and type of improvements proposed in the Tentative Parcel Map No. 19926 will not conflict with easements acquired by the public at large for access through or use of the subject site because it has been fully developed around its perimeter that includes development of streets, curb, gutter and landscape area. The proposed subdivision map and title report have been reviewed and there are no conflicts with easements or future dedications for developing the proposed project site.
- g. The discharge of waste into an existing sewer system from future development proposed in the Tentative Parcel Map No. 19926 will not cause a violation of existing requirements prescribed by the local water quality control board because the City’s Engineering and Water Utilities Divisions of Public Works have reviewed and conditionally approved the proposal to address waste & wastewater requirements, drainage, grading, storm water, NPDES permitting, Improvement Plans and Final Map submission requirements to ensure the discharge of waste is designed correctly so it does not impact existing water resources.

**ENVIRONMENTAL REVIEW**

Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”), This project is Exempt pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) for the division of property in urbanized areas zoned for commercial use into four or fewer parcels when the division is in conformance with the General Plan and zoning.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Tentative Tract Map No. 19926 through the adoption of Resolution No. R-20-22- titled:

**RESOLUTION NO. R-20-22: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON ADOPTING TENTATIVE PARCEL MAP NO. 19926 (“A” MAP) FOR THE DIVISION OF LAND SOLELY FOR THE PURPOSE OF RECONFIGURING THREE (3) LOTS INTO TWO (2) LOTS FOR LOTS MEASURING A TOTAL OF 3.24 ACRES AND RESULTING IN PARCEL 1 MEASURING 0.82 ACRES AND PARCEL 2 MEASURING 2.42 ACRES AND LOCATED WITHIN THE BUSINESS PARK ZONE OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. 001-765).**



Prepared by:  
Steve Gonzales, Associate Planner



Reviewed By:  
Mark R. Tomich, AICP,  
Development Services Director

**Attachments:**

Attachment-1 Planning Commission Resolution No. R-20-22

Attachment-2 Tentative Parcel Map No. 19926

Planning Commission Resolution No. R-20-22

# **Attachment 1**



1 commercial pad) sites will be suitable to allow for compliance with setbacks and access/  
2 parking for future development of the front commercial pad.

- 3 d. The subdivision design and improvements proposed in the Tentative Parcel Map No. 19926  
4 are not likely to cause substantial environmental damage nor substantially injure fish or  
5 wildlife or their habitat because the site is not located in an area with fish or wildlife. It is  
6 an infill property located in a suburban setting surrounded by commercial and industrial  
7 properties.
- 8 e. The subdivision design and type of improvements proposed in the Tentative Parcel Map  
9 No. 19926 are not likely to cause serious public health problems because all development  
10 and public improvements will be performed per the requirements of all applicable standards  
11 and codes, including the zoning and building codes, and specific conditions incorporated in  
12 Exhibit A to ensure compliance with Public Works Final Map recording.
- 13 f. The subdivision design and type of improvements proposed in the Tentative Parcel Map  
14 No. 19926 will not conflict with easements acquired by the public at large for access through  
15 or use of the subject site because it has been fully developed around its perimeter that  
16 includes development of an alley, streets, curb, gutter and landscape area. The proposed  
17 subdivision map and title report have been reviewed and there are no conflicts with  
18 easements or future dedications for developing the proposed project site.
- 19 g. The discharge of waste into an existing sewer system from future development proposed in  
20 the Tentative Parcel Map No. 19926 will not cause a violation of existing requirements  
21 prescribed by the local water quality control board because the City's Engineering and  
22 Water Utilities Divisions of Public Works have reviewed and conditionally approved the  
23 proposal to address waste & wastewater requirements, drainage, grading, storm water,  
24 NPDES construction activity, Improvement Plans and Final Map submission requirements  
25 in making sure the discharge of waste is designed correctly so it does not impact existing  
26 water sources.

27 **SECTION 2.** The Planning Commission of the City of Colton, in accordance with the  
28 California Environmental Quality Act, has found that the project will not have a significant impact  
on the environment and is Categorical Exempt from CEQA under California Public Resources  
Code section 21080.17, the California Environmental Quality Act ("CEQA"), This project is  
Exempt pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land  
Division) for the division of property in urbanized areas zoned for commercial use into four or  
fewer parcels when the division is in conformance with the General Plan and zoning.

**SECTION 3.** Based upon the findings set forth in Sections 1 & 2 of this Resolution, the  
Planning Commission hereby approves **Tentative Parcel Map No. 19926 (DAP-001-765)**, subject  
to the attached conditions of approval (Exhibit "A").

**SECTION 4.** This action by the Planning Commission shall be final unless an appeal of  
the action is filed with the City Clerk's office in writing, pursuant to Section 18.58.100 of the Colton  
Municipal Code.

**SECTION 5.** Tentative Parcel Map No. 19926 shall become null and void if not exercised  
within two (2) years of this approval and the applicant has not been granted an extension of time



1 by the Planning Commission, pursuant to the Subdivision Map Act Term of Tentative Map  
2 Approvals.

3 **SECTION 6.** The Secretary shall certify the adoption of this Resolution.

4 PASSED, APPROVED, AND ADOPTED this 27<sup>th</sup> day of September, 2022.  
5

6  
7 \_\_\_\_\_  
8 Planning Commission Chairperson  
9 Richard Prieto

10 ATTEST:

11 \_\_\_\_\_  
12 Planning Commission Secretary  
13 Mark R. Tomich, AICP

14 I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning  
15 Commission of the City of Colton at a meeting held on September 27, 2022, by the following vote  
16 of the Planning Commission:

17 AYES:  
18 NOES:  
19 ABSENT:  
20 ABSTAIN:

21 \_\_\_\_\_  
22 Planning Commission Secretary  
23 Mark R. Tomich, AICP  
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**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE FOLLOWING CONDITIONS OF APPROVAL FOR PLANNING CASE # DAP-001-765.

**HOLD HARMLESS**

1. The applicant shall defend, indemnify, and hold harmless the City of Colton and its officers, employees, and agents from and against any claim, action, or proceeding against the City of Colton, its officers, employees, or agents to attacks, set aside, void, or annul any approval or condition of approval of the City of Colton concerning this project, including but not limited to any approval or condition of approval of the city council, planning commission, or development services director. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

**PLANNING DIVISION (909) 370-5079**

2. This approval is not considered final until the applicant signs the attached acknowledgement of conditions of approval, and submits the executed form to the Development Services Department.
3. This approval is for Tentative Parcel Map No. 19926, as conditioned and modified herein, to create two new lots on property measuring approximately 3.10 acres in area located within the Business Park (BP) Land Use Designation of the HUB City Centre Specific Plan (APN: 0254-151-04 & 05) (File Index DAP-001-765), as shown on plans stamped August 8, 2022 by the Development Services Department.
4. The applicant shall place a signed copy of these conditions of approval on the plan check sheet of the proposed project, subject to review and approval by the Development Services Director.
6. Any requests for modifications, including any deviation from the approved plans and/or conditions of approval, shall be submitted to the Development Services Director for review, prior to scheduling for Planning Commission meeting, if required.
7. The applicant and/or property owner shall comply with all requirements of all reviewing agencies and shall comply with all applicable local, state, and federal rules, laws, and regulations.
8. The applicant shall underground all new utilities and utility drops.
9. All conditions of approval for Architectural and Site Plan Review and Conditional Use Permit, P.C. Resolution No. R-2-18 shall be met.

1 **PUBLIC WORKS DEPARTMENT:**

2 **STREET IMPROVEMENTS**

- 3 10. Reconstruct any missing and damaged street improvements such as curb, gutter, sidewalk,  
4 driveway approaches, handicap access ramps, streetlights, street signs, and roadway striping,  
5 etc., as per the approved Street Improvement Plans and City of Colton Standard Specifications.  
6 All sidewalks fronting the property shall meet American Disability Act (ADA) requirements.
- 7 11. The Developer shall landscape and maintain all parkway and unpaved areas within the public  
8 right-of-way fronting the project. An Irrigation system with automatic sprinklers shall be  
9 installed within any landscaped open space areas, including between the sidewalk and the tract  
10 at the right-of-way line.
- 11 12. Provide utility (wet and dry) easement adjacent to each side of the interior streets for purpose  
12 of utility location.
- 13 13. In accordance with § 9.27.190 (E) of the City of Colton Municipal Code, the applicant shall  
14 immediately remove any graffiti present before construction, during construction, and post  
15 construction.
- 16 14. The applicant shall reach out to Omnitrans and coordinate any required public improvements  
17 associated with such bus stop fronting the site.

18 **DRAINAGE**

- 19 15. Submit a digital and hard copy of the Hydrology Study and WQMP Reports to the Public Works  
20 Department.

21 **PROJECT DEVELOPMENT:**

- 22 16. Submit Parcel Map prepared by a Professional Land Surveyor, registered in  
23 the State of California, joining all affected properties.

24 **BONDINGS**

- 25 17. Amount of bonding of public improvements shall be as follows:

Faithful Performance Bond.....	100% of Estimated Cost
Labor & Material Bond.....	100% of Estimated Cost
Monumentation Bond .....	\$15,000.00

26 The amounts shall be on file in the City Clerk's Office prior to the Final Parcel Map  
27 going to City Council for approval.

- 28 18. Unit prices for bonding estimates shall be those specified or approved by the City Engineer.
19. For release of Faithful Performance Bond / Labor & Material Bond all improvements must  
be complete, all conditions of approval satisfied, final inspection performed and 10%  
maintenance bond for a period of one year submitted to the City Engineer's Office. When

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all these requirements have been met, the Tract will be scheduled for City Council Approval. Upon Acceptance and Approval of Tract from City Council, the Faithful Performance and Labor & Material Bonds will be released.

20. The monumentation Deposit Bond will be returned after Engineer of Record, submits to the Engineering Office, monumentation ties and monument certification letter and field conditions have been verified

21. The 10% Maintenance Bond will be authorized for final release at the end of one year period, subject to the final inspection clearance of the project.

**FEES**

22. A Plan Check fee for final map review and all improvement plans for the proposed subdivision shall be paid prior to plan checking proceedings in accordance with the fee schedule in effect at the time the fees are paid.

23. Public Works Inspection fee shall be paid prior to the final map going to the City Council for approval in accordance with the fee schedule in effect at the time the fees are paid. Public Works permits are required prior to construction within the public right of way.

Tentative Parcel Map No. 19926

**Attachment 2**

# PARCEL MAP NO. 19926

IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO,  
STATE OF CALIFORNIA  
BEING A PORTION OF LOT 2, AND ALL OF LOTS 3 AND 4 OF TRACT NO. 2889  
AS PER MAP RECORDED IN BOOK 39 PAGES 54 OF MAPS, RECORDS OF THE  
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

GREGORY HELMER PSOMAS MAY, 2022

### OWNERSHIP CERTIFICATE:

WE THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE IN INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BOARDER LINE.

WE ALSO HEREBY DEDICATE TO THE CITY OF COLTON, LOT A FOR STREET PURPOSES AS SHOWN HEREON.

AMENA, COLTON, LLC A LIMITED LIABILITY COMPANY A LIMITED LIABILITY COMPANY

SUNDIP PATEL, MANAGING MEMBER

### BENEFICIARY STATEMENT

OF TRUST RECORDED \_\_\_\_\_, 20\_\_\_\_ AS \_\_\_\_\_, AS BENEFICIARY UNDER DEED

#: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NAME PRINTED \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
MY COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

### NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO

ON \_\_\_\_\_, BEFORE \_\_\_\_\_, A NOTARY PUBLIC PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NAME PRINTED \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
MY COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

### SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 664.36 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AS THEIR INTERESTS CANNOT RISE INTO FEE.

- AN EASEMENT FOR DITCHES AND PIPE LINES AS RECORDED DECEMBER 23, 1890, IN BOOK 122, PAGE 331 OF DEEDS. EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ADJUTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT RECORDED APRIL 23, 1946 IN BOOK 1895, PAGE 353 OF O.R.
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY IN DOCUMENT RECORDED JULY 17, 1986 IN RECORDING NO. 89-193121, AND IN DOCUMENT RECORDED DECEMBER 19, 2007 IN RECORDING NO. 2007-0703403 OF O.R.

### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF AMENA COLTON, LLC ON OCTOBER 2017. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: \_\_\_\_\_, 2022

GREGORY HELMER

### CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF COLTON SUBDIVISION ORDINANCES HAVE BEEN COMPLIED WITH.

VICTOR ORTIZ, CITY ENGINEER RCE 7384B

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP, AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE JOHN G. EGAN, R.C.E.  
144853

### PLANNING COMMISSION'S STATEMENT:

I HEREBY STATE THAT THE SUBDIVISION SHOWN ON THIS MAP IS IN ACCORDANCE WITH THE TENTATIVE MAP APPROVED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SECRETARY OF THE PLANNING COMMISSION DATE  
CITY OF COLTON, CALIFORNIA

### BOARD OF SUPERVISORS' CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

LAURA H. WELCH DATE  
CLERK OF BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN BERNARDINO

BY: \_\_\_\_\_ DEPUTY

### AUDITOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS, NOT YET PAYABLE, ESTIMATED TO BE: \_\_\_\_\_

OSCAR VALDEZ DATE  
COUNTY AUDITOR - CONTROLLER/TREASURER/TAX  
COLLECTOR  
COUNTY OF SAN BERNARDINO, CALIFORNIA

BY: \_\_\_\_\_ DEPUTY

### CITY COUNCIL STATEMENT:

RESOLVED BY THE CITY COUNCIL OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, THAT THE MAP OF PARCEL MAP NO. 19926 IS DULY APPROVED

THE FOREGOING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE FOLLOWING VOTES TO WIT.

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
CITY CLERK OF THE CITY OF COLTON

I HEREBY APPROVE THE FOREGOING RESOLUTION

MAYOR CITY OF COLTON

### SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER THE DOCUMENT NUMBER \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF \_\_\_\_\_ IN THE AMOUNT OF \_\_\_\_\_

BOB DUTTON DATE  
ASSESSOR-RECORDER  
COUNTY OF SAN BERNARDINO, CALIFORNIA

BY: \_\_\_\_\_ DEPUTY RECORDER



# PARCEL MAP NO. 19926

IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO,  
STATE OF CALIFORNIA

BEING A PORTION OF LOT 2, AND ALL OF LOTS 3 AND 4 OF TRACT NO.  
2889 AS PER MAP RECORDED IN BOOK 39 PAGES 54 OF MAPS, RECORDS  
OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

GREGORY HELMER PSOMAS MAY, 2022

**SURVEYOR'S NOTES:**

**ALIGNMENT NOTES:**

- SPN SEARCHED FOUND NOTHING
- R&M RECORD AND MEASURED
- INT. INTERSECTION
- INDICATES MONUMENTS FOUND AS NOTED.
- SET 1" IP W/7/32" 5/121"
- SET 1.87 W/7/32" 5/121"

**RECORD REFERENCES:**

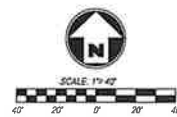
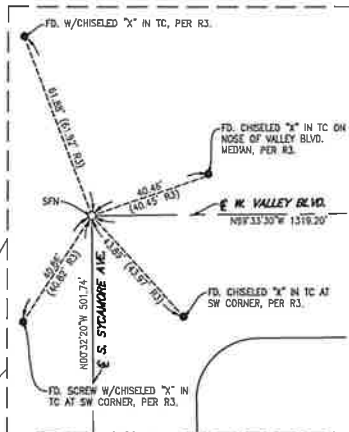
- R1 INDICATES RECORD & MEASURED DATA PER RECORD OF SURVEY 81/40.
- R2 INDICATES RECORD DATA PER TRACT MAP NO. 2889, M.B. 39/54.
- R3 INDICATES RECORD DATA PER FIELD BOOK 4016/1948.

**BASIS OF BEARINGS:**

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF VALLEY BOULEVARD AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 81, PAGE 40 BEING N89°33'30"E.

**EASEMENT NOTES:**

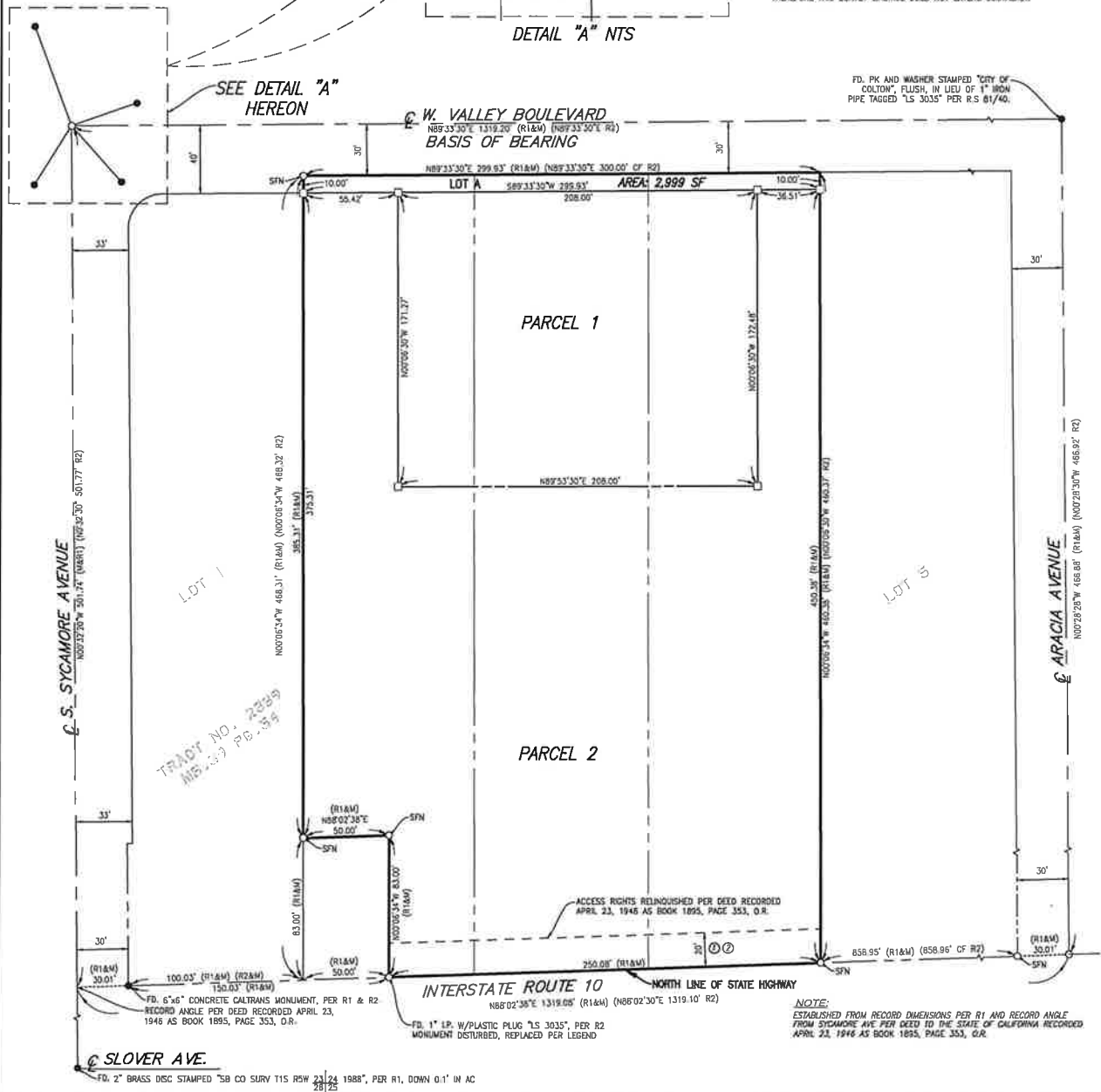
- ① AN EASEMENT FOR PUBLIC UTILITIES AS DELINEATED OR OFFERED FOR DEDICATION, ON TRACT NO. 2889, IN BOOK 39, PAGE 54 OF MAPS.
- ② AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS FOR LAYING AND MAINTAINING WATER PIPES, RECORDED APRIL 16, 1946 IN RECORDING NO. 207, O.R.



**SURVEYORS NOTE:**

BOUNDARY EVIDENCE FOR REESTABLISHING TRACT 2889 (R2) IS VERY LIMITED. NO ORIGINAL MONUMENTS REMAIN AND THE PHYSICAL IMPROVEMENTS ARE NOT DEFINITE. THIS PROCEDURE OF SURVEY IS FOUNDED UPON RECORD OF SURVEY 81/40 (R1) AS THE BEST EVIDENCE OF THE ORIGINAL LOCATION OF THE TRACT AND THAT OF THE NORTHERLY LINE OF STATE RIGHT OF WAY. THE RECORD DIMENSIONS OF R1 ARE CORROBORATED BY THE FOUND MONUMENTS AS SHOWN AND THE CALLS ON GRANT DEED TO THE STATE OF CALIFORNIA RECORDED APRIL 23, 1946 AS BOOK 1895, PAGE 353, O.R.

NO RECORDED SURVEYS IN THE AREA, INCLUDING R1 AND R2, CONTINUE THE CENTERLINE OF ADACIA SOUTHERLY BEYOND THE STATE RIGHT OF WAY. THEREFORE THIS SURVEY LIKEWISE DOES NOT EXTEND SOUTHERLY.



FO. 2" BRASS DISC STAMPED "SB CO SURV T15 R5W 23 24 1988", PER R1, DOWN 0.1" IN AC 28/25