

# CITY OF COLTON

## PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324

REGULAR MEETING – Tuesday, July 12, 2016 – 5:30 P.M.

Agenda

Documents:

[PC AGENDA 7-12-2016.PDF](#)

. A. CALL TO ORDER

. . B. ROLL CALL

. . . C. PLEDGE OF ALLEGIANCE

. . . D. APPROVAL OF MEETING MINUTES

. . . . PC Minutes June 28-2016

Documents:

[2016\\_06-28 MINUTES\\_.PDF](#)

. . . . E. PUBLIC COMMENTS

. . . . F. BUSINESS ITEMS

. . . G. COMMISSION CONSIDERATION

. . . . Item G-1\_1235 Lincoln St\_60-Day Review\_Staff Memo

Documents:

[ITEM G-1\\_1235 S. LINCOLN ST\\_PALLET USE.PDF](#)

. . H. PUBLIC HEARINGS:

. . . Item H-1\_DAP-001-175\_2137 Steel Rd

Documents:

[2016-07-12-PC MTG AGENDA ITEM H-1-DAP-001-175-2137 STEEL.PDF](#)  
[2016-07-12-PC MTG AGENDA ITEM H-1-DAP-001-175-2137 STEEL.PDF](#)

. . . . Item H-2\_DAP-001-304-1321 N. Mt. Vernon

Documents:

[2016-07-12-PC MTG ITEM H-2- DAP-001-304.PDF](#)

. . . . Item H-3\_DAP-001-311\_Choppers Tacos CUP

Documents:

[ITEM H-3\\_PC STAFF REPORT - DAP-001-311\\_CHOPPERS TACOS CUP.PDF](#)

. . . . Item H-4\_DAP-001-316\_928 Award Drive

Documents:

[ITEM H-4\\_DAP-001-316\\_928 AWARD DRIVE\\_FAMILY CHILD CARE CENTER.PDF](#)

. . . . Item H-5\_DAP-001-277\_Zone Cange And General Plan Amendment

Documents:

[2016-07-12-PC MTG ITEM H-5-GPA\\_ZC\\_2OF2\\_INITIAL STUDY.PDF](#)  
[2016-07-12-PC MTG ITEM H-5-GPA\\_ZC\\_1OF2\\_STAFF REPORT\\_ATTACHMENTS.PDF](#)

I. DIRECTOR'S REMARKS/REVIEW OF CITY COUNCIL AGENDAS

J. COMMISSION COMMENTS

K. ADJOURNMENT

**Next Scheduled Meeting: Tuesday, July 26, 2016 at 5:30 p.m.**

***Documents Related to Open Session Agendas (SB 343).*** Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection Monday through Thursday 8:00 am to 4:00 p.m. at the City of Colton Development Services Department located at the Civic Center Annex (across the street from City Hall) at 659 N. La Cadena Drive, Colton, CA 92324.

***Appeal of Planning Commission Action.*** If you challenge in court any action of the Planning Commission related to a public hearing item, you may be limited to raising only those issues you or someone else has raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. A decision of the Planning Commission may be appealed to the City Council. An appeal must be filed within ten (10) days following the appellant's receipt of notice of the action.

***ADA Compliance.*** In compliance with the American with Disabilities Act, if you need special assistance to participate in a Planning Commission Meeting, please contact the Planning Division at 909-370-5079. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



# CITY OF COLTON PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS, 650 NORTH LA CADENA DRIVE, COLTON, CA 92324  
REGULAR MEETING – Tuesday, July 12, 2016 – 5:30 P.M.

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. APPROVAL OF MEETING MINUTES**

1. June 28, 2016 Planning Commission Meeting Minutes.

**E. PUBLIC COMMENTS**

**F. BUSINESS ITEMS:**

None.

**G. COMMISSION CONSIDERATION:**

1. **60 Day Status Report for 1235 S Lincoln St.- Pallet Use- City Council Resolution R-35-16 and R-36-16.**

**STAFF RECOMMENDATION**

The Planning Commission may choose one of the following options:

- (a) Direct staff to schedule a modification/revocation hearing of the Conditional Use Permit if the following are not completed by the property owner by August 12, 2016:

- Submit Plans for construction of an eight-foot high block wall and wrought Iron fencing gates;
- Complete the block wall, trash enclosure, landscape/irrigation improvements along the front, rear, and south side of the property;
- Any modification of block wall installation along the north property line will require a new public hearing which may include review of all conditions of approval by the Planning Commission.

Or

- (b) The applicant may initiate a request for modification of entitlement to extend the deadline to November 12, 2016 for completion of all improvements required by the conditions of approval.

**H. PUBLIC HEARINGS:**

1. **FILE INDEX NUMBER: DAP-001-175 - VERIZON @ TROJAN SELF STORAGE**

**APPLICANT:**

**Verizon Wireless**

Maree Hoeger, Core Development Services

**PROPERTY OWNER:** TROJAN STORAGE OF COLTON, LLC

**PROPERTY LOCATION:** 2137 East Steele Road

**ASSESSOR'S PARCEL NUMBER:** 0164-311-35 & 36-0000

**REQUEST:** (1) **Architectural & Site Plan Review** for a proposed wireless telecommunication facility, which includes a 72-foot high antennae tower stealthed as a faux eucalyptus tree, outdoor equipment enclosure, and related site modifications, with a preliminary future address of 2145 East Steel Road and (2) **Variiances** relating to regulations regarding antenna towers with more than one spire and landscaping around the facility perimeter, on the site of an existing self-storage facility located at 2137 East Steele Road on a 1.6-acre site consisting of two parcels, including a city-owned parcel, zoned M-1, Light Industrial.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Class 32. Pursuant to CEQA Guidelines Section 15332 - In-Fill Development Projects. This section pertains to in-fill development consistent with the city general plan and zoning that would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by required public utilities and services on sites of no more than five acres, substantially surrounded by urban uses, which has no value as habitat for endangered, rare, or threatened species.

**STAFF RECOMMENDATION:** Adoption of the draft Resolution No. R-12-16 titled:

**RESOLUTION NO. R-12-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING AN ARCHITECTURAL & SITE PLAN REVIEW FOR A PROPOSED WIRELESS TELECOMMUNICATION FACILITY, WHICH INCLUDES A 72-FOOT HIGH ANTENNAE TOWER STEALTHED AS A FAUX EUCALYPTUS TREE, OUTDOOR EQUIPMENT ENCLOSURE, AND RELATED SITE MODIFICATIONS, WITH A PRELIMINARY FUTURE ADDRESS OF 2145 EAST STEEL ROAD AND VARIANCES RELATING TO REGULATIONS REGARDING ANTENNA TOWERS WITH MORE THAN ONE SPIRE AND LANDSCAPING AROUND THE FACILITY PERIMETER, ON THE SITE OF AN EXISTING SELF-STORAGE FACILITY LOCATED AT 2137 EAST STEELE ROAD ON A 1.6-ACRE SITE CONSISTING OF TWO PARCELS, INCLUDING A CITY-OWNED PARCEL, ZONED M-1, LIGHT INDUSTRIAL. (FILE INDEX NO. DAP-001-175A & 175B).**

2. **FILE INDEX NUMBER:** DAP-001-304 -Modarresi Auto Center Modification

**PROPERTY OWNER:** MODARRESI FAMILY TRUST 3-17-02

**APPLICANT:** Mike Modarresi, property owner

**PROPERTY LOCATION:** 1315 & 1321 North Mount Vernon Avenue

**ASSESSOR PARCEL NUMBER:** 0161-124-30 & 31

**REQUEST: (1) Major Modification of Architectural & Site Plan Review/Conditional Use Permit** (Reference: File Index No. DAP-000-900 & DAP-000-958) for site and elevation modifications; and **(2) Modification of Sign Program** (Reference: File Index No. DAP-001-050) related to a proposed reduction of the size of the building addition shown on the original approval of a partially completed multiple-tenant automotive repair project on a site on two properties located at 1315 & 1321 North Mount Vernon Avenue and zoned C-1, Neighborhood Commercial.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 – Existing Facilities. This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission adopt PC Resolution No. R-24-16 approving DAP-001-304 for a Major Modification of DAP-000-900/958, subject to the original conditions imposed by PC Resolution 07-10 with the following changes:

- Planning Condition No. 5 (Page 3). Amend to replace ‘Design Review Committee’ with ‘Planning Commission’ as the Committee has been disbanded.
- Planning Condition No. 11 (Page 3). Amend to refer to revised plans and sign program.
- Expiration Condition No.1 (Page 8). Amend to allow for extensions, subject to approval by the Planning Commission.

**3. FILE INDEX NUMBER: DAP-001-311 Choppers Tacos**

**PROPERTY OWNER:** Charlotte E. Llamas

**APPLICANT:** David Salem, Choppers Tacos

**PROPERTY LOCATION:** 479 S. La Cadena Drive

**ASSESSOR PARCEL NUMBER:** 0163-114-25

**REQUEST: Conditional Use Permit** to allow On-Sale General alcohol sales (Type 41) ABC Beer and Wine License for a proposed 1,422 square foot sit-down restaurant and a **Determination of Public Convenience and Necessity (PCN)** located on property measuring 7,840 square feet in the C-2 (General Commercial) Zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 – Existing Facilities. This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission adopt PC Resolution No. R-23-16 approving DAP-001-311, subject to conditions imposed by PC Resolution R-23-16 titled below:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT (CUP) TO ALLOW ON-SALE GENERAL ALCOHOL SALES (TYPE 41) ABC LIQUOR LICENSE AND A**

**DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) FOR AN EXISTING 1,422 SQUARE FOOT SIT-DOWN RESTAURANT ON PROPERTY MEASURING APPROXIMATELY 7,840 SQUARE FEET LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE.**

4. **FILE INDEX NUMBER:** DAP-001-316 **Large Child Care Center**
- PROPERTY OWNER:** Ana B. Hernandez
- APPLICANT:** Ana B. Hernandez
- PROPERTY LOCATION:** 928 Award Drive
- ASSESSOR PARCEL NUMBER:** 0164-113-14

**REQUEST: Conditional Use Permit** to allow a large child care center allowing up to 14 children to be cared for in an existing single family home on property within the R-1 (Low Density Residential) Zone measuring approximately 3,920 square feet in area.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption. Pursuant to CEQA Guidelines Section 15301 – Existing Facilities. This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission adopt PC Resolution No. R-25-16 approving DAP-001-316, subject to conditions imposed by PC Resolution R-25-16 titled below:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A LARGE CHILD CARE CENTER ALLOWING UP TO 14 CHILDREN TO BE CARED FOR IN AN EXISTING SINGLE FAMILY HOME ON PROPERTY MEASURING APPROXIMATELY 3,920 SQUARE FEET LOCATED IN THE R-1 (LOW DENSITY RESIDENTIAL) ZONE.**

5. **FILE INDEX NUMBER:** DAP-001-277 **GENERAL PLAN UPDATE FOLLOW-UP & SDA-O ZONE CHANGE & TEXT AMENDMENT**

**PROPERTY LOCATION:** VARIOUS

- Area 1 – 223,225,275 S Rancho Ave (3 parcels) – APN 0163-051-11, -27, & -30
- Area 2 – 105, 143 S 7<sup>th</sup> Street; 240,248,252,264,274,294 West K Street (8 parcels)- APN 0163-071-12,-13,-14,-15,-16,-17,-18,-19
- Area 3 – 134, 148, 162, ~174, 190 West K St (5 parcels) – APN 0163-081-12,-13,-14,-15,-16
- Area 4 – 551,555 S Fogg St, ~402,452,454,502 S 12<sup>th</sup> St, 500 E M St- APN 0163-232-01,-02,-24; 0163-135-01,-03,-04; 0163-141-17(7 parcels)

- Area 5 – 500, 620, 680 S Rancho Av; 510,555,565,575,585 W Birch St; ~550 Maple St – APN 0163-161-39,-45,-46,-47,-48,-49,-50,-65,-66 (9 parcels)
- Area 6 – 309 W Congress St, APN 0163-202-21 (1 parcel)
- Area 7 – 430 W Agua Mansa, APN 0163-261-34 & ~1089 S La Cadena, APN 0163-271-25 (2 parcels)
- Area 8 –generally located at the southwest corner of La Cadena Drive & Santa Ana River (7 parcels):
  - 8a- (1 parcel) 3 acre portion of the parcel APN 0275-192-06 (~1601 S La Cadena)
  - 8b – (3 parcels) ~17-acre remainder portion of the parcel APN 0275-192-06 (~1601 S La Cadena) & three parcels between Tropicana Ranch Rd & Santa Ana River – APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr)
  - 8c –(2 parcels) ~11585 S Bostick (~1600 S Bostick) –APN 0275-192-03
  - 8d (2 parcels)- APN 0275-192-02, -04 (~1701 S Bostick)
- Area 9 – 1070 S La Cadena Drive - APN 0163-273-07 (1 parcel)
- Area 10 (2 parcels)–
  - 10a: 234 E O Street - APN 0163-221-39
  - 10b: 271 E Congress – APN 0163-221-35

**PROJECT DESCRIPTION:** City-initiated amendments to Colton General Plan Land Use Element, Chapter 18 (Zoning) of the Colton Municipal Code, and the Official Zoning Map to implement City Council Resolution No. R-69-13 as follows:

- (a) – **SDA-O TEXT AMENDMENT:** amend the text of the Municipal Code relating to the SDA-O, Sensitive Development Area Overlay zone;
- (b) – **SDA-O ZONE CHANGE:** place properties in Areas 1 through 7, as described above, within the SDA-O, Sensitive Development Area Overlay zone with the underlying zones to remain unchanged as follows:
  - M-2, Heavy Industrial for parcels identified above in Area 3.
  - I-P, Industrial Park for parcels identified above in Areas 4 & 5 ,
  - M-1, Light Industrial for parcels identified above in Areas 1, 2, 6, & 7.
- (c) – **GENERAL PLAN AMENDMENT/ZONE CHANGE:** change the general plan land use designation and corresponding zoning classification for parcels identified above in Areas 8 through 10, as follows:
  - Area 8a – from IP/I-P, Industrial Park to NC/C-1, Neighborhood Commercial
  - Area 8b - from IP/I-P, Industrial Park to HDR/R-3/R-4, High Density/ Multiple-Family Residential
  - Area 8c - from IP/I-P, Industrial Park to VLDR/ V-L, Very Low Density Residential
  - Area 8d – from IP/I-P, Industrial Park to RU/R-U, Railroad Utility
  - Area 9 – from LI/M-1, Light Industrial to GC/C-2, General Commercial
  - Area 10a – from LI/M-1, SDA-O - Light Industrial, Sensitive Development Area-Overlay to MDR/R-2, Medium Density Residential
  - Area 10b – from LDR/R-1, Low Density Residential to OS-R, Open Space-Recreation

**ENVIRONMENTAL ASSESSMENT:** Negative Declaration. A draft Initial Study has been prepared to assess environmental impacts for the proposed project. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment and therefore a Negative Declaration was prepared for the project.

**STAFF RECOMMENDATION:** Planning Commission recommend to the City Council approval of the project by adopting the following:

1. **RESOLUTION NO. 21-16. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON AMEND THE COLTON MUNICIPAL CODE AND THE OFFICIAL ZONING MAP FOR THE RECLASSIFICATION OF THREE INDUSTRIALLY ZONED AREAS TO OTHER ZONES, AND THE AMENDMENT OF CHAPTER 18.30 OF TITLE 18 (ZONING) OF THE COLTON MUNICIPAL CODE, PERTAINING TO THE SDA-O, SENSITIVE DEVELOPMENT AREA OVERLAY, ZONE, AND APPLYING THE SDA-O ZONE TO CERTAIN PROPERTIES AND ADOPT A NEGATIVE DECLARATION. (FILE INDEX NO. DAP-001-277)**
2. **RESOLUTION NO. R-22-16. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON APPROVE A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATIONS ON THE LAND USE PLAN FOR PROPERTIES LOCATED AT 1070 S. LA CADENA DRIVE; 234 EAST O STREET & 271 EAST CONGRESS DRIVE; AND THOSE PARCELS CURRENTLY DESIGNATED “INDUSTRIAL PARK” AND BOUNDED BY THE SANTA ANA RIVER TO THE NORTH, LA CADENA DRIVE TO THE EAST, LOMA VERDE RESIDENTIAL TRACT TO THE SOUTH, AND THE COLTON LANDFILL TO THE WEST. (FILE INDEX NO. DAP-001-277)**

**I. DIRECTOR’S REMARKS/REVIEW OF CITY COUNCIL AGENDAS**

**J. COMMISSION COMMENTS**

**K. ADJOURNMENT**

**Next Scheduled Meeting: Tuesday, July 26, 2016 at 5:30 p.m.**

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CITY OF COLTON  
PLANNING COMMISSION AGENDA MINUTES  
REGULAR MEETING – Tuesday, June 28, 2016– 5:30 P.M.

**A. CALL TO ORDER at 5:30p.m.**

**B. ROLL CALL**

Commissioners Present:

Chair Prieto  
Vice Chair Thomas Archuleta  
Gilbert Arrieta  
Angel Delgado  
Rosa Granado-Dominguez  
Gary Grossich  
Kirk Larson

Commissioners Absent:

None

City Staff:

Marco Martinez, City Attorney  
Mark Tomich, Development Services Director  
Mario Suarez, Senior Planner

**C. PLEDGE OF ALLEGIANCE**

Commissioner Delgado led the pledge of allegiance.

**D. APPROVAL OF MEETING MINUTES**

1. May, 10, 2016 Planning Commission Meeting Minutes.

Motion and second by Commissioner Archuleta/Commissioner Arrieta 7 to 0 to approve with one minor correction. Roll call vote as follows: Ayes- Commissioner Archuleta, Commissioner Arrieta, Commissioner Delgado, Commissioner Grando-Dominguez, Commissioner Grossich, Chair Prieto and Commissioner Larson. Noes- none.

2. May 24, 2016 Planning Commission Meeting Minutes.

Motion and second by Commissioner Grossich /Commissioner Delgado 6 to 0 to approve. Roll call vote as follows: Ayes- Commissioner Archuleta, Commissioner Arrieta, Commissioner Delgado, Commissioner Grando-Dominguez, Commissioner Grossich, and Chair Prieto. Commissioner Larson abstained. Noes- none.

**E. PUBLIC COMMENTS**

None.

Chair acknowledged attendance by Council Member Gonzalez and City Manager, Bill Smith.

**F. BUSINESS ITEMS:**

**1. RESOLUTION NO. R-17-16 - Making findings of conformity** with the General Plan as required by California Government Code Section 65402 for the sale of certain real property located at the southeast corner of Valley Boulevard and Pepper Avenue consisting of approximately 2.97 acres on property zoned Retail within the HUB City Centre Specific Plan.

**PRESENTED BY:** Mario Suarez, Senior Planner

Motion and second by Commissioner Delgado /Commissioner Archuleta 7 to 0 to approve. Roll call vote as follows: Ayes- Commissioner Archuleta, Commissioner Arrieta, Commissioner Delgado, Commissioner Granado-Dominguez, Commissioner Grossich, Chair Prieto and Commissioner Larson. Noes- none.

**G. PUBLIC HEARINGS:**

**1. FILE INDEX NUMBER: DAP-001-307** **Colton's Downtown Code and Design Manual**

**APPLICANT:** City-Initiated

**REQUEST:** Amending the General Plan Land Use Plan Map from "General Commercial" to "Mixed-Use Downtown" and **adopting the Downtown Design Manual and Amendment to Title 18**, Updating and Revising Several Zoning Code Chapters and Amending the Zoning Map by Adding C-2/D (General Commercial- Downtown Overlay) Zone and changing certain parcels from C-2 (General Commercial) to M-U/D (Mixed-Use/Downtown) Zone.

**Project Location / Boundaries:** The Design Manual Area (also known as Downtown Area) is bound to the north and south by C Street and Interstate 10, respectively. The eastern and western boundaries are not as linear: the eastern boundary starts at the Colton Avenue/B Street intersection following Colton Avenue to E Street, where the boundary meanders to the south through residential lots, to H Street where it jogs to the east ending at Mt. Vernon Avenue; and the western boundary generally follows the BNSF Railroad, and includes the Amko Recycling property at the southwest end.

**PRESENTED BY:** Diane Bathgate, RRM Planning & Design.

**PUBLIC COMMENTS:**

- Mark Russell.

- John Anaya, Sr.

**ENVIRONMENTAL DETERMINATION:** Pursuant to the California Environmental Quality Act (“CEQA”), CEQA Guidelines a draft Initial Study has been prepared to assess environmental impacts for the applications. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment. Public notice was published in the newspaper regarding the public comment period and of the intent to adopt the Negative Declaration. Therefore, the Planning Commission will consider recommendation of the adoption of a Negative Declaration to the City Council.

**RECOMMENDATION:** Staff recommends that the Planning Commission recommend to the City Council approval of the draft ordinance by adopting Resolution Nos. R-18-16 and R-19-16:

**A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF AN AMENDMENT TO CITY’S GENERAL PLAN LAND USE MAP CHANGING GENERAL PLAN LAND USE DESIGNATION FROM “GENERAL COMMERCIAL” TO “MIXED-USE / DOWNTOWN” FOR CERTAIN PARCELS IN DOWNTOWN AND TO ADOPT THE “DOWNTOWN DESIGN MANUAL” A COMPANION DOCUMENT TO TITLE 18 (ZONING CODE). (FILE INDEX NO. DAP-001-307)**

**A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF AN ORDINANCE AMENDING CHAPTERS 18.06 (USES PERMITTED IN EACH ZONE) AND 18.23 (MIXED-USE DOWNTOWN) OF THE MUNICIPAL CODE AND ADDING NEW CHAPTER 18.23.4 (C-2 GENERAL COMMERCIAL OVERLAY ZONE) AND TO DESIGNATE CERTAIN PARCELS WITH C-2/D (GENERAL COMMERCIAL-DOWNTOWN OVERALAY) ZONE AND CHANGING THE ZONE ON SPECIFIC PARCELS FROM C-2 (GENERAL COMMERCIAL) TO M-U/D (MIXED-USE/DOWNTOWN). (FILE INDEX NO. DAP-001-307)**

Commissioner Granado-Dominguez, Commissioner Grossich and Chair Prieto recused themselves from hearing due to potential conflict.

Motion and second by Commissioner Delgado / Commissioner Arrieta to approve. Roll call vote as follows: Ayes- Commissioner Archuleta, Commissioner Arrieta, Commissioner Delgado and Commissioner Larson . Commissioner Granado-Dominguez, Commissioner Grossich, and Chair Prieto recused themselves from hearing.

**2. FILE INDEX NUMBER: DAP-001-325 ZONING TEXT AMENDMENT (MINOR CUP)**

**APPLICANT:** City-Initiated

**REQUEST:** Zoning Text Amendment (ordinance) to modify various provisions of Title 18 of the Colton Municipal Code related to Section 18.58.060 (Conditional Use Permits) and 18.06.060 (Uses Permitted in Each Zone) to establish a new permit category: Minor Conditional Use Permit

**LOCATION:** Citywide

**PRESENTED BY:** Mark Tomich

**PUBLIC COMMENTS:**

- None.

**ENVIRONMENTAL DETERMINATION:** Exempt from CEQA because it can be seen with certainty that there is no possibility that this Ordinance may have a significant effect on the environment. Therefore, the adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) of the CEQA Guidelines.

**RECOMMENDATION:** Staff recommends that the Planning Commission recommend to the City Council approval of the draft ordinance by adopting Resolution No. R-16-16:

**RESOLUTION NO. R-20-16. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON AMEND SECTIONS 18.58.060 and 18.06.060 OF TITLE 18 OF THE COLTON MUNICIPAL CODE (FILE INDEX NO. DAP-001-325).**

Motion and second by Commissioner Archuleta/Commissioner Larson 4 to 3 to approve. Roll call vote as follows: Ayes- Commissioner Archuleta, Commissioner Delgado, Commissioner Granado-Dominguez, and Commissioner Larson. Noes- Commissioner Grossich, Commissioner Arrieta and Chair Prieto.

**H. COMMISSION INFORMATION**

**1. Status Report On Colton Iron & Metal – Implementation Of Conditions Of Approval**  
(File Index No's: DAPs-000-648, 000-881 and 001-123)

**Recommendation:** Receive and file report.

**PRESENTED BY:** Mark Tomich, Director

**PUBLIC COMMENTS:**

- Mary Graybill, on behalf of Colton Iron & Metal.

**2. 45-Day Status Report – 1235 S. Lincoln Street**  
(File Index No. DAP-001-309)

**Recommendation:** Receive and file report.

**PRESENTED BY:** Mario Suarez, Senior Planner.

**I. DIRECTOR'S REMARKS/ REVIEW OF CITY COUNCIL AGENDAS**

- Carport Ordinance approved by Council- 1<sup>st</sup> reading.
- Largo Update- Settlement Agreement.

**J. COMMISSION COMMENTS:**

**Archuleta**

- Inquiry regarding status of Smart & final project.
- Laurel St. underpass is open.

**Arrieta**

- Question regarding sign on Rancho Ave.

**Delgado**

- Comments regarding pre- July 4<sup>th</sup> Holiday fireworks
- Weed abatement comments (fire hazards & weed growth on vacant lots).

**Granado- Dominguez**

- Thanks to staff.
- Commended Commissioner Grossich for recognition by Assembly woman Cheryl Brown.
- Colton Rotary is selling fireworks at stand in Colton.

**Grossich**

- Thanks to staff for work on difficult issues.
- Good to see S.A. Recycling complete implementation of all conditions of approval.
- Building on Steel Rd. is being completed.
- 8 foot block wall should be standard requirement for industrial sites.

**Larson**

- Appreciation for Downtown Plan.
- Have a safe 4<sup>th</sup> of July.

**Prieto**

- Support for block walls at recycling facilities.
- Comments regarding an active trucking business on Jefferson Lane (13-16 trucks).

**K. ADJOURNMENT**

Motion and second by Commissioner Arrieta / Commissioner Larson to adjourn the meeting at 7:48 p.m.

Approved by: \_\_\_\_\_  
Mark Tomich, AICP

DRAFT



## **Staff Report**

### **CITY OF COLTON Development Services Department**

DATE: July 12, 2016

TO: Planning Commission

FROM: Mark Tomich, AICP, Development Services Director *MT*

PREPARED BY: Mario Suarez, AICP, Senior Planner *MS*

SUBJECT: 60-DAY STATUS REPORT-1235 S. LINCOLN STREET  
PALLET USE

#### **BACKGROUND and STATUS REVIEW**

On April 12, 2016 the Planning Commission, by vote of 6 ayes to 1 no, adopted Resolution Nos. R-19-15 and R-20-15, approving the Modification of a Conditional Use Permit for pallet use and a Variance of development standards for property located at 1235 S. Lincoln Street, subject to findings and amended conditions of approval. The applicant and property owner (Rebbur, LLC – David Starr as managing partner) filed an appeal on April 21, 2016 objecting to the requirement to construct a block wall around the perimeter of the pallet use area.

On May 17, 2016, the City Council heard the appeal and voted unanimously to uphold the Planning Commission's Decision and adopted City Council Resolution Nos. R-35-16 and R-36-16. (Attachment 1 and 2)

On May 26, 2016, OG Pallets submitted a Business Occupancy Permit (BOP) application to operate a Pallet Use. (Attachment 3) According to the BOP policy, a 30-day period to complete inspections and comply with entitlement conditions of approval in order to operate and obtain a business license as a final step toward compliance. There are, of course, continuous operating conditions of approval that must be met at all times after the BOP is issued and a business license is obtained, such as compliance with the Site Management Plan approved by the Fire Department.

On June 28, 2016, the Planning Commission received a 45-day report. The Planning Commission requested that staff continue to monitor compliance with conditions of approval prior to start of operation, including installation of block walls, landscaping, and wrought-iron gates within the 60-day period which lapses on July 15, 2016. Since that time period, monitoring and communications with the property owner and OG Pallets have been ongoing. Communications with the property owner pertain to the following:

- Weeds and trees along the south property line on adjacent property;
- Issues on dealing with the south property line and locating an 8-foot high block wall;
- Issues with installation and construction of the 8-foot high block wall along the west property line of the pallet use;

- Issues with installation of the 8-foot block wall along the north boundary between the pallet use and the rubber company operations;
- Issues with getting plans prepared for construction of block walls, trash enclosure and landscaped areas of approved CUP Case Number DAP-001-309. (Attachment 2)

OG started calling for inspections of their BOP, Case No. BOP-117-854, on the week of July 5, 2016. Planning staff conducted an inspection and provided on-site comments related to compliance with CUP conditions of approval, prior to approval of the BOP. Additional meetings have ensued in clarification with the applicant in complying with the Conditions of Approval. The operators of the pallet use are concerned because of communication from the property owners appeared to assume that the City would grant the BOP prior to completion of the block wall and other improvements to the property as required by the Conditional Use Permit.

This is a 55-day report on the status and latest correspondence received from the property owner. The property owner requests clarification and extension of time to implement conditions of approval and a request for approval of BOP and issuance of a business license for OG Pallets.

### **ANALYSIS**

Staff is continuing to communicate with the property owner and pallet company to help clarify conditions of approval and/or address issues that the applicant believes are prolonging compliance; e.g, the 8-foot block wall. The property owner appears to believe that the pallet use would be allowed to continue operations that has ceased operation on June 1, 2016, without construction of the required site modifications that were approved to allow the pallet use. The former pallet use was operating without fully complying with the City's conditions of approval since its approval on January 23, 2007 – a nine year period.

As of July 7, 2016, the City has not received a plan review submission to construct a trash enclosure, block walls/wrought iron fencing and landscaping/irrigation for the project site. The applicant has informed staff that plans will not be ready for submission six to eight weeks from June 13, 2016, which extends time for compliance with Conditions of Approval to July 18, 2016.

The property owners have leased the property to a new pallet use with the assumption that the City would issue a Business Occupancy Permit, Business License and allow operation of pallet business without full compliance of the adopted conditions of approval.

In the meantime, staff has received a number of communications from the property owner to modify the location of the block wall requirement or postpone installation of a portion of the block wall while not moving forward with any improvements.

While staff has continuously informed the proposed pallet company operator and property owner that the project is required to comply with the conditions of approval prior to approval of a Business Occupancy Permit and Business License, (i.e., communications on May 18, 25, 27, June 2, 20, and on July 6 and 7, 2016), the property owner contends that the City has been unclear regarding the BOP code requirements and should provide the owner with the latitude in allowing the BOP to be approved.

## **RECOMMENDATION**

The Planning Commission may choose one of the following options:

- (a) Direct staff to schedule a modification/revocation hearing of the Conditional Use Permit if the following are not completed by the property owner by August 12, 2016:
- Submit Plans for construction of an eight-foot high block wall and wrought Iron fencing gates;
  - Complete the block wall, trash enclosure, landscape/irrigation improvements along the front, rear, and south side of the property;
  - Any modification of block wall installation along the north property line will require a new public hearing which may include review of all conditions of approval by the Planning Commission.

Or

- (b) The applicant may initiate a request to extend the deadline to November 12, 2016 for completion of all improvements required by the conditions of approval.

## **ATTACHMENTS**

Attachment 1 – Letter from David Starr representing Rebbur, LLC

**REBBUR, LLC**  
12341 Newport Avenue, D-100  
Santa Ana, California 92705  
(714) 834-0454

July 6, 2016

Mario Suarez  
Mark Tomich  
659 N. La Cadena Drive  
Colton, CA 92324

Re: Resolutions No.: R-35-16, and R-36-16, OG Pallets BOP  
Property: 1235 S. Lincoln St., Colton, CA 92324  
Request for Clarification and Extension of Time for Conditions of Approval; and  
Request for Issuance of Business Permit for Tenant

Dear Mario and Mark:

As you know, I am David Starr, the managing member of Rebbur, LLC ("Rebbur"), the owner of the real property located at 1235 Lincoln Street, Colton, CA ("the property").

Since taking over this modification application on March 1, 2016 from Valley Pallet, Inc. I have been working closely with you regarding obtaining the Modifications to the CUP and complying with the execution of the requirements of the CUP. We have communicated with you almost on a weekly basis.

We both have had issues with our former tenant Valley Pallet, Inc. It did not leave the property until June 1, 2016. Our new tenant OG Pallets submitted a BOP application on May 26, 2016 in order to have a smooth transition to the property. Rebbur has a written lease with OG Pallets for the property.

The tenant's agent informed me that the City would not issue a business license to OG Pallets until the block wall is completed. You stated in your Staff Report for the June 28, 2016 Planning Commission that "...The BOP includes a 30 day period to complete inspections and comply with entitlement conditions of approval in order to operate and obtain a business license as a final step toward compliance..." I do not see that requirement in the Resolutions stated above or on the Application for the BOP.

The installation of the block wall does not affect the existing buildings on the property. It can be constructed while the tenants operate their respective businesses. Colton Municipal Code 18.58.020 B is a permissive clause ("May") and not a mandatory clause with regard to walls, landscaping etc. Rebbur is requesting that OG Pallet be issued a business license in order avoid any contractual liabilities between Rebbur and

OG Pallets, and so that the 12 employees of OG Pallets can maintain their incomes. To refuse a business license would be a great hardship all around.

Rebbur is asking for clarification as to the time line for the conditions of approval and is asking for an extension of time for the completion of the 8 foot block wall. Rebbur is also requesting that completion of the wall not be a condition of the issuance of the business license to our tenant OG Pallets.

The reason for these requests is because of the following:

1. Rebbur feels that it is being penalized because of your prior dealings with Valley Pallet, Inc. I hope this is not the case. As I stated above, I have been in communication with you almost weekly to resolve issues.
2. Rebbur has been dealing with the Railroad demanding that the Railroad complete the wall all the way to the Southern property line. Tying our block wall into the Railroad wall has to be determined by our engineer.
3. The exact location of the Gas Company's high pressure gas line has to be determined so that the wall does not interfere with the line.
4. I have asked for you to have Code Enforcement contact Cascade to have them removed the dead tree stumps and trees on the Southern Property line so that the wall can be installed.

I assure you that Rebbur is moving diligently in moving forward with the construction. An Engineer has been hired. Once his plans have been drafted and approved by you I can get a bid for construction and request building permits immediately.

I respectfully request in all fairness and equity that you grant my requests.

Very truly yours,



David Starr, Managing Member



# Planning Commission Staff Report

City of Colton  
Development Services Department

**TYPE OF ACTION:** FINAL ACTION

**MEETING DATE:** July 12, 2016

**FILE INDEX NUMBER:** DAP-001-175      **VERIZON TOWER @ TROJAN STORAGE**

**APPLICANT:** Verizon Wireless  
Maree Hoeger, Core Development Services

**PROPERTY OWNER:** TROJAN STORAGE OF COLTON, LLC

**PROPERTY LOCATION:** 2137 East Steele Road  
ASSESSOR'S PARCEL NUMBER: 0164-311-35 & 36-0000

**REQUEST: (1) Architectural & Site Plan Review** for a proposed wireless telecommunication facility, which includes a 72-foot high antennae tower stealthed as a faux eucalyptus tree, outdoor equipment enclosure, and related site modifications, with a preliminary future address of 2145 East Steel Road and **(2) Variances** relating to regulations regarding antenna towers with more than one spire and landscaping around the facility perimeter, on the site of an existing self-storage facility located at 2137 East Steele Road on a 1.6-acre site consisting of two parcels, including a city-owned parcel, zoned M-1, Light Industrial.

**ACTIONS:**

**APPLICATION FILED:** 7/21/2014

**DEEMED APPLICATION COMPLETE:** 6/20/2016

**ENVIRONMENTAL DETERMINATION:** Recommendation: Categorical Exemption- Class 32.

**PUBLIC NOTICE:** 7/2/2016

**PLANNING COMMISSION ACTION:** \_\_\_\_\_ **DATE:** 07/12/2016

**PROPERTY INFORMATION:**

1. Location: preliminary future address: 2145 E. Steel Road  
existing site address: 2137 E. Steel Road  
Assessor's Parcel No: 0164-311-35 & 36-0000
2. Lot Size(s): 1.59 acres
3. Existing Land Use: Self-storage facility (dba Tojan Storage)
4. General Plan Land Use Designation: Light Industrial (LI)
5. Zoning: M-1, Light Industrial

**Surrounding Properties:**

	Existing Land Use	Zoning	General Plan Land Use Designation
<b>North</b>	Interstate 10 Freeway		
<b>South</b>	<ul style="list-style-type: none"> <li>• Public Street (Steel Road)</li> <li>• Traffic Services Contractor’s yard (Cal Stripe)</li> <li>• Truck Sales Lot (Westrux International)</li> </ul>	M-1, Light Industrial	LI - Light Industrial
<b>West</b>	Solid Waste Company/ Material Recycling Facility (Republic Services)		

**Related Past Actions**

1. Architectural & Site Plan Review (File Index No. 43-84A & B) for new development of self-storage facility. Application filed July 2, 1984.
2. Conditional Use Permit (File Index No. C-12-84) for use of a residence (caretaker’s unit) as part of a self-storage facility. Application filed November 14, 1985.
3. Design Review (File Index No. D-72-00) for installation of fencing. Application filed July 27, 2000.

**PROPERTY/PROPOSAL DESCRIPTION**

The subject property is the site of an existing self-storage facility (Trojan Storage) next to the I-10 Freeway. The applicant is proposing the establishment of a proposed wireless telecommunication (phone) facility within an existing paved areas in the center of the facility where existing trash enclosure are provided. According to the applicant, a facility is needed in the area for the provider’s (Verizon) network to achieve the desired coverage and capacity for local residents and companies that are customers of the provider.

The facility consists of a 72-foot high tower to support an array of antennas, and an 18-foot, 9-inch by 5-foot, 7-inch enclosure that will contain the tower base and outdoor equipment. There is no onsite personnel required. The proposed location of the enclosure will not interfere with use of the existing trash enclosure nor with the adjacent driveways used for access to self-storage units. However, during a field inspection, it was noted that landscape material at the far east end of the site adjacent to the street has been removed and will need to be replaced.

The tower will be stealthed as a faux eucalyptus tree so it is camouflaged among the existing live eucalyptus trees in the vicinity. The enclosure consists of an 8-foot high wrought iron fence and gates.

## **BACKGROUND**

Pursuant to Section 18.39.040.F of the Colton Municipal Code, the approval of an **Architectural & Site Plan Review** application by the Planning Commission is required for communication towers and antenna not located within 500 feet of residential zones, such as the proposed wireless telecommunication facility.

**Colton Municipal Code**  
**CMC 18.39.040 Permitted Communication Towers and Communication Antennas in zoning Districts of City.**

- E. New freestanding Communication Towers and Communication Antennas May be allowed in other nonresidential zoning Districts in the City provided such Communication Towers and Communication Antennas comply with the Following:
1. The Communication Tower or Communication Antenna is Stealthed or camouflaged to look like a Structure or feature that blends with the surrounding area.
  2. The Communication Tower or Communication Antenna is located at least five hundred feet from residentially zoned Property.
  3. The Applicant demonstrates that:
    - a. Existing towers and Buildings do not afford the Applicant the technological ability to provide service to the service area of the Applicant or service provider; and
    - b. It is not technologically possible to bifurcate the geographical boundaries of the proposed service area in order to avoid the necessity for a freestanding Communication Tower or Communication Antenna.
- F. Communication Towers and Communication Antennas processed under subsection B Shall be reviewed and Approved by the Planning Commission using the architectural and Site Plan review provisions of Section 18.58.030.

Except for existing nonconformities, the proposal conforms both to the requirements specific to wireless telecommunication facilities (contained in Chapter 18.39 of the Colton Municipal Code), and to the requirements of the M-1 zone, except for two development standards, as shown on the attached Table.

Variances for the two development standards are discussed below:

### **Variance 1. No More Than One Single Spire Allowed**

The current code requirements require that towers used use for communication antennae have a single spire, or single pole – see CMC 18.39.010 below. Consistent with this requirement,

tower proposals approved in the past fit into three design types with a single spire with “mono” meaning single: (1) single pole not camouflaged (“monopole”), (2) single pole camouflaged with a faux pine tree elements (“monopine”), and (3) single pole camouflaged with a faux palm elements (“monopalm”).

**CMC 18.39.010. Definitions.** "Monopole" means a Structure composed of a single spire used to support communications equipment.

**CMC 18.39.050. I. Type of Construction.** Communication Towers Shall be Monopole construction; provided, however, that guyed construction may be approved by the Planning Commission upon consideration of the following factors:

1. Compatibility with adjacent properties;
2. Architectural consistency with adjacent properties; and
3. Visual impact on adjacent properties, including visual access of adjacent properties to sunlight.

This application is the second considered by the City of a faux eucalyptus tree design for tower which, although relatively new, has been implemented successfully in other communities. The proposed faux eucalyptus tree design has unique characteristics compared to the other tower design types since live eucalyptus trees do not have a single trunk like pine and palm trees. Providing the faux eucalyptus with a single spire to meet the code requirements would not provide the tower the desired appearance, mimicking a live eucalyptus. Therefore, the standard design for the faux eucalyptus tree is to provide three trunks from a main truck at the base to provide a more realistic appearance. However, since the three trunks do not meet the strict definition of a “monopole”, meaning a single spire, a variance has been filed to allow deviation from this requirement.

### **Variance 2. Facility Perimeter Landscaping**

The code requires that, in addition to screen fencing or walls, planting be provided around the perimeter of a facility to provide additional screening (see CMC 18.39.050.G below). The planting screen is critical for facilities located adjacent to the street or those located within retail shopping center parking lots where visible by customers. The proposal has distinct characteristics since the proposed facility location is located within the self-storage facility where the enclosure will not be visible from outside the site (screened by buildings and free-standing walls) and is not accessible to the general public (located behind security gates where access is allowed only for customers). For this reason, staff finds that the installation of landscaping in the immediate perimeter of the facility enclosure would not serve the original purpose of this requirement. Instead, staff finds that the planting along the perimeter of the site (not the facility) especially along the street, serves the purpose of complementing the site. Since the site perimeter will serve this purpose, it is critical that landscape material removed from the far east end of the site adjacent to the street be replaced as part of this application.

**18.39.050. G. Screening and Landscaping. Landscaping,** Screening and buffering Shall be required around the perimeter of Communication Towers, Communication Antennas and their ancillary Structures to the satisfaction of the Planning Commission. Support Structures Shall be either galvanized steel or painted an unobtrusive color to neutralize and blend with the surroundings. Further, the Use of existing vegetation Shall be preserved to the maximum extent practicable, and May be Used to meet the Landscaping requirements.

## **ANALYSIS**

### **Variance Findings**

With any variance request, staff's main concern is whether deviations from development standards may be justified and whether action may set a precedent for future variance requests. The variance related to more than one spire may be justified due to the unique "multi-pole" characteristics of the proposed faux eucalyptus design in contrast to "mono-pole" design common in the past. The variance related to planting is justifiable since the site has distinct characteristics whereby the planting would not serve to screen the equipment enclosure. The facility perimeter planting would serve the original purpose to screen the equipment enclosure. The site perimeter planting will be provided (after rehabbing the far east end of the site) to complement the facility as viewed from off site.

Based on this, the following findings have been prepared for approval of the Variances:

1. **There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district and neighborhood in which the property is located that allow for the proposed deviations from code requirements to allow for an antenna tower with more than the maximum of one spire allowed by Code and without the landscaping required around the facility perimeter.** The property is adjacent to landscape areas, including within a freeway right-of-way, with existing live eucalyptus trees which will make the variances for the proposed tower, with more than one spire necessary to provide the proposed faux eucalyptus design and the height greater than that allowed for structures, less apparent. The equipment is proposed to be located within an existing self-storage facility at a location surrounded by buildings and/or freestanding walls where its visibility will be partially screened from the adjacent freeway (Interstate 10), streets, and surrounding properties. Landscaping is provided or will be provided along the perimeter of the site, including planting within the adjacent freeway right-of-way, thereby making the provision of landscaping around the immediate perimeter of the facility un-necessary.
2. **That such Variances are necessary for the preservation and enjoyment of a substantial property right of the applicant** in that strict application of the development standards would not allow the applicant to (a) propose a tower with more than one spire with a faux

eucalyptus design that effectively stealths the tower due to its location among live eucalyptus trees; and (b) provide wireless telecommunications service to the city's residents, businesses, and emergency services.

3. **That the granting of the Variances will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located** since the facility will have minimal impacts because it does not require permanent on-site personnel and vehicular and pedestrian traffic will be limited to occasional visits by personnel for repairs and service. The Variances for the proposed tower, with more than one spire necessary to provide the proposed faux eucalyptus design and height greater than that allowed for structures, will allow for the proposed tower to be stealthed as a faux eucalyptus tree among existing live eucalyptus trees of similar or greater height making it less readily apparent from other properties in the neighborhood. The variance related to planting will not be detrimental since the lack of planting in the immediate perimeter of the facility enclosure is not visible off site and the site provides or will provide planting along the perimeter of the site which will, instead, complement the facility as viewed from off site.
  
4. **That the granting of such Variances will not be contrary to the objectives of the General Plan** in that it will allow a wireless telecommunication facility that provides improved communication services, which is an important element for City's infrastructure to continue to grow and attract new businesses and provide service to residents and visitors of the community. The approval of the Variances will allow for the proposed tower to be less readily apparent from the adjacent freeway, which is a gateway into the community, and be consistent with the existing development on the site and the surrounding Specific Plan properties, which is consistent with the following General Plan goals and policies:
  - General Plan- Land Use Element Policy LU-1.6: *"Ensure that new development projects are compatible with permitted, well maintained uses and buildings in the surrounding neighborhood or district"*
  - General Plan- Land Use Element Policy LU-2.1: *"Pay critical attention to the appearance of properties at the City's major gateways..."*
  - General Plan- Land Use Element Policy LU-9.3: *"Encourage a unified architectural character in commercial areas, and vigorously enforce commercial land use standards, including but not limited to landscaping, signage, and property maintenance to enhance the visual appearance of the city's commercial areas."*

#### Compatibility to surrounding properties/roadways

Due to its location along a major regional route (1-10 Freeway) near a gateway into the City from the west, the issue of the appearance of the proposed tower and facility was considered. Also, since the city has not yet approved a faux eucalyptus tree design, additional review based on the installation of faux eucalyptus trees design in other communities was conducted to address issues relative to this design. Based on this review, the following condition, based on a submittal by the

applicant from another community but modified to match the subject site, is recommended so that the faux eucalyptus mimics a real eucalyptus tree as much as possible. Based on the proposed location for the tower among live eucalyptus trees, staff finds that the condition will provide for appropriate stealthing of the tower as required by Code – see attached Photo Simulations.

**Recommended Condition No. 2.** The proposed tower shall have a faux eucalyptus tree design to provide the appropriate stealth treatment to camouflage the tower with its surroundings and minimize impacts to visual aesthetics, as determined by the Development Services Director. The design of the faux eucalyptus shall mimic a real eucalyptus tree as close as possible with the trunk and three spires provided full simulated bark exterior from the ground up. Simulated foliage shall begin at a height not less than fifteen (15') feet, with the span of the foliage (north end to south end and east end to west end) at its widest point shall be a minimum of fifteen feet (15'). The simulated foliage shall be installed at a ratio of 2.5 branches per linear foot, starting at 15 feet high and ending at sixty-seven (67) feet, plus a five-foot crown with the bottom crown branches a minimum of six feet in length for simulation of a real eucalyptus, plus small branches along all main branches to provide thick foliage for concealment of antennas, dishes, or an amount and appropriate screening method as determined appropriate by the Development Services Director. The antenna panels/sectors and supports shall be painted to match the simulated foliage and shall not project beyond the branches.

#### Co-Location – Allowance for Second Provider

To address a potential proliferation and overconcentration of facility towers in certain areas by different service provider, service providers may 'co-locate' antennas on the same tower thereby reducing the number of towers in certain areas. Conditions are recommended that the tower be engineered and constructed to accommodate a minimum of one additional communication service provider.

#### Architectural & Site Plan Review Findings

Based on this, the following findings have been prepared for approval of the Architectural & Site Plan Review:

1. **The provisions for vehicular parking and for vehicular and pedestrian circulation on the site, and onto adjacent public right-of-way will not create safety hazards** since the facility does not require permanent on-site personnel and vehicular and pedestrian traffic will be limited to occasional visits by personnel for repairs and service. The site design and adjacent public right-of-ways (streets) can accommodate the anticipated limited pedestrian and vehicular traffic by providing a paved vehicular path from public streets to the proposed facility, and providing a loading space for service personnel.

2. **The bulk, location and height proposed will not be detrimental or injurious to other development in the neighborhood or will result in the loss of or damage to unique natural or topographic features of the site that are important to the environmental quality of life for the citizens of Colton, and the project is feasible in a manner that will avoid such detrimental or injurious results or such loss or damage** since the facility is proposed to be located within the existing self-storage surrounded by buildings and/or freestanding walls where its visibility will be partially screened from the adjacent freeway (Interstate 10), streets, and surrounding properties. The proposed 72-foot high antennae tower will be stealthed as a faux eucalyptus tree whose height and appearance (bulk) will be complemented by existing live eucalyptus trees of similar or greater height located within the right-of-way of the abutting freeway (Interstate 10).
3. **The provisions for on-site landscaping provides adequate protection to neighboring properties from detrimental features of the proposed project that could be avoided by adequate landscaping** since existing landscaping is provided or will be provided along the perimeter of the site including planting within the adjacent freeway right-of-way.
4. **The provisions for exterior lighting are adequate for human safety and will not diminish the value and/or usability of adjacent property** since adequate lighting is already provided on the subject property.
5. **The exterior design of the buildings and structures will not be injurious or detrimental to the environmental or historic features of the immediate neighborhood in which the proposed project is located and will cause irreparable damage to property in the neighborhood, to the City and to its citizens** since the proposed antennae tower will have a faux eucalyptus tree design to camouflage the tower with its surroundings and minimize impacts to visual aesthetics by not being readily apparent among existing live eucalyptus trees of similar or greater height, and the equipment enclosure will be partially screened from the adjacent freeway (Interstate 10) and properties.
6. **The proposed project will not impose an undue burden upon off-site public services, including sewer, water and streets, which conclusion shall be based upon a written report of the City Engineer and there is no provision in the capital works program of the City to correct the specific burden within a reasonable period after the project will be completed** since the proposed facility requires no on-site personnel and, thus, will not create an undue burden on off-site services.

## **ENVIRONMENTAL DETERMINATION**

Categorical Exemption. Class 32. Staff analyzed the project for compliance with the California Environmental Quality Act (CEQA) compliance and recommends that the Planning Commission find that the proposed project is categorically exempt from further analysis per CEQA Guidelines Section 15332 - In-Fill Development Projects. This section pertains to in-fill development consistent with the city general plan and zoning that would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by required

public utilities and services on sites of no more than five acres, substantially surrounded by urban uses, which has no value as habitat for endangered, rare, or threatened species.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the requested **Architectural & Site Plan Review (File Index No. DAP-001-175a) & Variances (File Index No. DAP-001-175b)**, subject to conditions, through the adoption of the draft Resolution No. R-12-16 titled:

RESOLUTION NO. R-12-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING AN ARCHITECTURAL & SITE PLAN REVIEW FOR A PROPOSED WIRELESS TELECOMMUNICATION FACILITY, WHICH INCLUDES A 72-FOOT HIGH ANTENNAE TOWER STEALTHED AS A FAUX EUCALYPTUS TREE, OUTDOOR EQUIPMENT ENCLOSURE, AND RELATED SITE MODIFICATIONS, WITH A PRELIMINARY FUTURE ADDRESS OF 2145 EAST STEEL ROAD AND VARIANCES RELATING TO REGULATIONS REGARDING ANTENNA TOWERS WITH MORE THAN ONE SPIRE AND LANDSCAPING AROUND THE FACILITY PERIMETER, ON THE SITE OF AN EXISTING SELF-STORAGE FACILITY LOCATED AT 2137 EAST STEELE ROAD ON A 1.6-ACRE SITE CONSISTING OF TWO PARCELS, INCLUDING A CITY-OWNED PARCEL, ZONED M-1, LIGHT INDUSTRIAL. (FILE INDEX NO. DAP-001-175A & 175B).



Prepared by:

Jay Jarrin, AICP, Senior Planner



Reviewed By:

Mark R. Tomich, AICP, Director

**ATTACHMENTS**

1. Aerial Photograph
2. Draft Resolution R-12-16
  - a. Proposed Recommended Conditions
  - b. Plans – 8-1/2" by 11" size
3. Photo Simulations – 11" x 17" size
4. Plans – 11" x 17" size

###

**Development Standards/Code Compliance Table**

Requirement	Required/Allowed	Existing/Proposed	Compliance
Lot/site area	15,000 sf minimum	Total: ~69,849 sf (1.6 acres) Lot 1: ~68,824 sf (1.58 acres) Lot 2: ~1,025 sf	Yes
Lot width	100'	~600 feet	Yes
Lot depth	100'	~280 feet	Yes
Floor Area	34,412 sf maximum (based on 0.5:1 floor-to-lot area ratio)	36,805 sf	Existing nonconforming
Parking Required	11 spaces, based on 1:3500 sf required for self-storage facilities	6 spaces, including 1 accessible	Existing nonconforming
Landscaping Area	15% minimum 15% of site/lot area: 10,477 sf	10.9% : 7,660 sf. including 3,851 sf to be restored	Existing nonconforming
Street Yards (Landscaped)	20 feet minimum	12 feet	Existing nonconforming
Setbacks, existing buildings	Front: 20' min. Side/rear: None required	Front: 12' (existing building) Side/rear: None (existing buildings)	Existing nonconforming
Setbacks, proposed facility	Front: 20' min. Side/rear: None required	Front: >60 feet Sides: >250 feet; >350 feet Rear: > 75 feet	Yes
Height	Building: 40 feet (3 stories) maximum Antenna Tower: 85 feet maximum	Building: 12 feet max (existing buildings) Antenna Tower: 72 feet (proposed tower)	Yes
Tower design (CMC 18.39.050.I).	Monopole (single spire)	Multi-spire, three (proposed facility)	No. variance filed.
Screening and Landscaping (CMC 18.39.050.F)	Around the perimeter of Communication Towers, Communication Antennas and their ancillary Structures.	No (proposed facility)	No. Variance filed
Perimeter Fencing	8' high minimum	8' high wrought-iron fence with mesh screen (proposed facility)	Yes
Distance to R zone	Minimum 500 feet	More than 500 feet	Yes
Spacing between Towers	300 feet minimum.	More than 300 feet	Yes
Co-Location (Designed to allow for future carrier)	-	Yes (proposed facility)	Yes

**Attachment 1 – Aerial Photo  
DAP-001-175 –2137 E Steel Rd**



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**RESOLUTION NO. R-12-16**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING AN ARCHITECTURAL & SITE PLAN REVIEW FOR A PROPOSED WIRELESS TELECOMMUNICATION FACILITY, WHICH INCLUDES A 72-FOOT HIGH ANTENNAE TOWER STEALTHED AS A FAUX EUCALYPTUS TREE, OUTDOOR EQUIPMENT ENCLOSURE, AND RELATED SITE MODIFICATIONS, WITH A PRELIMINARY FUTURE ADDRESS OF 2145 EAST STEEL ROAD AND VARIANCES RELATING TO REGULATIONS REGARDING ANTENNA TOWERS WITH MORE THAN ONE SPIRE AND LANDSCAPING AROUND THE FACILITY PERIMETER, ON THE SITE OF AN EXISTING SELF-STORAGE FACILITY LOCATED AT 2137 EAST STEEL ROAD ON A 1.6-ACRE SITE CONSISTING OF TWO PARCELS, INCLUDING A CITY-OWNED PARCEL, ZONED M-1, LIGHT INDUSTRIAL. (FILE INDEX NO. DAP-001-175A & 175B).**

**WHEREAS**, an application was filed with the City of Colton by Spectrum Services, Inc. (hereinafter "Applicant") for an **Architectural & Site Plan Review (File Index No. DAP 001-238a)** for a proposed wireless telecommunication facility, which includes a 72-foot high antennae tower stealthed as a faux eucalyptus tree, outdoor equipment enclosure, and related site modifications, with a preliminary future address of 2145 East Steel Road (hereinafter "Proposed Use") on the site of an existing self-storage facility located at 2137 East Steele Road on property identified as identified as Assessors Parcel No. 0164-311-35, on a 1.6-acre site (hereinafter "Subject Property) consisting of two parcels, including a city-owned parcel identified as Assessors Parcel No. 0164-311-36 zoned M-1, Light Industrial; and

**WHEREAS**, the application was reviewed concurrently with a related application for a **Variences (File Index No. DAP-001-175b)** to regulations regarding (a) regarding antenna towers with more than one spire and (b) landscaping around the facility perimeter, related to the proposed facility on the subject property.

**WHEREAS**, the staff report accompanying this resolution is found to be true, adopted as Findings and incorporated in this Resolution; and

**WHEREAS**, on July 12, 2016, the Planning Commission of the City of Colton held a duly noticed public hearing at which time all persons wishing to testify in connection with the application were heard and the Application was fully examined; and

**WHEREAS**, pursuant to the Guidelines for the California Environmental Quality Act ("CEQA"), the proposed project is Categorically Exempt under Article 19, Section 15332 (In-Fill Development Projects), Class 32 of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF COLTON:

**SECTION 1.** Based on the entire record before the Planning Commission and all written and oral evidence presented, including the staff report, the Planning Commission, in accordance with the Colton Municipal Code, makes the following findings for approval of the **Architectural**

1     **& Site Plan Review:**

- 2     a.     **The provisions for vehicular parking and for vehicular and pedestrian circulation on the**  
3     **site, and onto adjacent public right-of-way will not create safety hazards** since the  
4     facility does not require permanent on-site personnel and vehicular and pedestrian  
5     traffic will be limited to occasional visits by personnel for repairs and service. The site  
6     design and adjacent public right-of-ways (streets) can accommodate the anticipated  
7     limited pedestrian and vehicular traffic by providing a paved vehicular path from public  
8     streets to the proposed facility, and providing a loading space for service personnel.
- 9     b.     **The bulk, location and height proposed will not be detrimental or injurious to other**  
10    **development in the neighborhood or will result in the loss of or damage to unique**  
11    **natural or topographic features of the site that are important to the environmental**  
12    **quality of life for the citizens of Colton, and the project is feasible in a manner that will**  
13    **avoid such detrimental or injurious results or such loss or damage** since the facility is  
14    proposed to be located within the existing self-storage surrounded by buildings and/or  
15    freestanding walls where its visibility will be partially screened from the adjacent  
16    freeway (Interstate 10), streets, and surrounding properties. The proposed 72-foot high  
17    antennae tower will be stealthed as a faux eucalyptus tree whose height and appearance  
18    (bulk) will be complemented by existing live eucalyptus trees of similar or greater height  
19    located within the right-of-way of the abutting freeway (Interstate 10).
- 20    c.     **The provisions for on-site landscaping provides adequate protection to neighboring**  
21    **properties from detrimental features of the proposed project that could be avoided by**  
22    **adequate landscaping** since existing landscaping is provided or will be provided along  
23    the perimeter of the site including planting within the adjacent freeway right-of-way.
- 24    d.     **The provisions for exterior lighting are adequate for human safety and will not**  
25    **diminish the value and/or usability of adjacent property** since adequate lighting is  
26    already provided on the subject property.
- 27    e.     **The exterior design of the buildings and structures will not be injurious or detrimental**  
28    **to the environmental or historic features of the immediate neighborhood in which the**  
29    **proposed project is located and will cause irreparable damage to property in the**  
30    **neighborhood, to the City and to its citizens** since the proposed antennae tower will  
31    have a faux eucalyptus tree design to camouflage the tower with its surroundings and  
32    minimize impacts to visual aesthetics by not being readily apparent among existing live  
33    eucalyptus trees of similar or greater height, and the equipment enclosure will be  
34    partially screened from the adjacent freeway (Interstate 10) and properties.
- 35    f.     **The proposed project will not impose an undue burden upon off-site public services,**  
36    **including sewer, water and streets, which conclusion shall be based upon a written**  
37    **report of the City Engineer and there is no provision in the capital works program of**  
38    **the City to correct the specific burden within a reasonable period after the project will**  
39    **be completed** since the proposed facility requires no on-site personnel and, thus, will not  
40    create an undue burden on off-site services.

41     **SECTION 2.** Based on the entire record before the Planning Commission and all written  
42    and oral evidence presented, including the staff report, the Planning Commission, in accordance  
43    with the Colton Municipal Code, makes the following findings for approval of the **Variances:**

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1. **There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district and neighborhood in which the property is located that allow for the proposed deviations from code requirements to allow for an antenna tower with more than the maximum of one spire allowed by Code and without the landscaping required around the facility perimeter.** The property is adjacent to landscape areas, including within a freeway right-of-way, with existing live eucalyptus trees which will make the variances for the proposed tower, with more than one spire necessary to provide the proposed faux eucalyptus design and the height greater than that allowed for structures, less apparent. The proposed equipment is proposed to be located within an existing self-storage facility at a location surrounded by buildings and/or freestanding walls where its visibility will be partially screened from the adjacent freeway (Interstate 10), streets, and surrounding properties. Landscaping is provided or will be provided along the perimeter of the site including planting within the adjacent freeway right-of-way thereby making the provision of landscaping around the immediate perimeter of the facility unnecessary since it would not be visible from the site perimeter.
2. ***That such Variances are necessary for the preservation and enjoyment of a substantial property right of the applicant*** in that strict application of the development standards would not allow the applicant to (a) propose a tower with more than one spire with a faux eucalyptus design that effectively stealths the tower due to its location among live eucalyptus trees; (b) provide wireless telecommunications service to the city’s residents, businesses, and emergency services.
3. **That the granting of the Variances will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located** since the facility will have minimal impacts since it does not require permanent on-site personnel and vehicular and pedestrian traffic will be limited to occasional visits by personnel for repairs and service. The Variances for the proposed tower, with more than one spire necessary to provide the proposed faux eucalyptus design and height greater than that allowed for structures, will allow for the proposed tower to be stealthed as a faux eucalyptus tree among existing live eucalyptus trees of similar or greater height making it less readily apparent from other properties in the neighborhood. The variance related to planting will not be detrimental since the lack of planting in the immediate perimeter of the facility enclosure is not visible off site and the site provides or will provide planting along the perimeter of the site which will, instead, complement the facility as viewed from off site.
4. **That the granting of such Variances will not be contrary to the objectives of the General Plan** in that it will allow a wireless telecommunication facility that provides improved communication services, which is an important element for City’s infrastructure to continue to grow and attract new businesses and provide service to residents and visitors of the community. The approval of the Variances will allow for the proposed tower to be less readily apparent from the adjacent freeway, which is a

1 gateway into the community, and be consistent with the existing development on the  
2 site and the surrounding Specific Plan properties, which is consistent with the following  
3 General Plan goals and policies:

- 4 • General Plan- Land Use Element Policy LU-1.6: *“Ensure that new development*  
5 *projects are compatible with permitted, well maintained uses and buildings in the*  
6 *surrounding neighborhood or district”*
- 7 • General Plan- Land Use Element Policy LU-2.1: *“Pay critical attention to the*  
8 *appearance of properties at the City’s major gateways...”*
- 9 • General Plan- Land Use Element Policy LU-9.3: *“Encourage a unified architectural*  
10 *character in commercial areas, and vigorously enforce commercial land use*  
11 *standards, including but not limited to landscaping, signage, and property*  
12 *maintenance to enhance the visual appearance of the city’s commercial areas.”*

13 **SECTION 3.** Based on the entire record before the Planning Commission and all written  
14 and oral evidence presented, including the staff report, the Planning Commission makes the  
15 following findings required by Section 18.39.040.E of the Colton Municipal Code specifically  
16 required for the allowance of new freestanding communication towers:

- 17 1. The communication Tower is camouflaged to look like a feature that blends with the  
18 surrounding area.
- 19 2. The communication tower is located at least five hundred feet from residentially  
20 zoned Property.
- 21 3. Existing towers and buildings do not afford the applicant the technological ability to  
22 provide service to the service area of the service provider.
- 23 4. It is not technologically possible to bifurcate the geographical boundaries of the  
24 proposed service area in order to avoid the necessity for a freestanding  
25 communication tower.

26 **SECTION 4.** The Planning Commission of the City of Colton, in accordance with the  
27 California Environmental Quality Act, has found that the project will not have a significant  
28 impact on the environment and is Categorically Exempt from CEQA under Article 19, Section  
15332 - In-Fill Development Projects, Class 32 of the CEQA Guidelines. This section pertains to  
in-fill development consistent with the city general plan and zoning that would not result in any  
significant effects relating to traffic, noise, air quality, or water quality and can be adequately  
served by required public utilities and services on sites of no more than five acres, substantially  
surrounded by urban uses, which has no value as habitat for endangered, rare, or threatened  
species.

**SECTION 5.** Based upon the findings set forth in Sections 1, 2, 3, and 4 of this Resolution,  
the Planning Commission hereby approves the requested **Architectural & Site Plan Review** and  
**Variances**, subject to the conditions of approval listed on the attached sheet labeled Exhibit “A”.

**SECTION 6.** 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 6.** This land use entitlement shall become null and void if not exercised within  
one (1) year of this approval and the applicant has not been granted an extension of time by the

1 Planning Commission, pursuant to Section 18.58.070 of the Colton Municipal Code.

2 **SECTION 7.** The Secretary shall certify the adoption of this Resolution.

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4 **EXHIBIT A - CONDITIONS OF APPROVAL**

5  
6 THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE CONDITIONS OF  
7 APPROVAL.

8 HOLD HARMLESS

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

18  
19 1. This approval is for \_\_\_\_, as shown on the plans stamped received on \_\_\_\_ by the  
20 Development Services Department and stamped approved on \_\_\_\_, except as amended  
21 by the following conditions.

22 2. The proposed tower shall have a faux eucalyptus tree design to provide the appropriate  
23 stealth treatment to camouflage the tower with its surroundings and minimize impacts  
24 to visual aesthetics, as determined by the Development Services Director. The design of  
25 the faux eucalyptus shall mimic a real eucalyptus tree as close as possible with the trunk  
26 and three spires provided full simulated bark exterior from the ground up. Simulated  
27 foliage shall begin at a height not less than fifteen (15') feet, with the span of the foliage  
28 (north end to south end and east end to west end) at its widest point shall be a minimum  
of fifteen feet (15'). The simulated foliage shall be installed at a ratio of 2.5 branches per  
linear foot, starting at 15 feet high and ending at sixty-seven (67) feet, plus a five-foot  
crown with the bottom crown branches a minimum of six feet in length for simulation of  
a real eucalyptus, plus small branches along all main branches to provide thick foliage for  
concealment of antennas, dishes, or an amount and appropriate screening method as  
determined appropriate by the Development Services Director. The antenna  
panels/sectors and supports shall be painted to match the simulated foliage and shall not  
project beyond the branches.

3. 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 implementation of the modification. Significant deviations from the

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approved plans or conditions of approval shall be subject to review and approval by the Planning Commission. The applicant requesting the modification shall supply information deemed necessary by the Director and/or Commission to make a determination.

4. This approval shall not be effective and no permit or approvals issued or granted, unless the applicant signs an 'Acknowledgment of Conditions" form and the original executed form is received by the Development Services Department.
5. 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.
6. The Applicant and/or Property Owner shall, at all times, maintain the property so as not to constitute a nuisance in the community.
7. The Applicant and/or Property Owner shall have graffiti removed from any structures within 48 hours upon notification by the City.
8. Prior to implementation of modifications to the site (including walls or fences), the applicant shall contact the Development Services to determine if permits are required.
9. Any plans submitted for building plan check and construction plans for this Project shall contain an exact reproduction of these conditions of approval on one of its sheets.
10. Prior to the start of operations, the applicant/operator shall:
  - a. Obtain a business license from the Development Services Department, or show evidence of a business license in good standing to the Development Services Department.
  - b. Obtain final approval (issuance) of a business occupancy permit (BOP) from the Development Services Department.
11. Prior to filing an application for a business occupancy permit (BOP), as required by Section 18.58.020 of the Colton Municipal Code, from the Development Services Department, the following shall be obtained:
  - a. Obtain from the Building Division a construction permit and other appropriate permits, upon plan check submittal and approval, for proposed construction to match this approval and approved plans. The tower shall be engineered and constructed to accommodate a minimum of one additional Communication Service provider, as required by Section 18.39.050.L.
  - b. Obtain from the Building Division a separate wall permit, upon plan check submittal and approval, for the proposed wall, fences, and gates.
  - c. Obtain approval from the Development Services Department of a landscape and irrigation plan, prepared by a licensed landscape architect or architect, for the modified and new planting at the far east end of the site. Plans shall conform to

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- water conservation regulations. Submit an application to the Development Services Department.
- d. Obtain approval from the Public Works Department for required permits and plans where applicable for proposed modifications to paving (drainage, curbing, etc) and other site improvements.
- e. Provide Federal Communications Commission (FCC) license agreement or other document to verify American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE) compliance, pursuant to CMC 18.39.060.B.
- f. Provide verification of compliance with the Federal Aviation Administration (FAA), pursuant to CMC 18.39.060.C.

12. Prior to the final approval (issuance) of a business occupancy permit (BOP) , as required by Section 18.58.020 of the Colton Municipal Code, from the Development Services Department, the following shall be obtained:

- a. Confirm that the appearance of the faux eucalyptus tree matches stealthing requirements to the satisfaction of the Development Services Director.
- b. Pass inspections from the various City departments.
- c. Conform to the conditions of this approval.
- d. Correct any code violations present at the site.
- e. Complete work as shown on approved permits and plans.
- f. Install landscaping and irrigation to match approved plans, including the rehabbed planting areas at the far east end of the site.

13. The site operation shall be subject to the following:

- a. The site shall be developed and maintained consistent with the approved plans and the conditions of approvals.
- b. The operator shall allow for applications for an Architectural & Site Plan Review application for future co-location of antennae on the tower by at least one additional service provider.
- c. The applicant shall provide signage, not to exceed 6 square feet, with phone numbers of the utility provider(s) for use in case of an emergency. The signs shall be posted at the facility enclosure gate.
- d. The tower shall be maintained to retain the original color, shape, condition, and appearance for the duration of the life of its use.
- e. The facility, including walls, gates, fencing, paving, planting, and cabinets, shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight.
- f. The premises shall be kept clean and the operator of the establishment shall ensure that no trash or litter originating from the premises is deposited onto other parts of site, neighboring properties or onto the public right-of-way.

- 1 14. Comply with the requirements of the City of Colton **Building Division** including, but not  
2 limited, to the following:
  - 3 a. The project shall comply with the current California Codes (CBC, CEC, CMC and  
4 the CPC) as well as city ordinances, where applicable.
  - 5 b. The tower shall be engineered and constructed to accommodate a minimum of  
6 one additional Communication Service provider, as required by Section  
7 18.39.050.L.
- 8 15. Comply with the requirements of the **City of Colton Public Works Department**, where  
9 applicable.
- 10 16. Conform with the requirements of the **City of Colton Electric Department**, including the  
11 following:
  - 12 a. It has been determined that the project is within the City of Colton. The City of  
13 Colton will provide service to this project. The developer shall meet all City of  
14 Colton Electric Utility service requirements and pay all applicable fees.
  - 15 b. The project developer/applicant shall comply with all customer service policies of  
16 the City of Colton Electric Utility Department. The developer shall provide the  
17 Electric Utility with all information necessary to determine the project's electric  
18 service requirements; and if necessary and at their own expense, install all  
19 conduit and vault systems associated with underground primary/service line  
20 extensions and street-lighting as per the Electric Utility's approved design. The  
21 developer shall pay all charges associated with the Electric Utility's cost to  
22 construct underground and overhead line extensions and street-lighting.
- 23 17. Comply with requirements of the **Colton Fire Department**, including the following:
  - 24 a. The proposed facility's use and/or operations shall be designed and maintained in  
25 accordance with the 2012/2013 editions of the International Fire and Building  
26 Codes / California Fire and Building Codes (Title 24).
- 27 19. Comply with the requirements of the City of Colton **Code Enforcement/Police**, including  
28 the following:
  - a. Landscaping: Property manager or tenant will maintain all approved landscaping  
in good condition, including but not limited to adequate irrigation, mowing of  
grass, and replacing dead trees and shrubs. Above ground landscaping controls  
or backflow valves will be secured in a locked metal cage to prevent theft or  
vandalism.
  - b. The applicant shall grant "right of access" by the city or agent to remove graffiti.
  - c. Surveillance Monitoring: Should permittee install a video surveillance monitoring  
system, the video system shall be capable of recording a clear view of all areas of

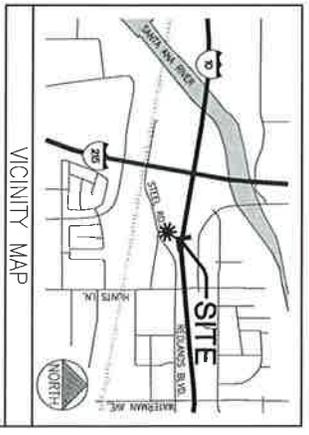
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the subject property including, but not limited to, parking lots, walkways, corridors, all sides of buildings, the perimeter landscape and grass areas. Recordings shall be retained for a minimum of 30 days. Copies of recordings will be provided to the Colton Police Department upon request.

- d. After hours Contact Information: Permittee will ensure after hours contact person information is kept current and on file with the Colton Police Department dispatch center. Ideally there should be several responsible persons available to respond in case of emergency; each should be a key holder with knowledge of alarm reset codes, available to respond within 20-30 minutes, and of sufficient authority to facilitate a board up or other emergency repair measures.
- e. Right of Access: Permittee shall grant “right of access” to the City of Colton and its employees or agents for the purposes of monitoring compliance with these Conditional Use Permit conditions, patrolling, investigating crimes, and enforcing laws and ordinances on the subject property. Permittee shall grant “right of access” to the City of Colton and its employees or agents to remove graffiti and to determine if the applicant is in compliance with these conditions.

###

OVERALL HEIGHT:  
 811  
 UNDERGROUND SERVICE ALERT (USA) - CALL 811  
 TOTAL = 43,333 SQ. FT.



**DRIVING DIRECTIONS**

- START OUT FROM VERIZON WIRELESS OFFICES IN IRVINE
- TURN LEFT ON SAND CANYON AVE
- TURN RIGHT ON STEEL ROAD
- TAKE THE I-215 NORTH TO THE I-10 EAST
- TAKE EXIT #73A WATERMAN AVE SOUTH
- GOING SOUTH ON STEEL RD
- 2139 E STEEL ROAD WILL BE ON THE RIGHT SIDE

# Verizon

## RIVERWOOD (MCE)

2139 E. STEEL RD.  
 COLTON, CA 92324

### NCD PROJECT

**PROPERTY OWNER:**  
 TROYA STORAGE OF COLTON, LLC  
 1722 AVAMON BLVD, #217  
 REDWOOD BEACH, CA 92718  
 PHONE: 310.577.8525

**APPLICANT:**  
 VERIZON WIRELESS  
 15505 SAND CANYON AVENUE  
 BLDG. D, FIRST FLOOR  
 COLTON, CA 92324  
 PHONE: 949.286.7000

**PROJECT INFORMATION:**  
 JURISDICTION: M-1 (LIGHT INDUSTRIAL)  
 APPLICANT ADDRESS: 15505 SAND CANYON AVENUE, BLDG. D, FIRST FLOOR, COLTON, CA 92324  
 PROJECT ADDRESS: 2139 E. STEEL RD., COLTON, CA 92324  
 PROJECT TYPE: VERIZON WIRELESS EQUIPMENT CHANGERS (MCE DESIGN)  
 PROJECT DESCRIPTION: INSTALLATION OF (1) STAND-BY GENERATOR WITHIN A (2) 8'-0" HIGH WROUGHT IRON FENCE ENCLOSURE  
 PROJECT PERMIT NUMBER: 15-0164-31-161  
 PROJECT DATE: 01/14/16

**ARCHITECT:**  
 CORE DEVELOPMENT SERVICES  
 3100 E. BRICH STREET #250  
 COLTON, CA 92324  
 PHONE: 714.728.8044

**CONSULTING TEAM**

**PROJECT DESCRIPTION**

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS AND OTHER RELATED APPROVALS FOR THE:

- INSTALLATION OF (1) STAND-BY GENERATOR
- INSTALLATION OF (2) 8'-0" HIGH WROUGHT IRON FENCE ENCLOSURE
- INSTALLATION OF (2) TRANSFORMERS

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, UNLESS IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA ELECTION CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- LOCAL BUILDING CODES
- LOCAL ZONING ORDINANCES
- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA ELECTION CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- LOCAL BUILDING CODES
- LOCAL ZONING ORDINANCES

**CONTRACTOR NOTES**

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR WORKER OF ANY DISCREPANCIES OR CONDITIONS BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1	EXISTING SITE PLAN
A-2	UTILITY EQUIPMENT PLAN AND PROPOSED SITE PLAN
A-3	EXISTING ENLARGED SITE PLAN
A-4	PROPOSED ENLARGED SITE PLAN
A-5	EQUIPMENT PLANS
A-6	ANTENNA PLAN
A-7	NORTH ELEVATIONS
A-8	EAST ELEVATIONS
A-9	SOUTH ELEVATIONS
A-10	POLE DRINKING REFERENCE
L-1	IRRATION PLAN
L-2	IRRATION DETAILS
L-3	PLANNING PLAN

**ENGINEER / CONSULTANT**

15005 SAND CANYON AVENUE  
 BLDG. D, FIRST FLOOR  
 COLTON, CA 92324  
 949.286.7000

**Verizon**

**core**  
 DEVELOPMENT SERVICES  
 3100 E. BRICH STREET #250  
 COLTON, CA 92324  
 (714) 728-8044  
 www.coredev.com

**SITE DEVELOPER**

**core**  
 DEVELOPMENT SERVICES  
 3100 E. BRICH STREET #250  
 COLTON, CA 92324  
 (714) 728-8044  
 www.coredev.com

**SITE INFORMATION**

**RIVERWOOD**

2139 E. STEEL RD.  
 COLTON, CA 92324

**SHEET TITLE**

**TITLE SHEET**

**DATE**

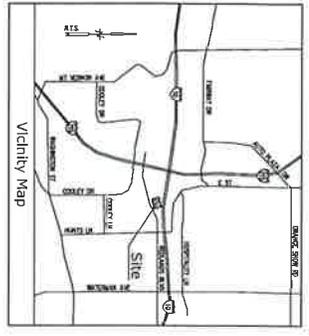
08/17/2015

**ISSUE DATE**

08/17/2015

**ISSUE NUMBER**

T-1



**Title Report**  
 PREPARED BY: CALVADA SURVEYING, INC.  
 DATE: 07/01/16

**Legal Description**

Parcel No. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Assessor's Parcel No. 016-016-016-016

**Easements**

1. Easement for utility lines, as shown on the attached map.
2. Easement for access to the adjacent parcel, as shown on the attached map.
3. Easement for access to the adjacent parcel, as shown on the attached map.
4. Easement for access to the adjacent parcel, as shown on the attached map.
5. Easement for access to the adjacent parcel, as shown on the attached map.
6. Easement for access to the adjacent parcel, as shown on the attached map.
7. Easement for access to the adjacent parcel, as shown on the attached map.
8. Easement for access to the adjacent parcel, as shown on the attached map.
9. Easement for access to the adjacent parcel, as shown on the attached map.
10. Easement for access to the adjacent parcel, as shown on the attached map.

**Access/Utility Routes & Lease Area**

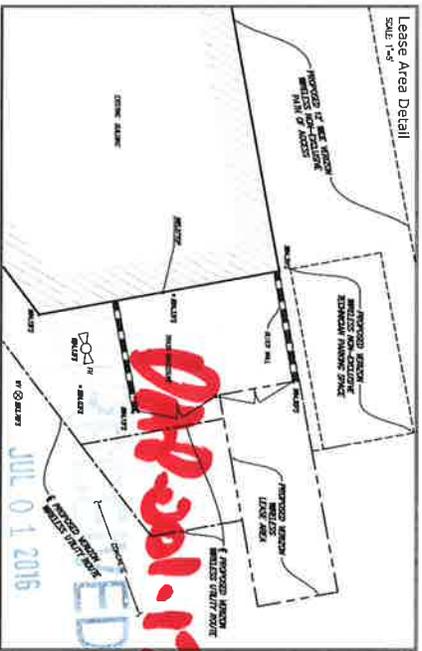
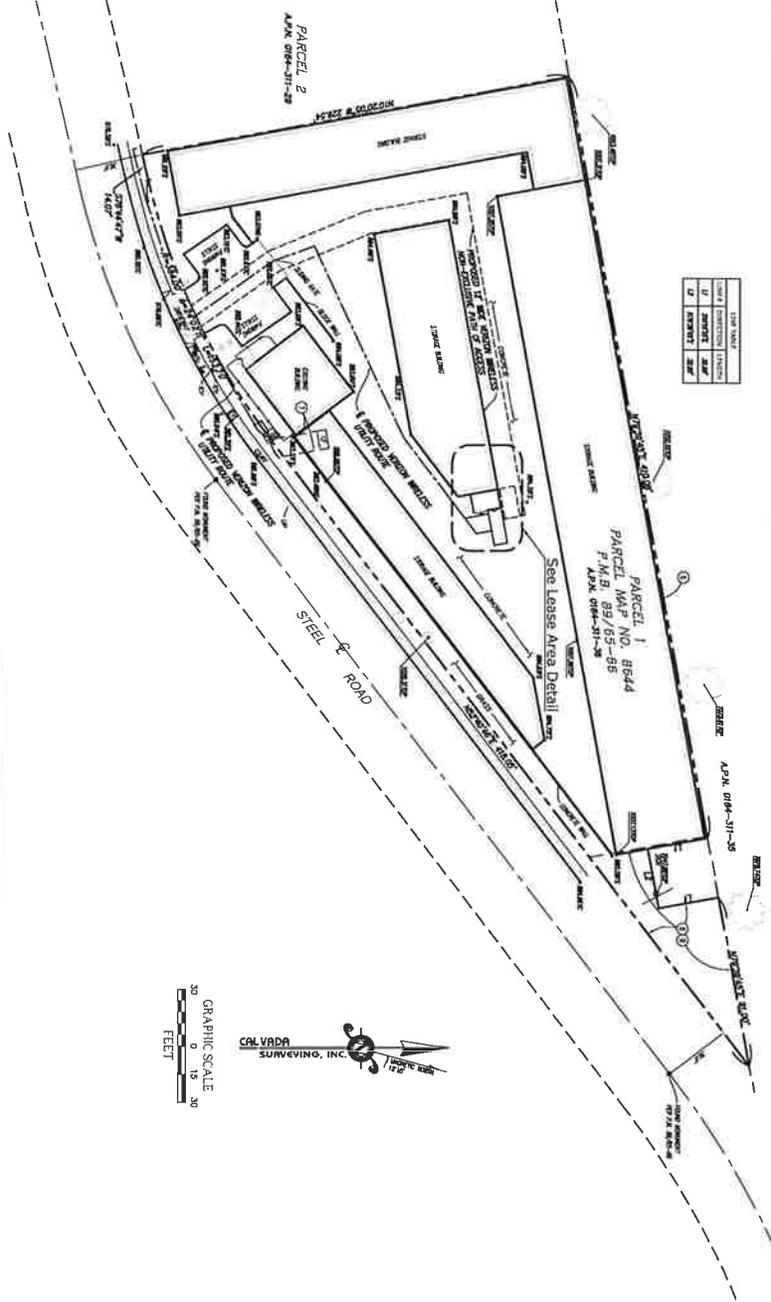
**Basis of Bearings**

THE TRUE BEARING CORRECTED FOR MAGNETIC DECLINATION.

**Benchmark**

DATE OF SURVEY: 07/01/16

Boundary Detail  
 SCALE: 1"=40'

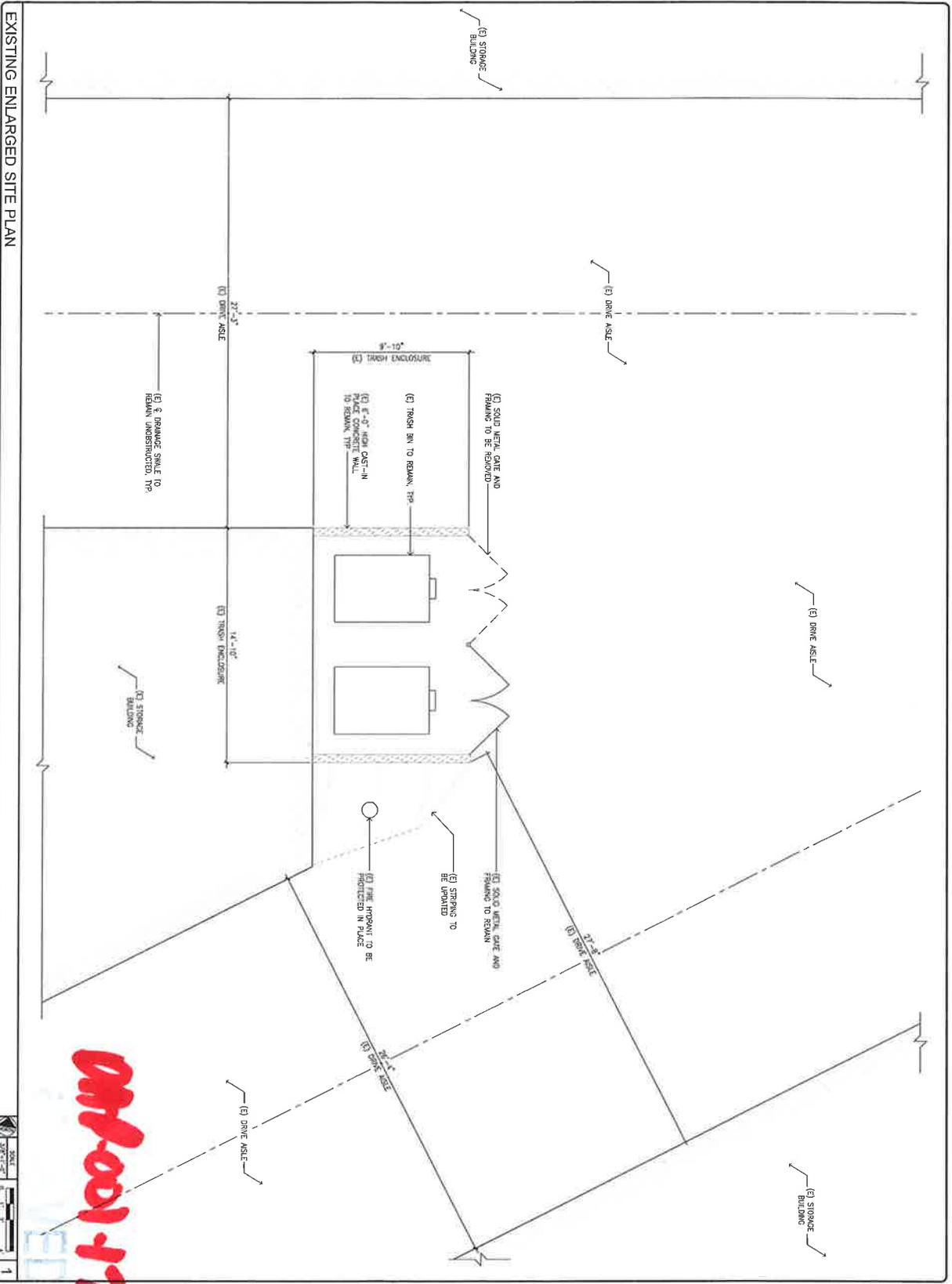


<p>VERIZON        1000 STATE STREET        SUITE 200        SAN BERNARDINO, CA 92410</p>	<p>A&amp;E SERVICES        2700 S. GATEWAY BLVD.        SUITE 100        SAN BERNARDINO, CA 92410</p>	<p>DEVELOPMENT SERVICES        2700 S. GATEWAY BLVD.        SUITE 100        SAN BERNARDINO, CA 92410</p>	<p>SITE INFORMATION  <b>RIVERWOOD</b>        2137 S. STEEL ROAD        COLTON, CA 92324        SAN BERNARDINO COUNTY</p>	<p>TOPOGRAPHIC SURVEY</p>	<p>DATE/REV        12/17/13        07/01/16</p>	<p>DESCRIPTION        1. 12/17/13        2. 07/01/16</p>
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ENVIRONMENTAL SERVICES DEPARTMENT  
 JUL 01 2016







EXISTING ENLARGED SITE PLAN

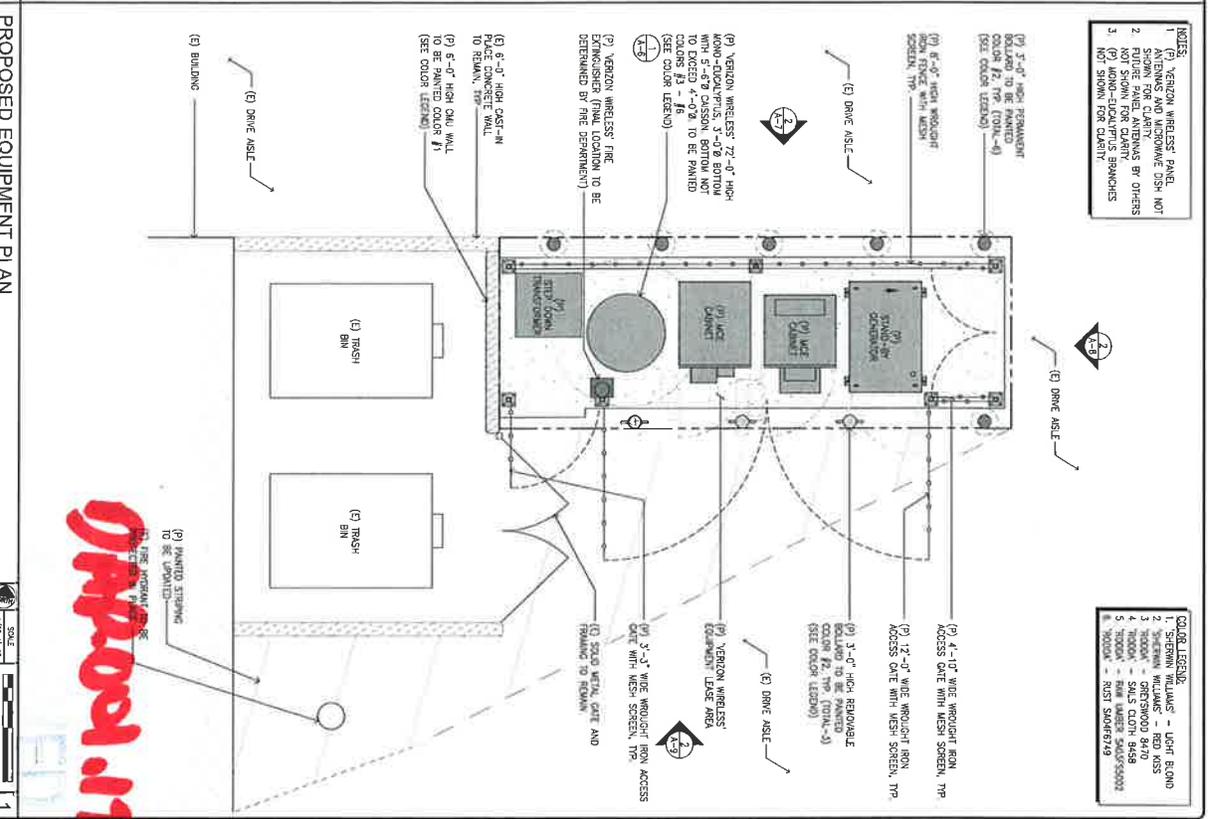
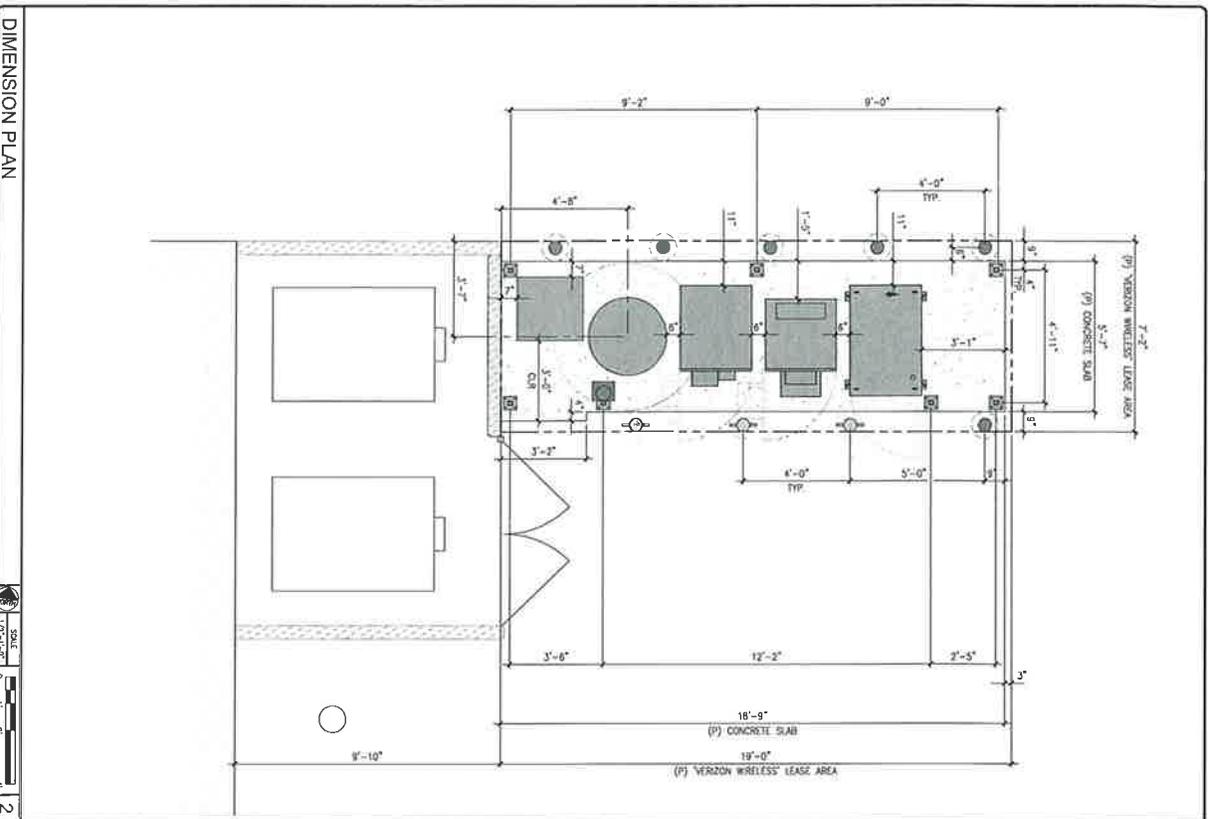
JUL 01 2016

**011-001-173**

REV	DATE/BY	DESCRIPTION
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96	08/17/15	ISSUED FOR PERMITS
97	08/17/15	ISSUED FOR PERMITS
98	08/17/15	ISSUED FOR PERMITS
99	08/17/15	ISSUED FOR PERMITS
100	08/17/15	ISSUED FOR PERMITS

COLTON FILE INDEX No. DAP-001-175  
2139 EAST STEEL ROAD





- NOTES:**
- (1) VERIZON WIRELESS PANEL ANTENNAS AND MICROWAVE DISH NOT SHOWN FOR CLARITY
  - (2) NOT SHOWN FOR CLARITY
  - (3) MONO-EQUATORIAL BRANCHES NOT SHOWN FOR CLARITY

- COLOR LEGEND:**
- 1 SERRAN WILLIAMS - RED BOND
  - 2 SERRAN WILLIAMS - RED ASS
  - 3 SERRAN WILLIAMS - RED ASS
  - 4 MONO - SALS DASH 9410
  - 5 MONO - SALS DASH 9410
  - 6 MONO - SALS DASH 9410
  - 7 MONO - SALS DASH 9410
  - 8 MONO - SALS DASH 9410
  - 9 MONO - SALS DASH 9410
  - 10 MONO - SALS DASH 9410
  - 11 MONO - SALS DASH 9410
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  - 14 MONO - SALS DASH 9410
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  - 17 MONO - SALS DASH 9410
  - 18 MONO - SALS DASH 9410
  - 19 MONO - SALS DASH 9410
  - 20 MONO - SALS DASH 9410

REV	DATE/BY	DESCRIPTION
1	1/27/15	ISSUE FOR PERMITS
2	5/17/15	ISSUE FOR PERMITS
3	8/10/15	ISSUE FOR PERMITS
4	8/10/15	ISSUE FOR PERMITS
5	8/10/15	ISSUE FOR PERMITS
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20	8/10/15	ISSUE FOR PERMITS

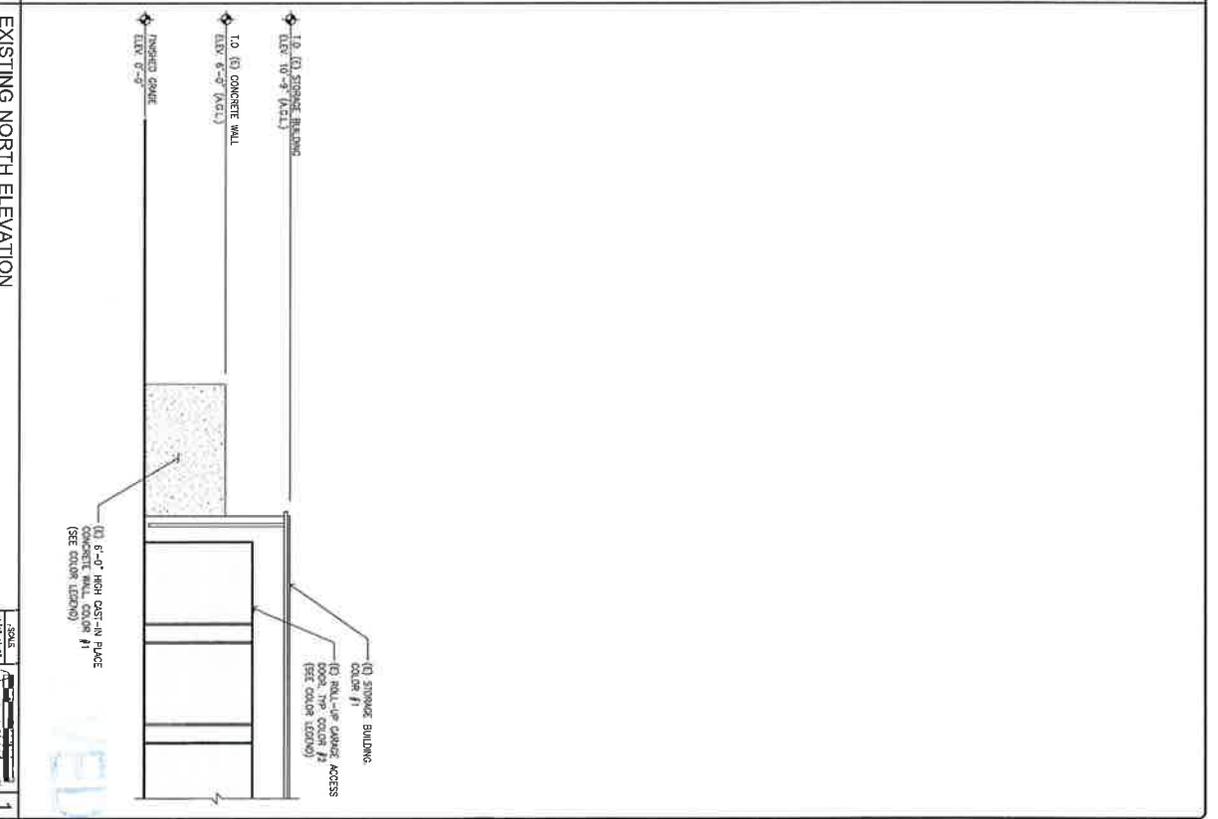
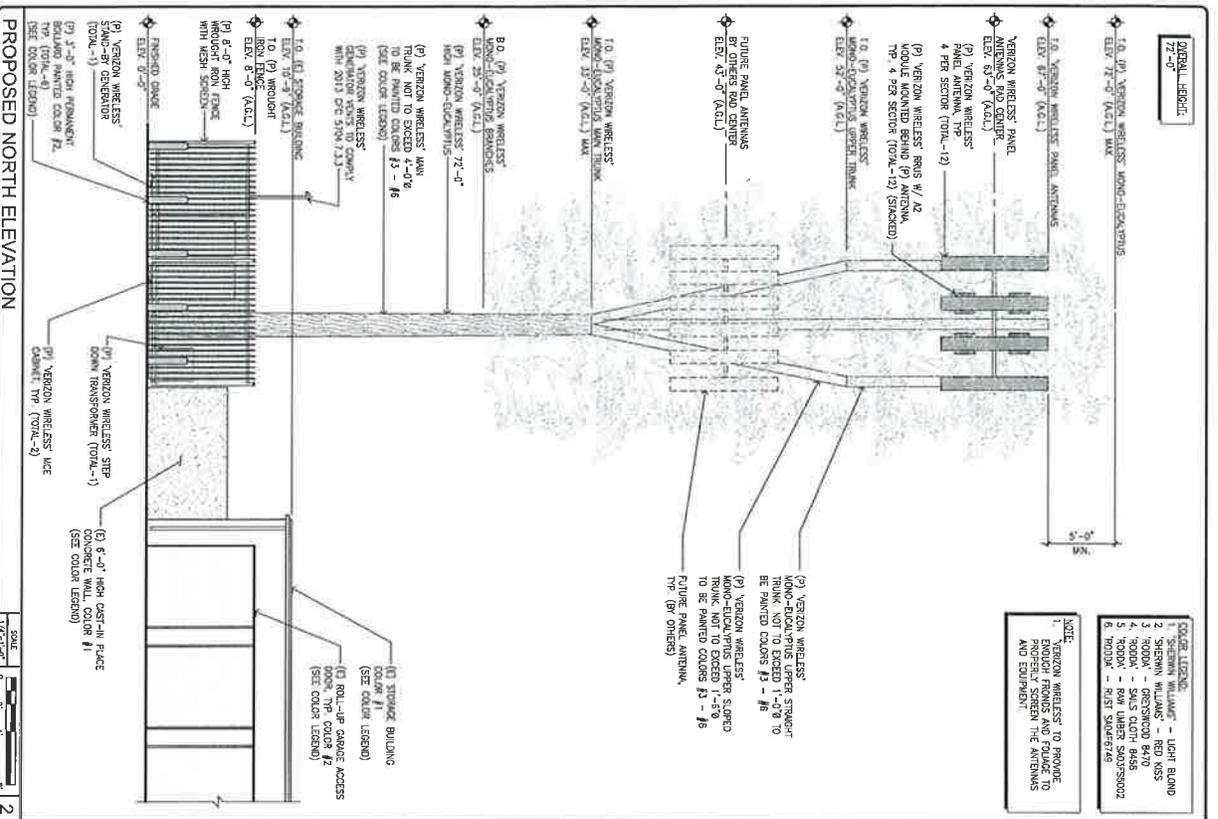
  

<p><b>ENGINEER / CONSULTANT</b></p> <p><b>core</b></p> <p>DEVELOPMENT SERVICES</p> <p>3105 S. ELGIN STREET, SUITE 200</p> <p>IRVINE, CA 92614</p> <p>(714) 441-2200</p>	<p><b>SITE INFORMATION</b></p> <p><b>RIVERWOOD</b></p> <p>DEVELOPMENT SERVICES</p> <p>3105 S. ELGIN STREET, SUITE 200</p> <p>IRVINE, CA 92614</p> <p>(714) 441-2200</p>	<p><b>SITE INFORMATION</b></p> <p><b>RIVERWOOD</b></p> <p>DEVELOPMENT SERVICES</p> <p>3105 S. ELGIN STREET, SUITE 200</p> <p>IRVINE, CA 92614</p> <p>(714) 441-2200</p>	<p><b>SITE INFORMATION</b></p> <p><b>RIVERWOOD</b></p> <p>DEVELOPMENT SERVICES</p> <p>3105 S. ELGIN STREET, SUITE 200</p> <p>IRVINE, CA 92614</p> <p>(714) 441-2200</p>
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<p><b>GOING INFORMATION</b></p> <p>CHECKED BY: <b>SMR</b></p> <p>ISSUE DATE: <b>08.12.2015</b></p> <p>SHEET NUMBER: <b>A-5</b></p>	<p><b>EQUIPMENT PLANS</b></p>
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**GENERAL NOTES:**

- 1. (A) VERIZON WIRELESS MONO-DUCALPLUS ELEV. 7'-0" (A.C.L.) MAX.
- 2. (B) VERIZON WIRELESS PANEL ANTENNAS ELEV. 6'-0" (A.C.L.)
- 3. (C) VERIZON WIRELESS PANEL ANTENNAS ELEV. 6'-0" (A.C.L.)
- 4. (D) VERIZON WIRELESS PANEL ANTENNAS ELEV. 6'-0" (A.C.L.)
- 5. (E) VERIZON WIRELESS PANEL ANTENNAS ELEV. 6'-0" (A.C.L.)
- 6. (F) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 7. (G) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 8. (H) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 9. (I) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 10. (J) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 11. (K) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 12. (L) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 13. (M) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 14. (N) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 15. (O) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 16. (P) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 17. (Q) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 18. (R) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 19. (S) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 20. (T) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 21. (U) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 22. (V) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 23. (W) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 24. (X) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 25. (Y) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)
- 26. (Z) VERIZON WIRELESS MONO-DUCALPLUS UPPER STRAIGHT TRUNK ELEV. 5'-0" (A.C.L.)

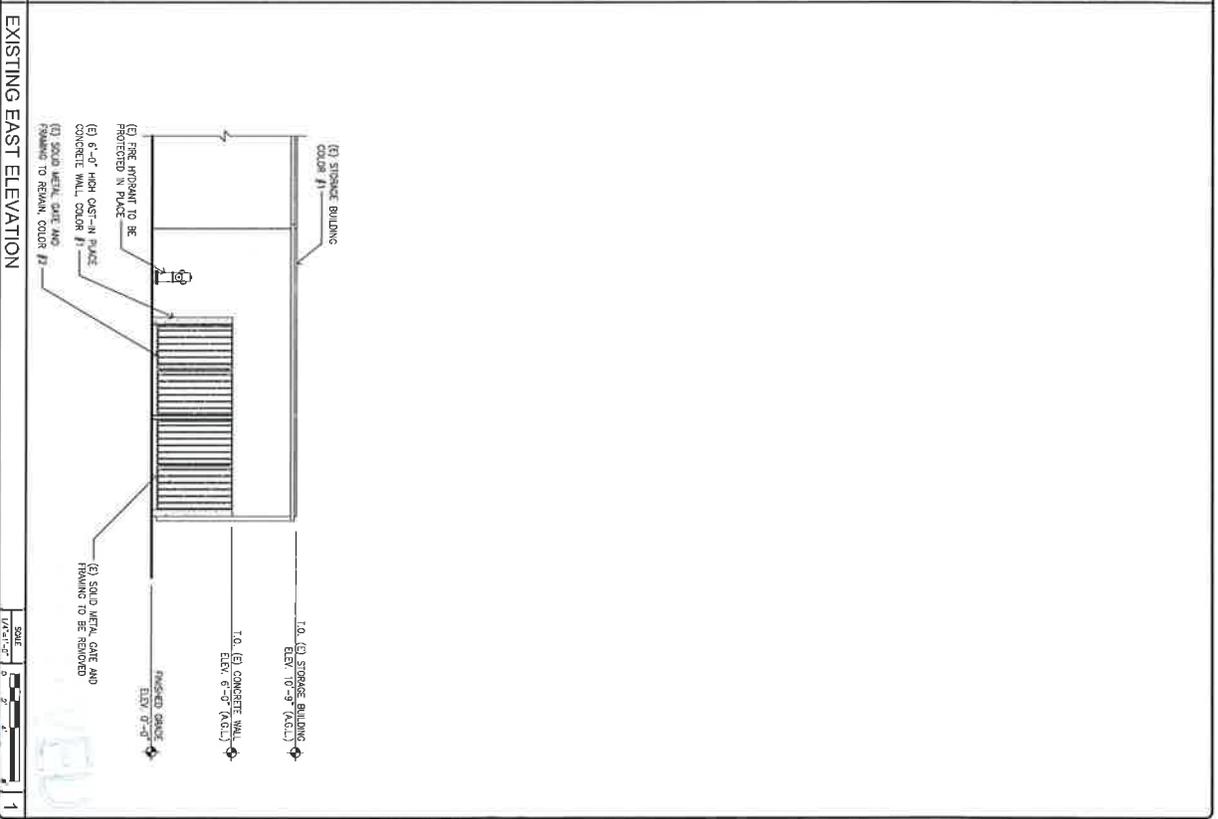
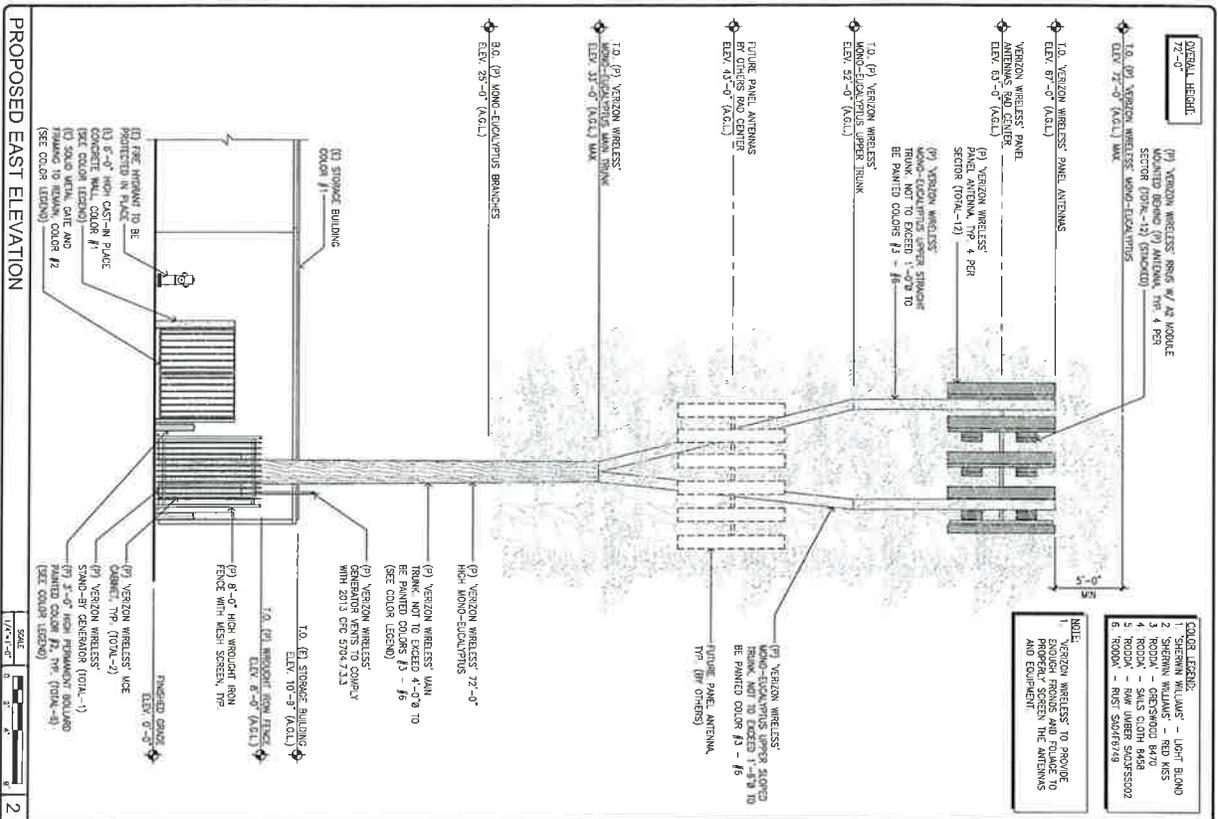
**NOTE:**  
 VERIZON WIRELESS TO PROVIDE ENOUGH FRONS AND FOLDS TO PROTECT SCREEN THE ANTENNAS AND EQUIPMENT.

- COLOR LEGEND:**
- 1. SHERMAN WILLIAMS - LIGHT BLOND
  - 2. SHERMAN WILLIAMS - RED KISS
  - 3. ROKON - ORCHWOOD #470
  - 4. ROKON - BALS WOOD #540
  - 5. ROKON - BAL WOOD #540
  - 6. ROKON - RUST SHADERS

REV	DATE/SY	DESCRIPTION
A	10/17/15	ISSUED FOR PERMITS
B	11/17/15	ISSUED FOR PERMITS
C	12/17/15	ISSUED FOR PERMITS
D	01/17/16	ISSUED FOR PERMITS
E	02/17/16	ISSUED FOR PERMITS
F	03/17/16	ISSUED FOR PERMITS

OWNER / CONSULTANT	<p><b>riverwood</b></p> <p>2139 E STEEL RD          COLTON, CA 92324</p>
ARCHITECT	<p><b>core</b></p> <p>2300 S RIVER STREET #200          COLTON, CA 92324</p>
ENGINEER	<p><b>verizon</b></p> <p>1580 SAN CAYO AVENUE          RIVERWOOD, CA 92381</p>
DATE	09/17/2015
DRAWN BY	SMR
CHECKED BY	SMR
ISSUE DATE	09/17/2015
SHEET NUMBER	A-7



- COLOR LEGEND:**
- SHERMAN WILLIAMS - LIGHT BLOND
  - SHERMAN WILLIAMS - RED KISS
  - ROCK - GORGONWOOD B470
  - ROCK - SALS COBEN B440
  - ROCK - SALS COBEN B450
  - ROCK - RES 2001E/149

**NOTES:**  
 1. VERIZON WIRELESS TO PROVIDE ENOUGH FRONTS AND FOLDS TO PROTECT SCREENS AND EQUIPMENT AND EQUIPMENT.

REV	DATE/BY	DESCRIPTION
1	1/2/15/JS	ISSUED FOR PERMITS
2	5/27/15/JS	ISSUED FOR PERMITS
3	6/10/15/JS	ISSUED FOR PERMITS
4	6/23/15/JS	ISSUED FOR PERMITS
5	6/23/15/JS	ISSUED FOR PERMITS
6	6/23/15/JS	ISSUED FOR PERMITS
7	6/23/15/JS	ISSUED FOR PERMITS

**ENGINEER / CONSULTANT**

**SITE BUILDER**

**verizon**

1960 SAND CANYON AVENUE  
 RENO, NV 89502-5218  
 PHONE: 775.785.4218  
 FAX: 775.785.7700

**MAIL DEVELOPMENT**

**core**

DEVELOPMENT SERVICES  
 2308 S. BIRD STREET #200  
 SUITE C1000  
 COLUMBIA, SC 29204  
 (716) 472-2602 (F) 716-224-4441 (M)  
 WWW.CORE.US.COM

**SITE DEVELOPMENT**

**core**

DEVELOPMENT SERVICES  
 3304 E. MAIN STREET #200  
 SUITE 200  
 DENVER, CO 80202  
 (303) 733-4441 (F)  
 WWW.CORE.US.COM

**SITE INFORMATION**

**RIVERWOOD**

**SITE ADDRESS:**  
 2139 E. STEEL RD  
 COLTON, CA 92324

**SAN BERNARDINO COUNTY**

**SHEET TITLE**

**EAST ELEVATIONS**

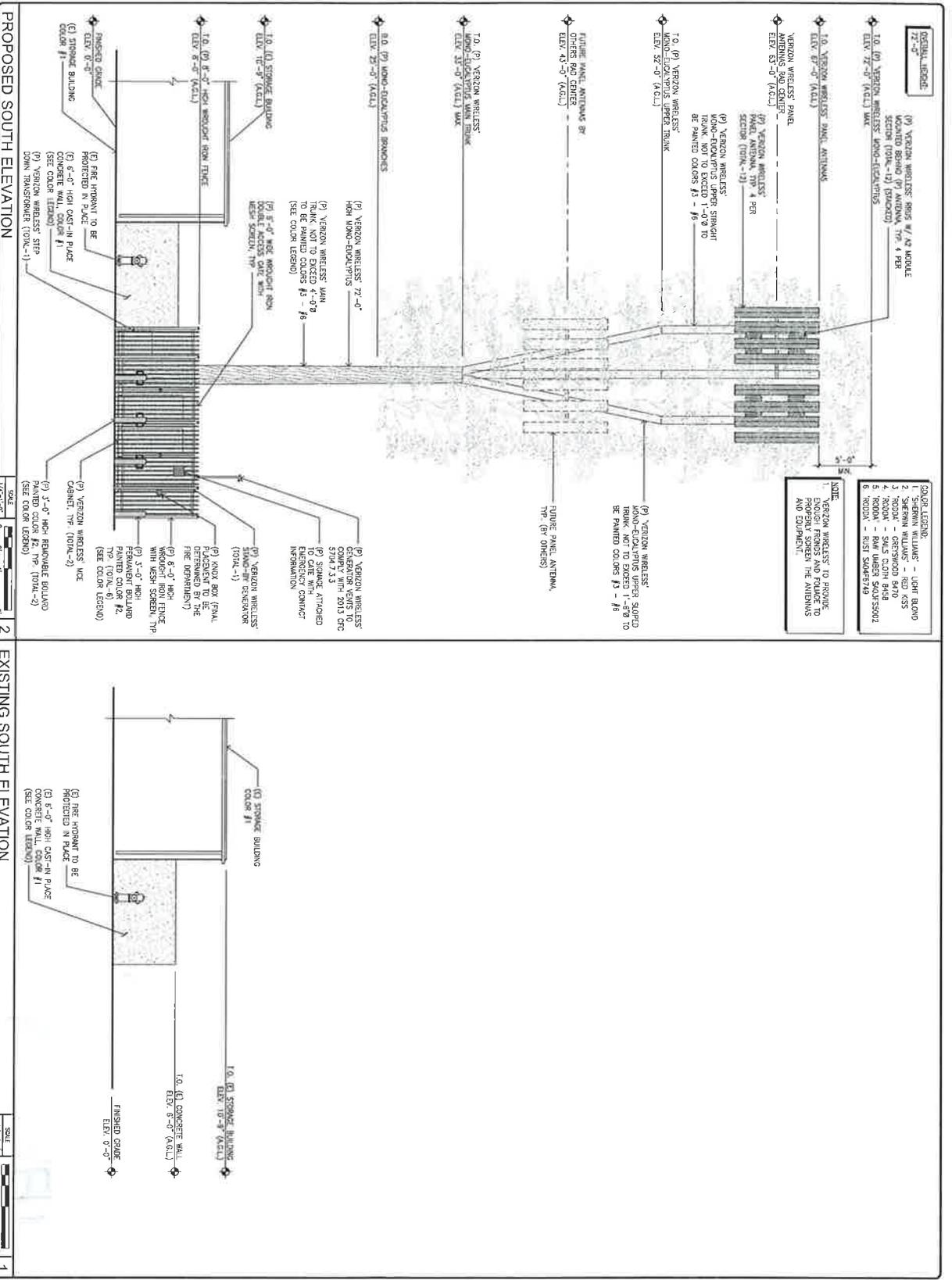
**DRAWING INFORMATION**

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 05.17.2015

**SHEET NUMBER**

**A-8**

JUL 0 1 2015



**GENERAL LEGEND**  
 1. SHERWIN WILLIAMS - LIGHT BLOOD  
 2. SHERWIN WILLIAMS - RED GISS  
 3. ROUGH - GRESHAM 6470  
 4. ROUGH - SAKS SCOR 8470  
 5. ROUGH - JACOBS 5850  
 6. ROUGH - RUST SMOKE 549

**NOTE:**  
 1. VERIZON WIRELESS TO PROVIDE ENOUGH FRONTS AND FOLDERS TO PROTECT SCREENS AND ANTENNAS AND EQUIPMENT.

**PROPOSED SOUTH ELEVATION**

**EXISTING SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

REV	DATE/REV	DESCRIPTION
1	7/1/2015	ISSUED FOR PERMITS
2	7/1/2015	REVISED PER PERMITS
3	7/1/2015	REVISED PER PERMITS
4	7/1/2015	REVISED PER PERMITS
5	7/1/2015	REVISED PER PERMITS
6	7/1/2015	REVISED PER PERMITS
7	7/1/2015	REVISED PER PERMITS
8	7/1/2015	REVISED PER PERMITS
9	7/1/2015	REVISED PER PERMITS
10	7/1/2015	REVISED PER PERMITS

**ENGINEER / CONSULTANT**

**verizon**  
 15005 SAND CANYON AVENUE  
 BLDG. 001, UNIT 100  
 IRVINE, CA 92618  
 949.286.7000

**core**  
 DEVELOPMENT SERVICES  
 2200 E. RIVER STREET, SUITE 200  
 COLTON, CA 92324  
 (714) 775-3660  
 www.coredev.com

**SITE DEVELOPMENT**

**RIVERWOOD**  
 2139 E STEEL RD  
 COLTON, CA 92324  
 SAN BERNARDINO COUNTY

**SOUTH ELEVATIONS**

**DRAWING INFORMATION**  
 DRAWN BY: CHECKED BY: ISSUE DATE  
 CAP: SHR: 09/17/2015  
 SHEET NUMBER

**A-9**

NOT USED	7	NOT USED	4	POLE ELEVATION	1
NOT USED	6	NOT USED	3		<p>NOTE: ADDITIONAL 4'-0" BRANCHES TO BE ORDERED AND INSTALLED AT MOUNT ARMS OF FUTURE CARRIER TO REPLACE EQUAL AREA OF BRANCHES AROUND LOWER ANTENNA TOWER.</p> <p>1/ BRANCHES 72'-0" A.G.L.</p> <p>NOTE: LARGER BRANCHES TO BE PLACED AT 120° TO 0° OF THE TREE.</p> <p>(18) 4'-0" ANTENNA BRANCHES (3) 5'-0" CROWN BRANCHES (12) 6'-0" BRANCHES (57) 8'-0" BRANCHES (47) 10'-0" BRANCHES</p> <p>HOLLOW CROWN BRANCHES 75'-0" A.G.L.</p> <p>BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT DRAWN TO SCALE.</p> <p>RETROTRANSPARENT BARK PROVIDED BY SOL, INC. TO TOP OF TREE.</p> <p>GROUND LEVEL 0'-0"</p>
NOT USED	5	NOT USED	2		
NOT USED	3				

NOTE: ADDITIONAL 4'-0" BRANCHES TO BE ORDERED AND INSTALLED AT MOUNT ARMS OF FUTURE CARRIER TO REPLACE EQUAL AREA OF BRANCHES AROUND LOWER ANTENNA TOWER.

1/ BRANCHES 72'-0" A.G.L.

- (18) 4'-0" ANTENNA BRANCHES
- (3) 5'-0" CROWN BRANCHES
- (12) 6'-0" BRANCHES
- (57) 8'-0" BRANCHES
- (47) 10'-0" BRANCHES

\*\*LARGER BRANCHES TO BE PLACED AT 120° TO 0° OF THE TREE\*\*

HOLLOW CROWN BRANCHES 75'-0" A.G.L.

BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT DRAWN TO SCALE.

RETROTRANSPARENT BARK PROVIDED BY SOL, INC. TO TOP OF TREE.

GROUND LEVEL 0'-0"

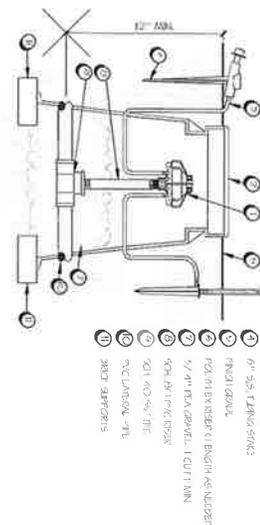
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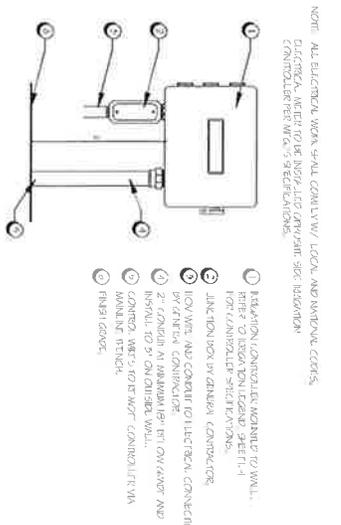
NOTE:  
 1. ALL ELECTRICAL WORK SHALL COMPLY WITH LOCAL AND NATIONAL CODES.  
 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).  
 3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).



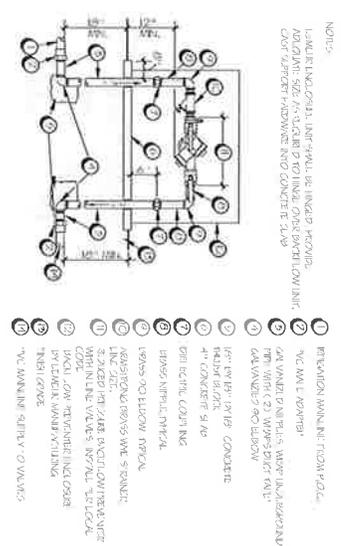
1. CONDUIT IN REAR OF WALL
2. 3/4" PVC VALVE BOX OR APPROVED EQUAL
3. DISTRIBUTION MAIN
4. 1/2" PVC TUBING
5. FINISH GRADE
6. POLYETHYLENE GLASS REINFORCED (PERI) TUBING
7. 1/2" PE VALVE - 1" CUT IN
8. 3/4" PE TUBING
9. 1/2" PE VALVE
10. 1/2" PE VALVE
11. BRICK SUPPORTS

1. 3" BRASS BALL VALVE
2. 1/2" PE VALVE - 1" CUT IN
3. FINISH GRADE
4. VALVE BOX - 1" PE VALVE
5. 1/2" PE VALVE
6. 1/2" PE VALVE
7. 1/2" PE VALVE
8. BRICK SUPPORTS
9. 1/2" PE VALVE
10. 1/2" PE VALVE
11. BRICK SUPPORTS

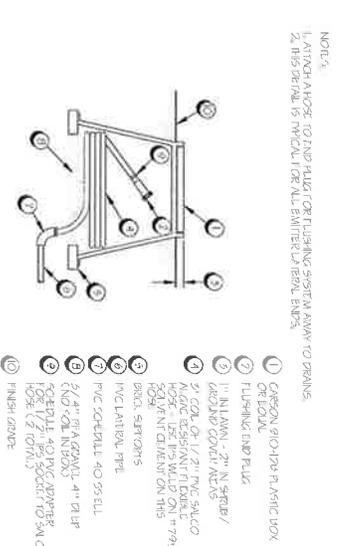
1. 3" BRASS BALL VALVE
2. 1/2" PE VALVE - 1" CUT IN
3. FINISH GRADE
4. VALVE BOX - 1" PE VALVE
5. 1/2" PE VALVE
6. 1/2" PE VALVE
7. 1/2" PE VALVE
8. BRICK SUPPORTS
9. 1/2" PE VALVE
10. 1/2" PE VALVE
11. BRICK SUPPORTS



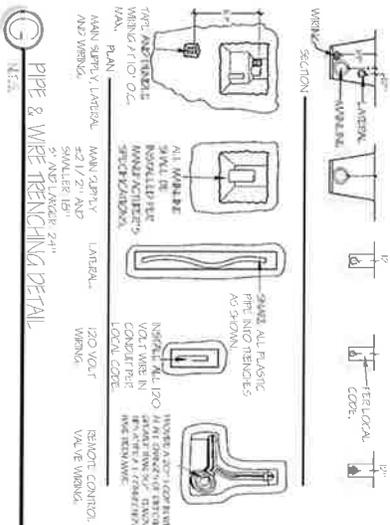
1. REAR WALL MOUNTED WALL MOUNTED CONTROLLER
2. JUNCTION BOX
3. 1/2" PE VALVE
4. 1/2" PE VALVE
5. 1/2" PE VALVE
6. 1/2" PE VALVE
7. 1/2" PE VALVE
8. 1/2" PE VALVE
9. 1/2" PE VALVE
10. 1/2" PE VALVE
11. 1/2" PE VALVE



1. REDUCED PRESSURE BACKFLOW PREVENTER
2. 1/2" PE VALVE
3. 1/2" PE VALVE
4. 1/2" PE VALVE
5. 1/2" PE VALVE
6. 1/2" PE VALVE
7. 1/2" PE VALVE
8. 1/2" PE VALVE
9. 1/2" PE VALVE
10. 1/2" PE VALVE
11. 1/2" PE VALVE



1. DRIP REMOTE CONTROL VALVE
2. 1/2" PE VALVE
3. 1/2" PE VALVE
4. 1/2" PE VALVE
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10. 1/2" PE VALVE
11. 1/2" PE VALVE



1. PIPE & WIRE TRENCHING DETAIL
2. 1/2" PE VALVE
3. 1/2" PE VALVE
4. 1/2" PE VALVE
5. 1/2" PE VALVE
6. 1/2" PE VALVE
7. 1/2" PE VALVE
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11. 1/2" PE VALVE



1. WALL MOUNTED CONTROLLER
2. 1/2" PE VALVE
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1. DRIP REMOTE CONTROL VALVE
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11. 1/2" PE VALVE

REV	DATE/REV	DESCRIPTION
1	08/11/2015	ISSUE FOR PERMITS
2	08/11/2015	ISSUE FOR PERMITS
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48	08/11/2015	ISSUE FOR PERMITS
49	08/11/2015	ISSUE FOR PERMITS
50	08/11/2015	ISSUE FOR PERMITS

**verizon**

1500 S. SAND CANYON AVENUE  
 RIVERWOOD, CALIFORNIA 92513  
 951.462.8700

**AE DEVELOPMENT**

**core**

DEVELOPMENT SERVICES  
 2718 South Street  
 Suite 100  
 San Diego, CA 92108  
 619.444.1111  
 www.core-ae.com

**SITE DEVELOPMENT**

**core**

DEVELOPMENT SERVICES  
 2718 South Street  
 Suite 100  
 San Diego, CA 92108  
 619.444.1111  
 www.core-ae.com

**DEVELOPMENT SERVICES**

**SITE INFORMATION**

**RIVERWOOD**

2139 E. STEEL RD.  
 COLTON, CA 92324

**SHEET TITLE**

IRRIGATION DETAILS

**DRIVING INFORMATION**

**BROWN BY CHECKED BY ISSUE DATE**

08/11/2015

**SHEET NUMBER**

L-2





# RIVERWOOD

2137 EAST STEEL ROAD COLTON CA 92324



VIEW 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM STEEL ROAD

PROPOSED MONGUENDALYPTUS

DAR-001.175

RECEIVED

JUL 07 2016

CITY OF COLTON  
ENVIRONMENT SERVICES DEPARTMENT

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



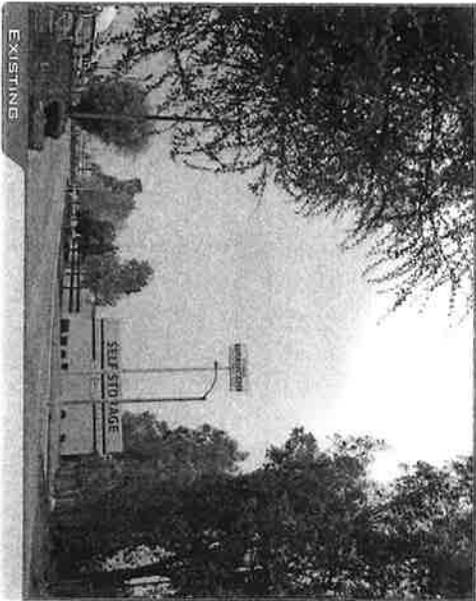


**RIVERWOOD**  
2137 EAST STEEL ROAD COLTON CA 92324

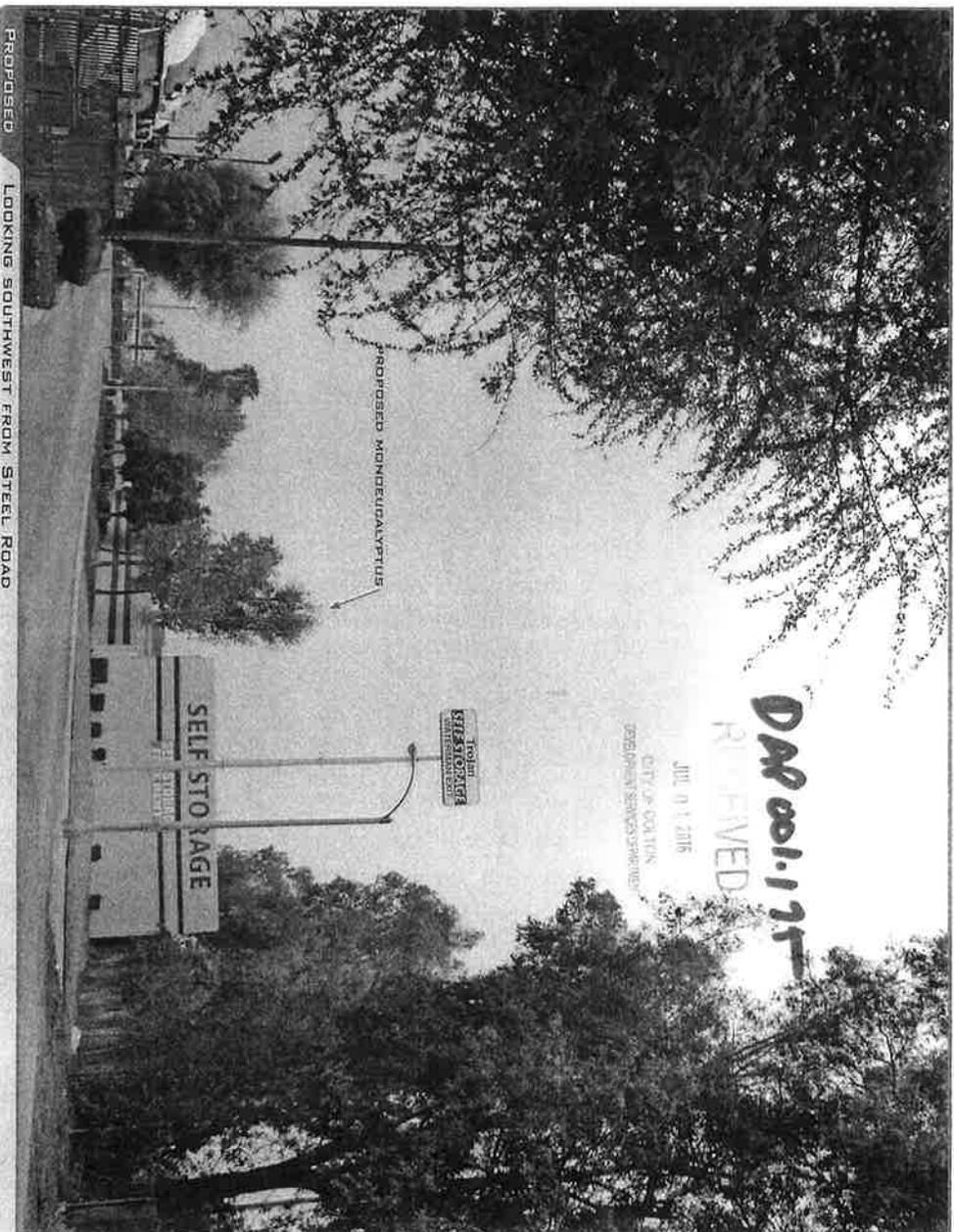


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM STEEL ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

VIEW 3



# Planning Commission Staff Report

City of Colton  
Development Services Department

**TYPE OF ACTION:** FINAL ACTION

**MEETING DATE:** July 12, 2016

**FILE INDEX NUMBER:** DAP-001-175      **VERIZON TOWER @ TROJAN STORAGE**

**APPLICANT:** Verizon Wireless  
Maree Hoeger, Core Development Services

**PROPERTY OWNER:** TROJAN STORAGE OF COLTON, LLC

**PROPERTY LOCATION:** 2137 East Steele Road  
ASSESSOR'S PARCEL NUMBER: 0164-311-35 & 36-0000

**REQUEST: (1) Architectural & Site Plan Review** for a proposed wireless telecommunication facility, which includes a 72-foot high antennae tower stealthed as a faux eucalyptus tree, outdoor equipment enclosure, and related site modifications, with a preliminary future address of 2145 East Steel Road and **(2) Variances** relating to regulations regarding antenna towers with more than one spire and landscaping around the facility perimeter, on the site of an existing self-storage facility located at 2137 East Steele Road on a 1.6-acre site consisting of two parcels, including a city-owned parcel, zoned M-1, Light Industrial.

## **ACTIONS:**

**APPLICATION FILED:** 7/21/2014

**DEEMED APPLICATION COMPLETE:** 6/20/2016

**ENVIRONMENTAL DETERMINATION:** Recommendation: Categorical Exemption- Class 32.

**PUBLIC NOTICE:** 7/2/2016

**PLANNING COMMISSION ACTION:** \_\_\_\_\_ **DATE:** 07/12/2016

## **PROPERTY INFORMATION:**

1. Location: preliminary future address: 2145 E. Steel Road  
existing site address: 2137 E. Steel Road  
Assessor's Parcel No: 0164-311-35 & 36-0000
2. Lot Size(s): 1.59 acres
3. Existing Land Use: Self-storage facility (dba Tojan Storage)
4. General Plan Land Use Designation: Light Industrial (LI)
5. Zoning: M-1, Light Industrial

**Surrounding Properties:**

	Existing Land Use	Zoning	General Plan Land Use Designation
<b>North</b>	Interstate 10 Freeway		
<b>South</b>	<ul style="list-style-type: none"> <li>• Public Street (Steel Road)</li> <li>• Traffic Services Contractor's yard (Cal Stripe)</li> <li>• Truck Sales Lot (Westrux International)</li> </ul>	M-1, Light Industrial	LI - Light Industrial
<b>West</b>	Solid Waste Company/ Material Recycling Facility (Republic Services)		

**Related Past Actions**

1. Architectural & Site Plan Review (File Index No. 43-84A & B) for new development of self-storage facility. Application filed July 2, 1984.
2. Conditional Use Permit (File Index No. C-12-84) for use of a residence (caretaker's unit) as part of a self-storage facility. Application filed November 14, 1985.
3. Design Review (File Index No. D-72-00) for installation of fencing. Application filed July 27, 2000.

**PROPERTY/PROPOSAL DESCRIPTION**

The subject property is the site of an existing self-storage facility (Trojan Storage) next to the I-10 Freeway. The applicant is proposing the establishment of a proposed wireless telecommunication (phone) facility within an existing paved areas in the center of the facility where existing trash enclosure are provided. According to the applicant, a facility is needed in the area for the provider's (Verizon) network to achieve the desired coverage and capacity for local residents and companies that are customers of the provider.

The facility consists of a 72-foot high tower to support an array of antennas, and an 18-foot, 9-inch by 5-foot, 7-inch enclosure that will contain the tower base and outdoor equipment. There is no onsite personnel required. The proposed location of the enclosure will not interfere with use of the existing trash enclosure nor with the adjacent driveways used for access to self-storage units. However, during a field inspection, it was noted that landscape material at the far east end of the site adjacent to the street has been removed and will need to be replaced.

The tower will be stealthed as a faux eucalyptus tree so it is camouflaged among the existing live eucalyptus trees in the vicinity. The enclosure consists of an 8-foot high wrought iron fence and gates.

## **BACKGROUND**

Pursuant to Section 18.39.040.F of the Colton Municipal Code, the approval of an **Architectural & Site Plan Review** application by the Planning Commission is required for communication towers and antenna not located within 500 feet of residential zones, such as the proposed wireless telecommunication facility.

**Colton Municipal Code**  
**CMC 18.39.040 Permitted Communication Towers and Communication Antennas in zoning Districts of City.**

- E. New freestanding Communication Towers and Communication Antennas May be allowed in other nonresidential zoning Districts in the City provided such Communication Towers and Communication Antennas comply with the Following:
1. The Communication Tower or Communication Antenna is Stealthed or camouflaged to look like a Structure or feature that blends with the surrounding area.
  2. The Communication Tower or Communication Antenna is located at least five hundred feet from residentially zoned Property.
  3. The Applicant demonstrates that:
    - a. Existing towers and Buildings do not afford the Applicant the technological ability to provide service to the service area of the Applicant or service provider; and
    - b. It is not technologically possible to bifurcate the geographical boundaries of the proposed service area in order to avoid the necessity for a freestanding Communication Tower or Communication Antenna.
- F. Communication Towers and Communication Antennas processed under subsection B Shall be reviewed and Approved by the Planning Commission using the architectural and Site Plan review provisions of Section 18.58.030.

Except for existing nonconformities, the proposal conforms both to the requirements specific to wireless telecommunication facilities (contained in Chapter 18.39 of the Colton Municipal Code), and to the requirements of the M-1 zone, except for two development standards, as shown on the attached Table.

Variances for the two development standards are discussed below:

### **Variance 1. No More Than One Single Spire Allowed**

The current code requirements require that towers used use for communication antennae have a single spire, or single pole – see CMC 18.39.010 below. Consistent with this requirement,

tower proposals approved in the past fit into three design types with a single spire with “mono” meaning single: (1) single pole not camouflaged (“monopole”), (2) single pole camouflaged with a faux pine tree elements (“monopine”), and (3) single pole camouflaged with a faux palm elements (“monopalm”).

**CMC 18.39.010. Definitions.** "Monopole" means a Structure composed of a single spire used to support communications equipment.

**CMC 18.39.050. I. Type of Construction.** Communication Towers Shall be Monopole construction; provided, however, that guyed construction may be approved by the Planning Commission upon consideration of the following factors:

1. Compatibility with adjacent properties;
2. Architectural consistency with adjacent properties; and
3. Visual impact on adjacent properties, including visual access of adjacent properties to sunlight.

This application is the second considered by the City of a faux eucalyptus tree design for tower which, although relatively new, has been implemented successfully in other communities. The proposed faux eucalyptus tree design has unique characteristics compared to the other tower design types since live eucalyptus trees do not have a single trunk like pine and palm trees. Providing the faux eucalyptus with a single spire to meet the code requirements would not provide the tower the desired appearance, mimicking a live eucalyptus. Therefore, the standard design for the faux eucalyptus tree is to provide three trunks from a main truck at the base to provide a more realistic appearance. However, since the three trunks do not meet the strict definition of a “monopole”, meaning a single spire, a variance has been filed to allow deviation from this requirement.

### **Variance 2. Facility Perimeter Landscaping**

The code requires that, in addition to screen fencing or walls, planting be provided around the perimeter of a facility to provide additional screening (see CMC 18.39.050.G below). The planting screen is critical for facilities located adjacent to the street or those located within retail shopping center parking lots where visible by customers. The proposal has distinct characteristics since the proposed facility location is located within the self-storage facility where the enclosure will not be visible from outside the site (screened by buildings and free-standing walls) and is not accessible to the general public (located behind security gates where access is allowed only for customers). For this reason, staff finds that the installation of landscaping in the immediate perimeter of the facility enclosure would not serve the original purpose of this requirement. Instead, staff finds that the planting along the perimeter of the site (not the facility) especially along the street, serves the purpose of complementing the site. Since the site perimeter will serve this purpose, it is critical that landscape material removed from the far east end of the site adjacent to the street be replaced as part of this application.

**18.39.050. G. Screening and Landscaping. Landscaping,** Screening and buffering Shall be required around the perimeter of Communication Towers, Communication Antennas and their ancillary Structures to the satisfaction of the Planning Commission. Support Structures Shall be either galvanized steel or painted an unobtrusive color to neutralize and blend with the surroundings. Further, the Use of existing vegetation Shall be preserved to the maximum extent practicable, and May be Used to meet the Landscaping requirements.

## **ANALYSIS**

### **Variance Findings**

With any variance request, staff's main concern is whether deviations from development standards may be justified and whether action may set a precedent for future variance requests. The variance related to more than one spire may be justified due to the unique "multi-pole" characteristics of the proposed faux eucalyptus design in contrast to "mono-pole" design common in the past. The variance related to planting is justifiable since the site has distinct characteristics whereby the planting would not serve to screen the equipment enclosure. The facility perimeter planting would serve the original purpose to screen the equipment enclosure. The site perimeter planting will be provided (after rehabbing the far east end of the site) to complement the facility as viewed from off site.

Based on this, the following findings have been prepared for approval of the Variances:

1. **There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district and neighborhood in which the property is located that allow for the proposed deviations from code requirements to allow for an antenna tower with more than the maximum of one spire allowed by Code and without the landscaping required around the facility perimeter.** The property is adjacent to landscape areas, including within a freeway right-of-way, with existing live eucalyptus trees which will make the variances for the proposed tower, with more than one spire necessary to provide the proposed faux eucalyptus design and the height greater than that allowed for structures, less apparent. The equipment is proposed to be located within an existing self-storage facility at a location surrounded by buildings and/or freestanding walls where its visibility will be partially screened from the adjacent freeway (Interstate 10), streets, and surrounding properties. Landscaping is provided or will be provided along the perimeter of the site, including planting within the adjacent freeway right-of-way, thereby making the provision of landscaping around the immediate perimeter of the facility un-necessary.
2. **That such Variances are necessary for the preservation and enjoyment of a substantial property right of the applicant** in that strict application of the development standards would not allow the applicant to (a) propose a tower with more than one spire with a faux

eucalyptus design that effectively stealths the tower due to its location among live eucalyptus trees; and (b) provide wireless telecommunications service to the city's residents, businesses, and emergency services.

3. **That the granting of the Variances will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located** since the facility will have minimal impacts because it does not require permanent on-site personnel and vehicular and pedestrian traffic will be limited to occasional visits by personnel for repairs and service. The Variances for the proposed tower, with more than one spire necessary to provide the proposed faux eucalyptus design and height greater than that allowed for structures, will allow for the proposed tower to be stealthed as a faux eucalyptus tree among existing live eucalyptus trees of similar or greater height making it less readily apparent from other properties in the neighborhood. The variance related to planting will not be detrimental since the lack of planting in the immediate perimeter of the facility enclosure is not visible off site and the site provides or will provide planting along the perimeter of the site which will, instead, complement the facility as viewed from off site.
  
4. **That the granting of such Variances will not be contrary to the objectives of the General Plan** in that it will allow a wireless telecommunication facility that provides improved communication services, which is an important element for City's infrastructure to continue to grow and attract new businesses and provide service to residents and visitors of the community. The approval of the Variances will allow for the proposed tower to be less readily apparent from the adjacent freeway, which is a gateway into the community, and be consistent with the existing development on the site and the surrounding Specific Plan properties, which is consistent with the following General Plan goals and policies:
  - General Plan- Land Use Element Policy LU-1.6: *"Ensure that new development projects are compatible with permitted, well maintained uses and buildings in the surrounding neighborhood or district"*
  - General Plan- Land Use Element Policy LU-2.1: *"Pay critical attention to the appearance of properties at the City's major gateways..."*
  - General Plan- Land Use Element Policy LU-9.3: *"Encourage a unified architectural character in commercial areas, and vigorously enforce commercial land use standards, including but not limited to landscaping, signage, and property maintenance to enhance the visual appearance of the city's commercial areas."*

#### Compatibility to surrounding properties/roadways

Due to its location along a major regional route (1-10 Freeway) near a gateway into the City from the west, the issue of the appearance of the proposed tower and facility was considered. Also, since the city has not yet approved a faux eucalyptus tree design, additional review based on the installation of faux eucalyptus trees design in other communities was conducted to address issues relative to this design. Based on this review, the following condition, based on a submittal by the

applicant from another community but modified to match the subject site, is recommended so that the faux eucalyptus mimics a real eucalyptus tree as much as possible. Based on the proposed location for the tower among live eucalyptus trees, staff finds that the condition will provide for appropriate stealthing of the tower as required by Code – see attached Photo Simulations.

**Recommended Condition No. 2.** The proposed tower shall have a faux eucalyptus tree design to provide the appropriate stealth treatment to camouflage the tower with its surroundings and minimize impacts to visual aesthetics, as determined by the Development Services Director. The design of the faux eucalyptus shall mimic a real eucalyptus tree as close as possible with the trunk and three spires provided full simulated bark exterior from the ground up. Simulated foliage shall begin at a height not less than fifteen (15') feet, with the span of the foliage (north end to south end and east end to west end) at its widest point shall be a minimum of fifteen feet (15'). The simulated foliage shall be installed at a ratio of 2.5 branches per linear foot, starting at 15 feet high and ending at sixty-seven (67) feet, plus a five-foot crown with the bottom crown branches a minimum of six feet in length for simulation of a real eucalyptus, plus small branches along all main branches to provide thick foliage for concealment of antennas, dishes, or an amount and appropriate screening method as determined appropriate by the Development Services Director. The antenna panels/sectors and supports shall be painted to match the simulated foliage and shall not project beyond the branches.

#### Co-Location – Allowance for Second Provider

To address a potential proliferation and overconcentration of facility towers in certain areas by different service provider, service providers may 'co-locate' antennas on the same tower thereby reducing the number of towers in certain areas. Conditions are recommended that the tower be engineered and constructed to accommodate a minimum of one additional communication service provider.

#### Architectural & Site Plan Review Findings

Based on this, the following findings have been prepared for approval of the Architectural & Site Plan Review:

1. **The provisions for vehicular parking and for vehicular and pedestrian circulation on the site, and onto adjacent public right-of-way will not create safety hazards** since the facility does not require permanent on-site personnel and vehicular and pedestrian traffic will be limited to occasional visits by personnel for repairs and service. The site design and adjacent public right-of-ways (streets) can accommodate the anticipated limited pedestrian and vehicular traffic by providing a paved vehicular path from public streets to the proposed facility, and providing a loading space for service personnel.

2. **The bulk, location and height proposed will not be detrimental or injurious to other development in the neighborhood or will result in the loss of or damage to unique natural or topographic features of the site that are important to the environmental quality of life for the citizens of Colton, and the project is feasible in a manner that will avoid such detrimental or injurious results or such loss or damage** since the facility is proposed to be located within the existing self-storage surrounded by buildings and/or freestanding walls where its visibility will be partially screened from the adjacent freeway (Interstate 10), streets, and surrounding properties. The proposed 72-foot high antennae tower will be stealthed as a faux eucalyptus tree whose height and appearance (bulk) will be complemented by existing live eucalyptus trees of similar or greater height located within the right-of-way of the abutting freeway (Interstate 10).
3. **The provisions for on-site landscaping provides adequate protection to neighboring properties from detrimental features of the proposed project that could be avoided by adequate landscaping** since existing landscaping is provided or will be provided along the perimeter of the site including planting within the adjacent freeway right-of-way.
4. **The provisions for exterior lighting are adequate for human safety and will not diminish the value and/or usability of adjacent property** since adequate lighting is already provided on the subject property.
5. **The exterior design of the buildings and structures will not be injurious or detrimental to the environmental or historic features of the immediate neighborhood in which the proposed project is located and will cause irreparable damage to property in the neighborhood, to the City and to its citizens** since the proposed antennae tower will have a faux eucalyptus tree design to camouflage the tower with its surroundings and minimize impacts to visual aesthetics by not being readily apparent among existing live eucalyptus trees of similar or greater height, and the equipment enclosure will be partially screened from the adjacent freeway (Interstate 10) and properties.
6. **The proposed project will not impose an undue burden upon off-site public services, including sewer, water and streets, which conclusion shall be based upon a written report of the City Engineer and there is no provision in the capital works program of the City to correct the specific burden within a reasonable period after the project will be completed** since the proposed facility requires no on-site personnel and, thus, will not create an undue burden on off-site services.

### **ENVIRONMENTAL DETERMINATION**

Categorical Exemption. Class 32. Staff analyzed the project for compliance with the California Environmental Quality Act (CEQA) compliance and recommends that the Planning Commission find that the proposed project is categorically exempt from further analysis per CEQA Guidelines Section 15332 - In-Fill Development Projects. This section pertains to in-fill development consistent with the city general plan and zoning that would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by required

public utilities and services on sites of no more than five acres, substantially surrounded by urban uses, which has no value as habitat for endangered, rare, or threatened species.

### RECOMMENDATION

Staff recommends that the Planning Commission approve the requested **Architectural & Site Plan Review (File Index No. DAP-001-175a) & Variances (File Index No. DAP-001-175b)**, subject to conditions, through the adoption of the draft Resolution No. R-12-16 titled:

RESOLUTION NO. R-12-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING AN ARCHITECTURAL & SITE PLAN REVIEW FOR A PROPOSED WIRELESS TELECOMMUNICATION FACILITY, WHICH INCLUDES A 72-FOOT HIGH ANTENNAE TOWER STEALTHED AS A FAUX EUCALYPTUS TREE, OUTDOOR EQUIPMENT ENCLOSURE, AND RELATED SITE MODIFICATIONS, WITH A PRELIMINARY FUTURE ADDRESS OF 2145 EAST STEEL ROAD AND VARIANCES RELATING TO REGULATIONS REGARDING ANTENNA TOWERS WITH MORE THAN ONE SPIRE AND LANDSCAPING AROUND THE FACILITY PERIMETER, ON THE SITE OF AN EXISTING SELF-STORAGE FACILITY LOCATED AT 2137 EAST STEELE ROAD ON A 1.6-ACRE SITE CONSISTING OF TWO PARCELS, INCLUDING A CITY-OWNED PARCEL, ZONED M-1, LIGHT INDUSTRIAL. (FILE INDEX NO. DAP-001-175A & 175B).

  
Prepared by:

Jay Jarrin, AICP, Senior Planner



Reviewed By:

Mark R. Tomich, AICP, Director

### ATTACHMENTS

1. Aerial Photograph
2. Draft Resolution R-12-16
  - a. Proposed Recommended Conditions
  - b. Plans – 8-1/2" by 11" size
3. Photo Simulations – 11" x 17" size
4. Plans – 11" x 17" size

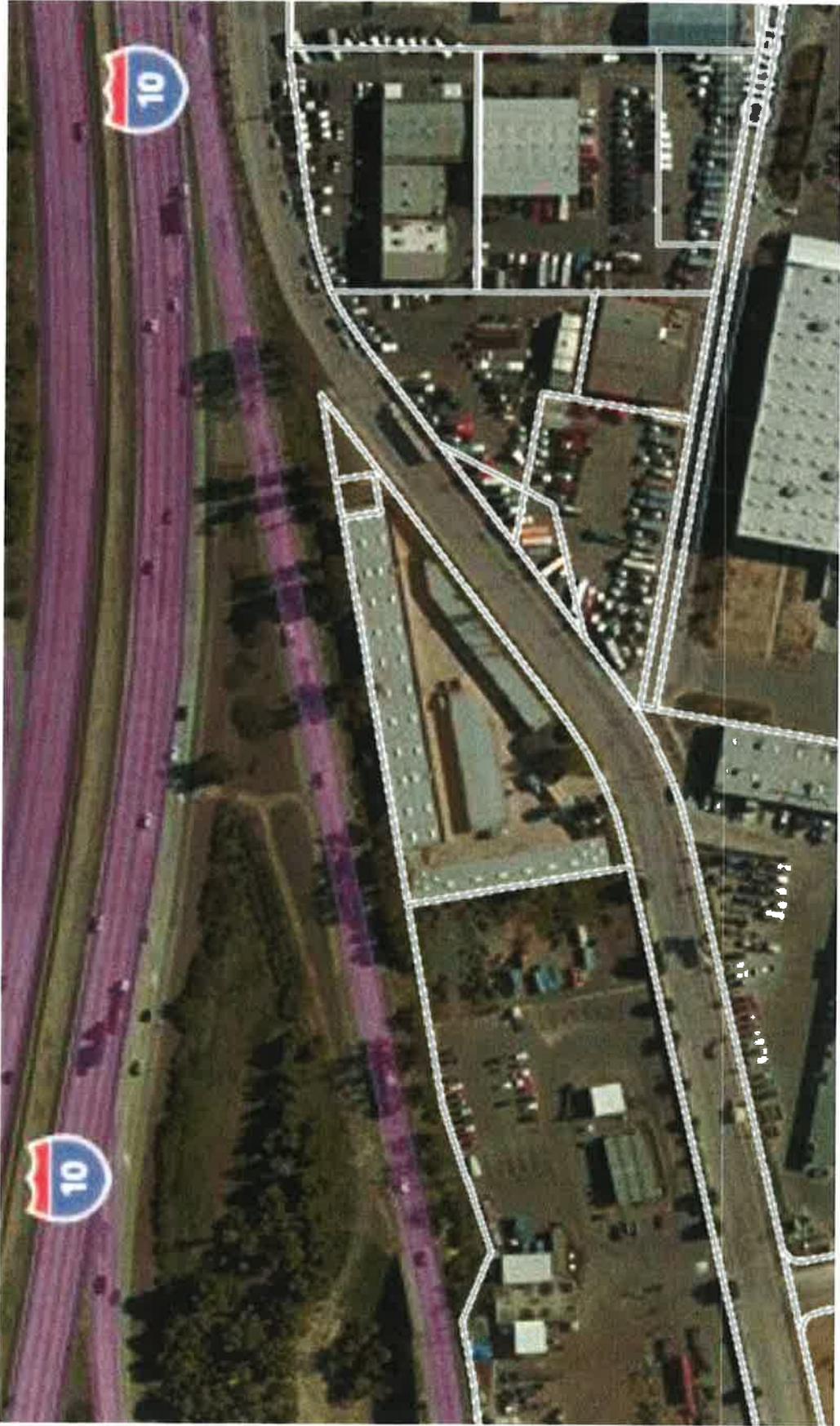
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Zoning Code Compliance Table - Planning Commission Staff Report: DAP-001-175  
 2145 E Steel Road - Verizon Tower @ Trojan Storage  
 April 26, 2016

**Development Standards/Code Compliance Table**

Requirement	Required/Allowed	Existing/Proposed	Compliance
Lot/site area	15,000 sf minimum	Total: ~69,849 sf (1.6 acres) Lot 1: ~68,824 sf (1.58 acres) Lot 2: ~1,025 sf	Yes
Lot width	100'	~600 feet	Yes
Lot depth	100'	~280 feet	Yes
Floor Area	34,412 sf maximum (based on 0.5:1 floor-to-lot area ratio)	36,805 sf	Existing nonconforming
Parking Required	11 spaces, based on 1:3500 sf required for self-storage facilities	6 spaces, including 1 accessible	Existing nonconforming
Landscaping Area	15% minimum 15% of site/lot area: 10,477 sf	10.9% : 7,660 sf. including 3,851 sf to be restored	Existing nonconforming
Street Yards (Landscaped)	20 feet minimum	12 feet	Existing nonconforming
Setbacks, existing buildings	Front: 20' min. Side/rear: None required	Front: 12' (existing building) Side/rear: None (existing buildings)	Existing nonconforming
Setbacks, proposed facility	Front: 20' min. Side/rear: None required	Front: >60 feet Sides: >250 feet; >350 feet Rear: > 75 feet	Yes
Height	Building: 40 feet (3 stories) maximum Antenna Tower: 85 feet maximum	Building: 12 feet max (existing buildings) Antenna Tower: 72 feet (proposed tower)	Yes
Tower design (CMC 18.39.050.I).	Monopole (single spire)	Multi-spire, three (proposed facility)	No. variance filed.
Screening and Landscaping (CMC 18.39.050.F)	Around the perimeter of Communication Towers, Communication Antennas and their ancillary Structures.	No (proposed facility)	No. Variance filed
Perimeter Fencing	8' high minimum	8' high wrought-iron fence with mesh screen (proposed facility)	Yes
Distance to R zone	Minimum 500 feet	More than 500 feet	Yes
Spacing between Towers	300 feet minimum.	More than 300 feet	Yes
Co-Location (Designed to allow for future carrier)	-	Yes (proposed facility)	Yes

**Attachment 1 – Aerial Photo  
DAP-001-175 –2137 E Steel Rd**



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**RESOLUTION NO. R-12-16**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING AN ARCHITECTURAL & SITE PLAN REVIEW FOR A PROPOSED WIRELESS TELECOMMUNICATION FACILITY, WHICH INCLUDES A 72-FOOT HIGH ANTENNAE TOWER STEALTHED AS A FAUX EUCALYPTUS TREE, OUTDOOR EQUIPMENT ENCLOSURE, AND RELATED SITE MODIFICATIONS, WITH A PRELIMINARY FUTURE ADDRESS OF 2145 EAST STEEL ROAD AND VARIANCES RELATING TO REGULATIONS REGARDING ANTENNA TOWERS WITH MORE THAN ONE SPIRE AND LANDSCAPING AROUND THE FACILITY PERIMETER, ON THE SITE OF AN EXISTING SELF-STORAGE FACILITY LOCATED AT 2137 EAST STEEL ROAD ON A 1.6-ACRE SITE CONSISTING OF TWO PARCELS, INCLUDING A CITY-OWNED PARCEL, ZONED M-1, LIGHT INDUSTRIAL. (FILE INDEX NO. DAP-001-175A & 175B).**

**WHEREAS**, an application was filed with the City of Colton by Spectrum Services, Inc. (hereinafter "Applicant") for an **Architectural & Site Plan Review (File Index No. DAP 001-238a)** for a proposed wireless telecommunication facility, which includes a 72-foot high antennae tower stealthed as a faux eucalyptus tree, outdoor equipment enclosure, and related site modifications, with a preliminary future address of 2145 East Steel Road (hereinafter "Proposed Use") on the site of an existing self-storage facility located at 2137 East Steele Road on property identified as identified as Assessors Parcel No. 0164-311-35, on a 1.6-acre site (hereinafter "Subject Property) consisting of two parcels, including a city-owned parcel identified as Assessors Parcel No. 0164-311-36 zoned M-1, Light Industrial; and

**WHEREAS**, the application was reviewed concurrently with a related application for a **Variences (File Index No. DAP-001-175b)** to regulations regarding (a) regarding antenna towers with more than one spire and (b) landscaping around the facility perimeter, related to the proposed facility on the subject property.

**WHEREAS**, the staff report accompanying this resolution is found to be true, adopted as Findings and incorporated in this Resolution; and

**WHEREAS**, on July 12, 2016, the Planning Commission of the City of Colton held a duly noticed public hearing at which time all persons wishing to testify in connection with the application were heard and the Application was fully examined; and

**WHEREAS**, pursuant to the Guidelines for the California Environmental Quality Act ("CEQA"), the proposed project is Categorically Exempt under Article 19, Section 15332 (In-Fill Development Projects), Class 32 of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF COLTON:

**SECTION 1.** Based on the entire record before the Planning Commission and all written and oral evidence presented, including the staff report, the Planning Commission, in accordance with the Colton Municipal Code, makes the following findings for approval of the **Architectural**

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**& Site Plan Review:**

- a. **The provisions for vehicular parking and for vehicular and pedestrian circulation on the site, and onto adjacent public right-of-way will not create safety hazards** since the facility does not require permanent on-site personnel and vehicular and pedestrian traffic will be limited to occasional visits by personnel for repairs and service. The site design and adjacent public right-of-ways (streets) can accommodate the anticipated limited pedestrian and vehicular traffic by providing a paved vehicular path from public streets to the proposed facility, and providing a loading space for service personnel.
- b. **The bulk, location and height proposed will not be detrimental or injurious to other development in the neighborhood or will result in the loss of or damage to unique natural or topographic features of the site that are important to the environmental quality of life for the citizens of Colton, and the project is feasible in a manner that will avoid such detrimental or injurious results or such loss or damage** since the facility is proposed to be located within the existing self-storage surrounded by buildings and/or freestanding walls where its visibility will be partially screened from the adjacent freeway (Interstate 10), streets, and surrounding properties. The proposed 72-foot high antennae tower will be stealthed as a faux eucalyptus tree whose height and appearance (bulk) will be complemented by existing live eucalyptus trees of similar or greater height located within the right-of-way of the abutting freeway (Interstate 10).
- c. **The provisions for on-site landscaping provides adequate protection to neighboring properties from detrimental features of the proposed project that could be avoided by adequate landscaping** since existing landscaping is provided or will be provided along the perimeter of the site including planting within the adjacent freeway right-of-way.
- d. **The provisions for exterior lighting are adequate for human safety and will not diminish the value and/or usability of adjacent property** since adequate lighting is already provided on the subject property.
- e. **The exterior design of the buildings and structures will not be injurious or detrimental to the environmental or historic features of the immediate neighborhood in which the proposed project is located and will cause irreparable damage to property in the neighborhood, to the City and to its citizens** since the proposed antennae tower will have a faux eucalyptus tree design to camouflage the tower with its surroundings and minimize impacts to visual aesthetics by not being readily apparent among existing live eucalyptus trees of similar or greater height, and the equipment enclosure will be partially screened from the adjacent freeway (Interstate 10) and properties.
- f. **The proposed project will not impose an undue burden upon off-site public services, including sewer, water and streets, which conclusion shall be based upon a written report of the City Engineer and there is no provision in the capital works program of the City to correct the specific burden within a reasonable period after the project will be completed** since the proposed facility requires no on-site personnel and, thus, will not create an undue burden on off-site services.

**SECTION 2.** Based on the entire record before the Planning Commission and all written and oral evidence presented, including the staff report, the Planning Commission, in accordance with the Colton Municipal Code, makes the following findings for approval of the **Variances**:

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1. **There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district and neighborhood in which the property is located that allow for the proposed deviations from code requirements to allow for an antenna tower with more than the maximum of one spire allowed by Code and without the landscaping required around the facility perimeter.** The property is adjacent to landscape areas, including within a freeway right-of-way, with existing live eucalyptus trees which will make the variances for the proposed tower, with more than one spire necessary to provide the proposed faux eucalyptus design and the height greater than that allowed for structures, less apparent. The proposed equipment is proposed to be located within an existing self-storage facility at a location surrounded by buildings and/or freestanding walls where its visibility will be partially screened from the adjacent freeway (Interstate 10), streets, and surrounding properties. Landscaping is provided or will be provided along the perimeter of the site including planting within the adjacent freeway right-of-way thereby making the provision of landscaping around the immediate perimeter of the facility unnecessary since it would not be visible from the site perimeter.
2. ***That such Variances are necessary for the preservation and enjoyment of a substantial property right of the applicant*** in that strict application of the development standards would not allow the applicant to (a) propose a tower with more than one spire with a faux eucalyptus design that effectively stealths the tower due to its location among live eucalyptus trees; (b) provide wireless telecommunications service to the city’s residents, businesses, and emergency services.
3. **That the granting of the Variances will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located** since the facility will have minimal impacts since it does not require permanent on-site personnel and vehicular and pedestrian traffic will be limited to occasional visits by personnel for repairs and service. The Variances for the proposed tower, with more than one spire necessary to provide the proposed faux eucalyptus design and height greater than that allowed for structures, will allow for the proposed tower to be stealthed as a faux eucalyptus tree among existing live eucalyptus trees of similar or greater height making it less readily apparent from other properties in the neighborhood. The variance related to planting will not be detrimental since the lack of planting in the immediate perimeter of the facility enclosure is not visible off site and the site provides or will provide planting along the perimeter of the site which will, instead, complement the facility as viewed from off site.
4. **That the granting of such Variances will not be contrary to the objectives of the General Plan** in that it will allow a wireless telecommunication facility that provides improved communication services, which is an important element for City’s infrastructure to continue to grow and attract new businesses and provide service to residents and visitors of the community. The approval of the Variances will allow for the proposed tower to be less readily apparent from the adjacent freeway, which is a

1 gateway into the community, and be consistent with the existing development on the  
2 site and the surrounding Specific Plan properties, which is consistent with the following  
General Plan goals and policies:

- 3 • General Plan- Land Use Element Policy LU-1.6: *“Ensure that new development*  
4 *projects are compatible with permitted, well maintained uses and buildings in the*  
5 *surrounding neighborhood or district”*
- 6 • General Plan- Land Use Element Policy LU-2.1: *“Pay critical attention to the*  
7 *appearance of properties at the City’s major gateways...”*
- 8 • General Plan- Land Use Element Policy LU-9.3: *“Encourage a unified architectural*  
9 *character in commercial areas, and vigorously enforce commercial land use*  
10 *standards, including but not limited to landscaping, signage, and property*  
11 *maintenance to enhance the visual appearance of the city’s commercial areas.”*

12 **SECTION 3.** Based on the entire record before the Planning Commission and all written  
13 and oral evidence presented, including the staff report, the Planning Commission makes the  
14 following findings required by Section 18.39.040.E of the Colton Municipal Code specifically  
15 required for the allowance of new freestanding communication towers:

- 16 1. The communication Tower is camouflaged to look like a feature that blends with the  
17 surrounding area.
- 18 2. The communication tower is located at least five hundred feet from residentially  
19 zoned Property.
- 20 3. Existing towers and buildings do not afford the applicant the technological ability to  
21 provide service to the service area of the service provider.
- 22 4. It is not technologically possible to bifurcate the geographical boundaries of the  
23 proposed service area in order to avoid the necessity for a freestanding  
24 communication tower.

25 **SECTION 4.** The Planning Commission of the City of Colton, in accordance with the  
26 California Environmental Quality Act, has found that the project will not have a significant  
27 impact on the environment and is Categorically Exempt from CEQA under Article 19, Section  
28 15332 - In-Fill Development Projects, Class 32 of the CEQA Guidelines. This section pertains to  
in-fill development consistent with the city general plan and zoning that would not result in any  
significant effects relating to traffic, noise, air quality, or water quality and can be adequately  
served by required public utilities and services on sites of no more than five acres, substantially  
surrounded by urban uses, which has no value as habitat for endangered, rare, or threatened  
species.

**SECTION 5.** Based upon the findings set forth in Sections 1, 2, 3, and 4 of this Resolution,  
the Planning Commission hereby approves the requested **Architectural & Site Plan Review** and  
**Variations**, subject to the conditions of approval listed on the attached sheet labeled Exhibit “A”.

**SECTION 6.** 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 6.** This land use entitlement shall become null and void if not exercised within  
one (1) year of this approval and the applicant has not been granted an extension of time by the

1 Planning Commission, pursuant to Section 18.58.070 of the Colton Municipal Code.

2 **SECTION 7.** The Secretary shall certify the adoption of this Resolution.

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4 **EXHIBIT A - CONDITIONS OF APPROVAL**

5  
6 THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE CONDITIONS OF  
7 APPROVAL.

8 HOLD HARMLESS

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

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19 1. This approval is for \_\_\_\_, as shown on the plans stamped received on \_\_\_\_ by the  
20 Development Services Department and stamped approved on \_\_\_\_, except as amended  
21 by the following conditions.

22 2. The proposed tower shall have a faux eucalyptus tree design to provide the appropriate  
23 stealth treatment to camouflage the tower with its surroundings and minimize impacts  
24 to visual aesthetics, as determined by the Development Services Director. The design of  
25 the faux eucalyptus shall mimic a real eucalyptus tree as close as possible with the trunk  
26 and three spires provided full simulated bark exterior from the ground up. Simulated  
27 foliage shall begin at a height not less than fifteen (15') feet, with the span of the foliage  
28 (north end to south end and east end to west end) at its widest point shall be a minimum  
of fifteen feet (15'). The simulated foliage shall be installed at a ratio of 2.5 branches per  
linear foot, starting at 15 feet high and ending at sixty-seven (67) feet, plus a five-foot  
crown with the bottom crown branches a minimum of six feet in length for simulation of  
a real eucalyptus, plus small branches along all main branches to provide thick foliage for  
concealment of antennas, dishes, or an amount and appropriate screening method as  
determined appropriate by the Development Services Director. The antenna  
panels/sectors and supports shall be painted to match the simulated foliage and shall not  
project beyond the branches.

3. 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 implementation of the modification. Significant deviations from the

- 1 approved plans or conditions of approval shall be subject to review and approval by the  
2 Planning Commission. The applicant requesting the modification shall supply information  
3 deemed necessary by the Director and/or Commission to make a determination.
- 4 4. This approval shall not be effective and no permit or approvals issued or granted, unless  
5 the applicant signs an 'Acknowledgment of Conditions" form and the original executed  
6 form is received by the Development Services Department.
- 7 5. The Applicant and/or Property Owner shall comply with all requirements of all reviewing  
8 agencies and shall comply with all applicable local, state, and federal rules, laws and  
9 regulations.
- 10 6. The Applicant and/or Property Owner shall, at all times, maintain the property so as not  
11 to constitute a nuisance in the community.
- 12 7. The Applicant and/or Property Owner shall have graffiti removed from any structures  
13 within 48 hours upon notification by the City.
- 14 8. Prior to implementation of modifications to the site (including walls or fences), the  
15 applicant shall contact the Development Services to determine if permits are required.
- 16 9. Any plans submitted for building plan check and construction plans for this Project shall  
17 contain an exact reproduction of these conditions of approval on one of its sheets.
- 18 10. Prior to the start of operations, the applicant/operator shall:
  - 19 a. Obtain a business license from the Development Services Department, or show  
20 evidence of a business license in good standing to the Development Services  
21 Department.
  - 22 b. Obtain final approval (issuance) of a business occupancy permit (BOP) from the  
23 Development Services Department.
- 24 11. Prior to filing an application for a business occupancy permit (BOP), as required by  
25 Section 18.58.020 of the Colton Municipal Code, from the Development Services  
26 Department, the following shall be obtained:
  - 27 a. Obtain from the Building Division a construction permit and other appropriate  
28 permits, upon plan check submittal and approval, for proposed construction to  
match this approval and approved plans. The tower shall be engineered and  
constructed to accommodate a minimum of one additional Communication  
Service provider, as required by Section 18.39.050.L.
  - b. Obtain from the Building Division a separate wall permit, upon plan check  
submittal and approval, for the proposed wall, fences, and gates.
  - c. Obtain approval from the Development Services Department of a landscape and  
irrigation plan, prepared by a licensed landscape architect or architect, for the  
modified and new planting at the far east end of the site. Plans shall conform to

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- water conservation regulations. Submit an application to the Development Services Department.
- d. Obtain approval from the Public Works Department for required permits and plans where applicable for proposed modifications to paving (drainage, curbing, etc) and other site improvements.
- e. Provide Federal Communications Commission (FCC) license agreement or other document to verify American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE) compliance, pursuant to CMC 18.39.060.B.
- f. Provide verification of compliance with the Federal Aviation Administration (FAA), pursuant to CMC 18.39.060.C.

12. Prior to the final approval (issuance) of a business occupancy permit (BOP) , as required by Section 18.58.020 of the Colton Municipal Code, from the Development Services Department, the following shall be obtained:

- a. Confirm that the appearance of the faux eucalyptus tree matches stealthing requirements to the satisfaction of the Development Services Director.
- b. Pass inspections from the various City departments.
- c. Conform to the conditions of this approval.
- d. Correct any code violations present at the site.
- e. Complete work as shown on approved permits and plans.
- f. Install landscaping and irrigation to match approved plans, including the rehabbed planting areas at the far east end of the site.

13. The site operation shall be subject to the following:

- a. The site shall be developed and maintained consistent with the approved plans and the conditions of approvals.
- b. The operator shall allow for applications for an Architectural & Site Plan Review application for future co-location of antennae on the tower by at least one additional service provider.
- c. The applicant shall provide signage, not to exceed 6 square feet, with phone numbers of the utility provider(s) for use in case of an emergency. The signs shall be posted at the facility enclosure gate.
- d. The tower shall be maintained to retain the original color, shape, condition, and appearance for the duration of the life of its use.
- e. The facility, including walls, gates, fencing, paving, planting, and cabinets, shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight.
- f. The premises shall be kept clean and the operator of the establishment shall ensure that no trash or litter originating from the premises is deposited onto other parts of site, neighboring properties or onto the public right-of-way.

- 1 14. Comply with the requirements of the City of Colton **Building Division** including, but not  
2 limited, to the following:
  - 3 a. The project shall comply with the current California Codes (CBC, CEC, CMC and  
4 the CPC) as well as city ordinances, where applicable.
  - 5 b. The tower shall be engineered and constructed to accommodate a minimum of  
6 one additional Communication Service provider, as required by Section  
7 18.39.050.L.
- 8 15. Comply with the requirements of the **City of Colton Public Works Department**, where  
9 applicable.
- 10 16. Conform with the requirements of the **City of Colton Electric Department**, including the  
11 following:
  - 12 a. It has been determined that the project is within the City of Colton. The City of  
13 Colton will provide service to this project. The developer shall meet all City of  
14 Colton Electric Utility service requirements and pay all applicable fees.
  - 15 b. The project developer/applicant shall comply with all customer service policies of  
16 the City of Colton Electric Utility Department. The developer shall provide the  
17 Electric Utility with all information necessary to determine the project's electric  
18 service requirements; and if necessary and at their own expense, install all  
19 conduit and vault systems associated with underground primary/service line  
20 extensions and street-lighting as per the Electric Utility's approved design. The  
21 developer shall pay all charges associated with the Electric Utility's cost to  
22 construct underground and overhead line extensions and street-lighting.
- 23 17. Comply with requirements of the **Colton Fire Department**, including the following:
  - 24 a. The proposed facility's use and/or operations shall be designed and maintained in  
25 accordance with the 2012/2013 editions of the International Fire and Building  
26 Codes / California Fire and Building Codes (Title 24).
- 27 19. Comply with the requirements of the City of Colton **Code Enforcement/Police**, including  
28 the following:
  - a. Landscaping: Property manager or tenant will maintain all approved landscaping  
in good condition, including but not limited to adequate irrigation, mowing of  
grass, and replacing dead trees and shrubs. Above ground landscaping controls  
or backflow valves will be secured in a locked metal cage to prevent theft or  
vandalism.
  - b. The applicant shall grant "right of access" by the city or agent to remove graffiti.
  - c. Surveillance Monitoring: Should permittee install a video surveillance monitoring  
system, the video system shall be capable of recording a clear view of all areas of

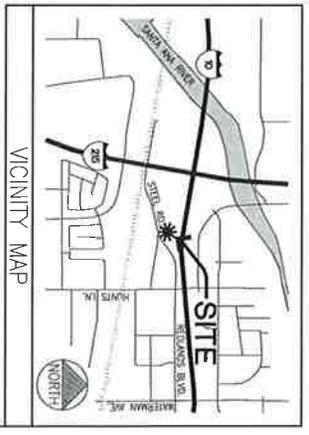
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the subject property including, but not limited to, parking lots, walkways, corridors, all sides of buildings, the perimeter landscape and grass areas. Recordings shall be retained for a minimum of 30 days. Copies of recordings will be provided to the Colton Police Department upon request.

- d. After hours Contact Information: Permittee will ensure after hours contact person information is kept current and on file with the Colton Police Department dispatch center. Ideally there should be several responsible persons available to respond in case of emergency; each should be a key holder with knowledge of alarm reset codes, available to respond within 20-30 minutes, and of sufficient authority to facilitate a board up or other emergency repair measures.
- e. Right of Access: Permittee shall grant “right of access” to the City of Colton and its employees or agents for the purposes of monitoring compliance with these Conditional Use Permit conditions, patrolling, investigating crimes, and enforcing laws and ordinances on the subject property. Permittee shall grant “right of access” to the City of Colton and its employees or agents to remove graffiti and to determine if the applicant is in compliance with these conditions.

###

OVERALL HEIGHT:  
 811  
 UNDERGROUND SERVICE ALERT (USA) - CALL 811  
 TOTAL = 43,333 SQ. FT.



**VICINITY MAP**

START OUT FROM VERIZON WIRELESS OFFICES IN IRVINE

- TURN LEFT ON SAND CANYON AVE
- TURN RIGHT ON STEEL ROAD
- TAKE THE I-215 NORTH TO THE I-10 EAST
- TAKE EXIT #73A WATERMAN AVE SOUTH
- GOING SOUTH ON STEEL RD
- 2139 E STEEL ROAD WILL BE ON THE RIGHT SIDE

**DRIVING DIRECTIONS**

# Verizon

## RIVERWOOD (MCE)

2139 E. STEEL RD.  
 COLTON, CA 92324

### NCD PROJECT

**PROPERTY OWNER:**  
 TROYA STORAGE OF COLTON, LLC  
 1722 AVAMON BLVD, #217  
 REDWOOD BEACH, CA 92718  
 PHONE: 310.577.8525

**APPLICANT:**  
 VERIZON WIRELESS  
 15505 SAND CANYON AVENUE  
 BLDG. D, FIRST FLOOR  
 COLTON, CA 92324  
 PHONE: 949.286.7000

**APPLICANT REPRESENTATIVE:**  
 CORE DEVELOPMENT SERVICES  
 2139 E. BRICH STREET #250  
 COLTON, CA 92324  
 PHONE: 714.943.0545  
 CONTACT: WARET HOSCHER - TM  
 PHONE: 949.289.2531

**PROJECT INFORMATION:**  
 JURISDICTION: M-1 (LIGHT INDUSTRIAL)  
 APPLICANT ADDRESS: 15505 SAND CANYON AVENUE, BLDG. D, FIRST FLOOR, COLTON, CA 92324  
 BUILDING OCCUPANCY: COMMERCIAL  
 LEAD: OSCAR PEREZ  
 LOT SIZE: 1.59 AC  
 BUILDING SQUARE FOOTAGE: 36,885 SQ. FT.  
 PLANS/SCHEMATIC FOOTAGE: 7660.26 SQ. FT.  
 MOTHER/SCHEMATIC PLANNING: 3,851.59 SQ. FT. TOTAL (2,056 SQ. FT. - MPR, 0164-311-26)

**ARCHITECT:**  
 CORE DEVELOPMENT SERVICES  
 2139 E. BRICH STREET #250  
 COLTON, CA 92324  
 PHONE: 714.943.0545

**CONSULTING TEAM**

**PROJECT DESCRIPTION**

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS AND OTHER RELATED APPROVALS FOR THE:

- INSTALLATION OF (1) 20' TALL ANTENNAE
- INSTALLATION OF (2) POWER/TOWER REBARRATION BOXES
- MODIFICATION OF (1) EXISTING 8'-0" HIGH
- INSTALLATION OF (1) STAND-BY GENERATOR WITHIN A (2) 8'-0" HIGH
- WROUGHT IRON FENCE ENCLOSURE
- INSTALLATION OF (2) TRANSFORMERS

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, UNLESS IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA ELECTION CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES

**CONTRACTOR NOTES**

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR WORKER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1	EXISTING SITE PLAN
A-2	UTILITY EQUIPMENT PLAN AND PROPOSED SITE PLAN
A-3	EXISTING ENLARGED SITE PLAN
A-4	PROPOSED ENLARGED SITE PLAN
A-5	EQUIPMENT PLANS
A-6	ANTENNA PLAN
A-7	NORTH ELEVATIONS
A-8	EAST ELEVATIONS
A-9	SOUTH ELEVATIONS
A-10	POLE DRINKING REFERENCE
L-1	IRREGULAR PLAN
L-2	IRREGULAR DETAILS
L-3	PLANNING PLAN

**ENGINEER / CONSULTANT**

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 BLDG. D, FIRST FLOOR  
 COLTON, CA 92324  
 949.286.7000

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REV	DATE/BY	DESCRIPTION
1	11/27/15	ISSUED FOR 100% ZONING
2	02/17/16	ISSUED FOR 100% ZONING
3	02/17/16	ISSUED FOR 100% ZONING
4	02/17/16	ISSUED FOR 100% ZONING
5	02/17/16	ISSUED FOR 100% ZONING
6	02/17/16	ISSUED FOR 100% ZONING
7	02/17/16	ISSUED FOR 100% ZONING

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 www.coredev.com

**SITE DEVELOPER**

**core**

DEVELOPMENT SERVICES  
 2139 E BRICH STREET #250  
 COLTON, CA 92324  
 (714) 943-0545  
 www.coredev.com

**SITE DEVELOPER**

**ENGINEER / CONSULTANT**

15005 SAND CANYON AVENUE  
 BLDG. D, FIRST FLOOR  
 COLTON, CA 92324  
 949.286.7000

**verizon**

**core**

DEVELOPMENT SERVICES  
 2139 E BRICH STREET #250  
 COLTON, CA 92324  
 (714) 943-0545  
 www.coredev.com

**SITE DEVELOPER**

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 2139 E BRICH STREET #250  
 COLTON, CA 92324  
 (714) 943-0545  
 www.coredev.com

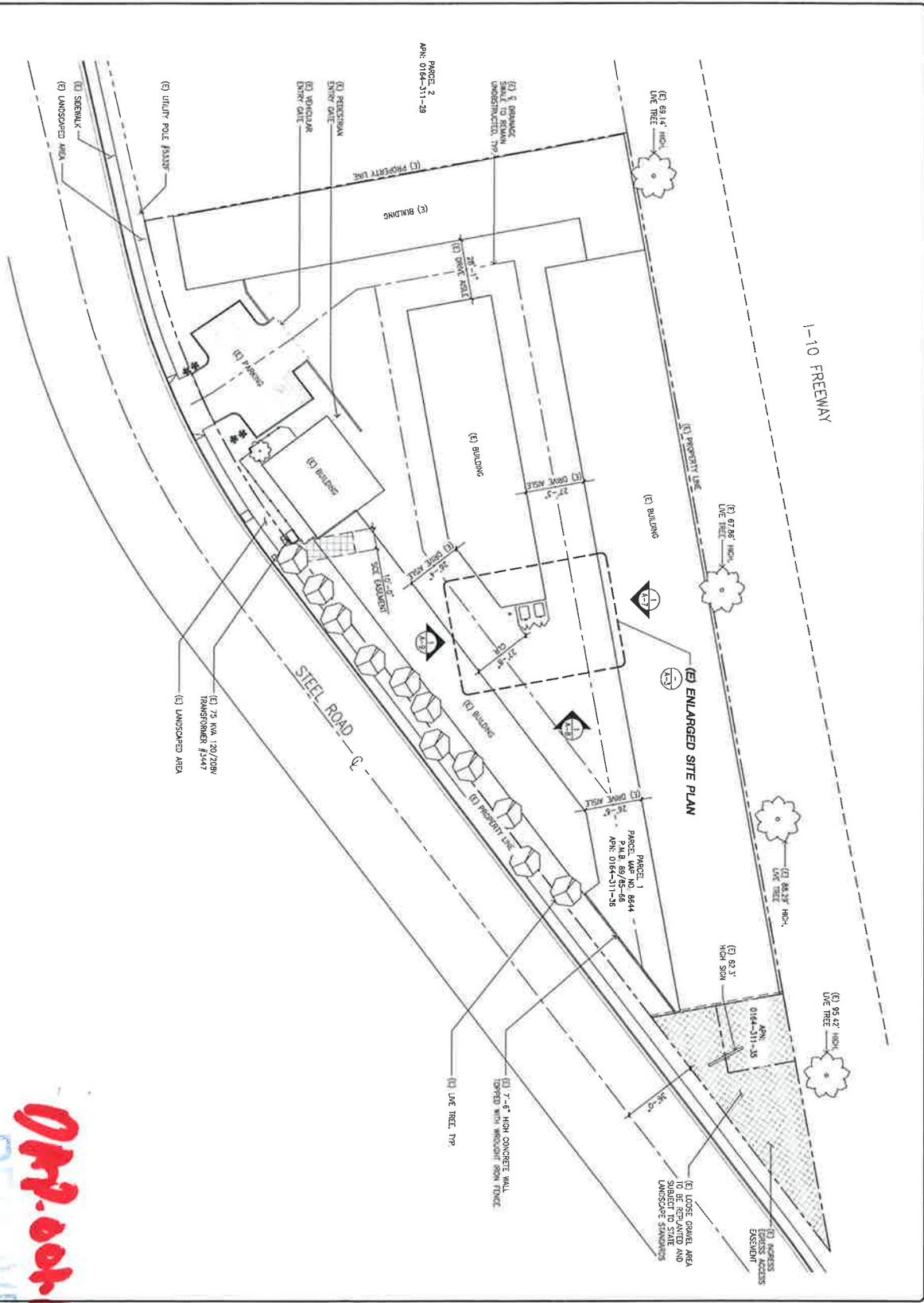
**SITE DEVELOPER**

**ENGINEER / CONSULTANT**

15005 SAND CANYON AVENUE  
 BLDG. D, FIRST FLOOR  
 COLTON, CA 92324  
 949.28



EXISTING SITE PLAN



**APPROVED**  
 JUL 01 2016  
 017-001175

REV	DATE/BY	DESCRIPTION
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7	1/2/2015	ISSUED FOR LOCAL ZONING
6	1/2/2015	ISSUED FOR LOCAL ZONING
5	1/2/2015	ISSUED FOR LOCAL ZONING
4	1/2/2015	ISSUED FOR LOCAL ZONING
3	1/2/2015	ISSUED FOR LOCAL ZONING
2	1/2/2015	ISSUED FOR LOCAL ZONING
1	1/2/2015	ISSUED FOR LOCAL ZONING

DRAWING / CONSULTANT

**verizon**  
 15000 S. RIVER BLVD  
 RIVERWOOD, CA 92526  
 949.266.7000  
 A&E DEVELOPMENT

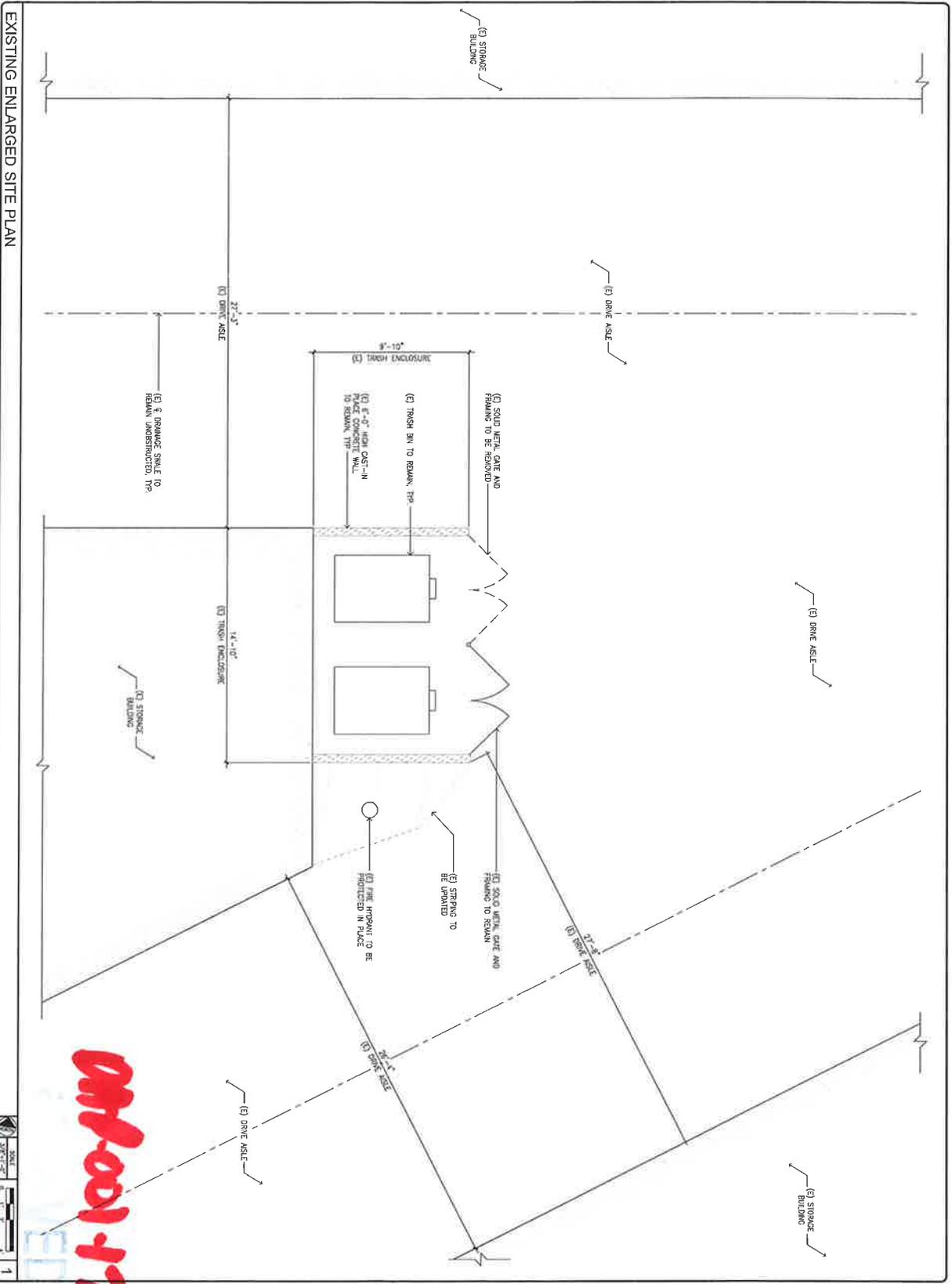
**core**  
 DEVELOPMENT SERVICES  
 2022 E. BIRD STREET #200  
 COLTON, CA 92324  
 (760) 922-1111  
 www.coredev.com

SITE INFORMATION  
**RIVERWOOD**  
 2139 E STEEL RD  
 COLTON, CA 92324  
 SAN BERNARDINO COUNTY  
 SHEET TITLE

EXISTING SITE PLAN

DRAWING INFORMATION  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 ISSUE DATE: 08/17/2015  
 SHEET NUMBER: A-1





EXISTING ENLARGED SITE PLAN

JUL 01 2016

**011-001-173**

REV	DATE/BY	DESCRIPTION
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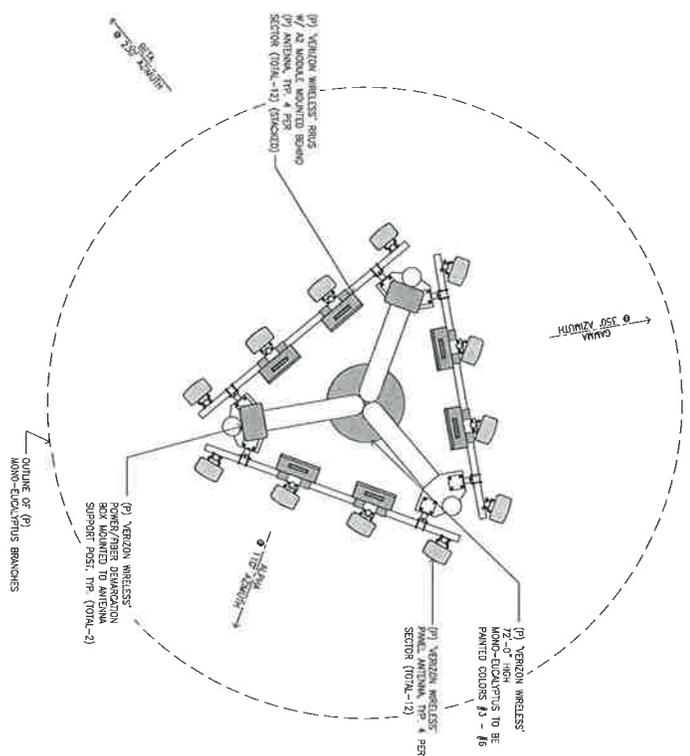
COLTON FILE INDEX No. DAP-001-175  
2139 EAST STEEL ROAD





NOT USED	7	NOT USED	4
NOT USED	6	NOT USED	3
NOT USED	5	NOT USED	2
NOT USED	3		1

- NOTES:**
1. ANTENNA AND EQUIPMENT LOCATED TO THE POLE SHALL BE PAINTED TO MATCH THE (P) MONO-ELECTRIPUS. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED BY THE (P) MONO-ELECTRIPUS BRANCHES NOT SHOWN FOR CLARITY.
  2. FUTURE PANEL ANTENNA BY OTHERS NOT SHOWN FOR CLARITY.
  3. (P) MONO-ELECTRIPUS BRANCHES NOT SHOWN FOR CLARITY.



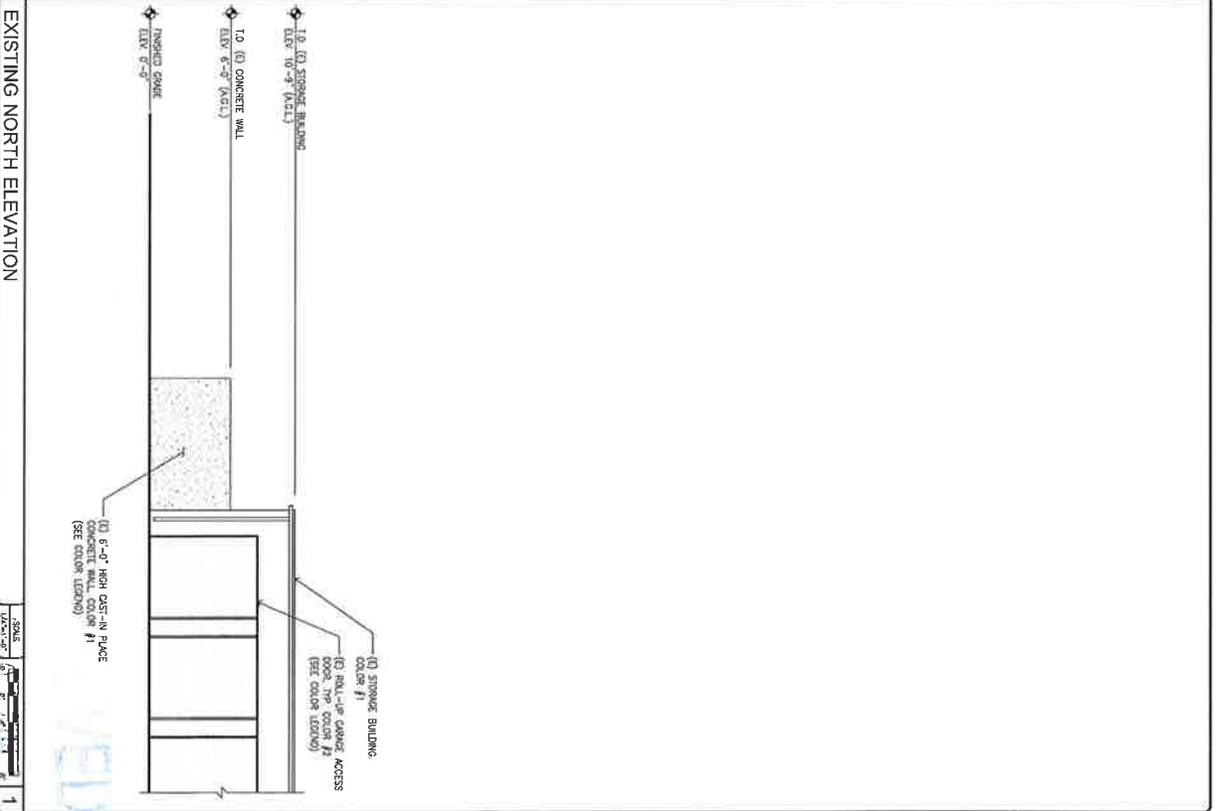
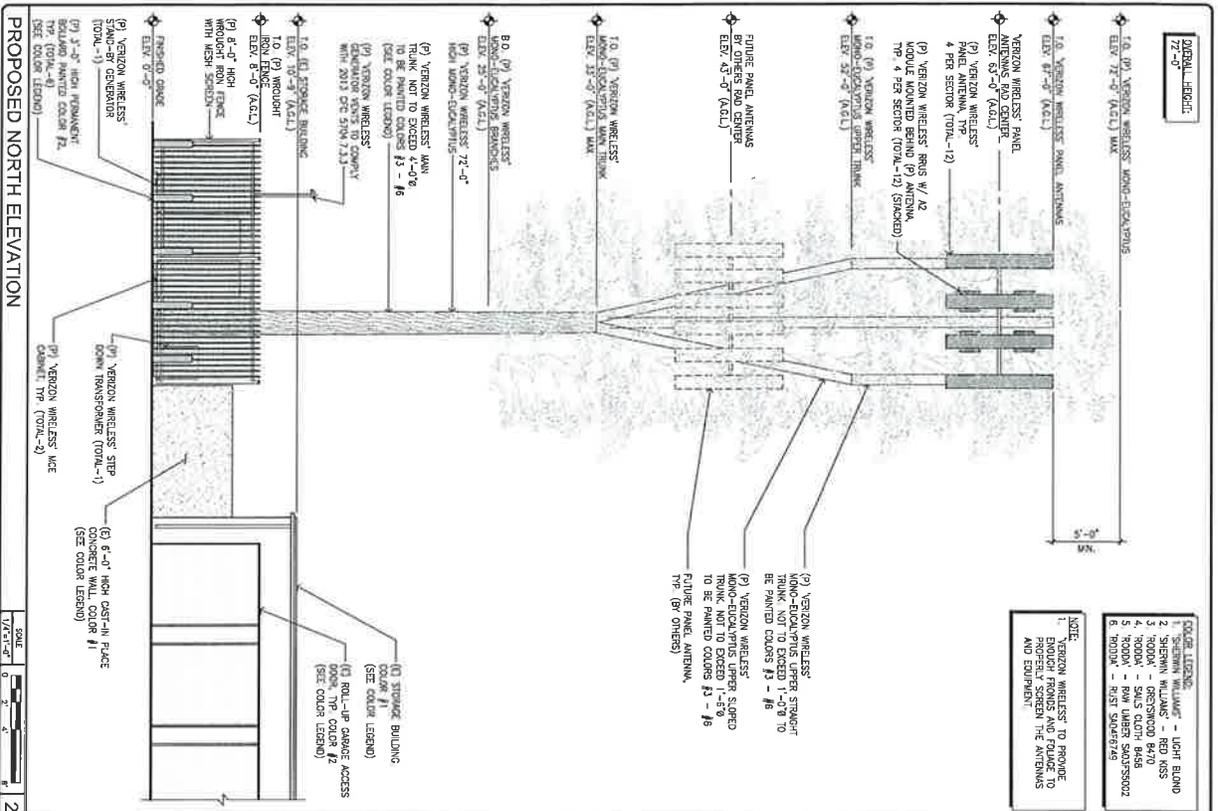
**COLOR LEGEND:**

1	ROOF - LIGHT BLAND
2	TRUSS/WALLMOUNT - RED X055
3	ROOF - GREY/SHOUD 8470
4	ROOF - SALS COLO 8459
5	ROOF - HAW DASH 5403/5500
6	ROOF - 1059 5403/5500

ANTENNA PLAN	4
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<p>REV DATE/BY DESCRIPTION</p> <p>1 1/20/15 RMD FOR 10% ZONING</p> <p>2 3/2/15 RMD FOR 10% ZONING</p> <p>3 3/2/15 RMD FOR 10% ZONING</p> <p>4 3/2/15 RMD FOR 10% ZONING</p> <p>5 3/2/15 RMD FOR 10% ZONING</p> <p>6 3/2/15 RMD FOR 10% ZONING</p> <p>7 3/2/15 RMD FOR 10% ZONING</p> <p>8 3/2/15 RMD FOR 10% ZONING</p>	<p><b>Verizon</b></p> <p>1005 SAN CARLOS AVENUE        RIVERWOOD, CA 92370        PHONE: 949.282.7000</p> <p>44E DEVELOPMENT</p>	<p><b>core</b></p> <p>DEVELOPMENT SERVICES</p> <p>3015 E. STEEL ROAD        COLTON, CALIFORNIA 92324        PHONE: 949.282.7000        WWW.CORE-CA.COM</p> <p>SITE DEVELOPMENT</p>	<p><b>core</b></p> <p>DEVELOPMENT SERVICES</p> <p>3015 E. STEEL ROAD        COLTON, CALIFORNIA 92324        PHONE: 949.282.7000        WWW.CORE-CA.COM</p> <p>SITE DEVELOPMENT</p>	<p><b>RIVERWOOD</b></p> <p>2139 E. STEEL RD.        COLTON, CA 92324</p> <p>SAN BERNAPEINO COUNTY</p> <p>SHEET TITLE</p>	<p><b>ANTENNA PLAN</b></p>	<p>DRAWING INFORMATION</p> <p>DRAWN BY: SJA        CHECKED BY: SJA        DATE: 08/17/2015</p> <p>SHEET NUMBER</p> <p><b>A-6</b></p>
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JUL 01 2016



**DOOR LEGEND**

1. SHERMAN WILLIAMS - LIGHT BLIND
2. SHERMAN WILLIAMS - RED KISS
3. HOKON - OREGONWOOD 64/10
4. HOKON - SALS COLOR 58450
5. HOKON - SALS COLOR 58450
6. HOKON - RUST SHADERSHRE

**NOTE:**  
 1. VERIZON WIRELESS TO PROVIDE ENOUGH FRONS AND FOLAGE TO PROTECT SCREEN THE ANTENNAS AND EQUIPMENT.

PROPOSED NORTH ELEVATION 2 EXISTING NORTH ELEVATION 1

REV	DATE/SY	DESCRIPTION
A	1/27/15	ISSUED FOR PERM ZONING
B	2/27/15	ISSUED FOR PERM ZONING
C	3/27/15	ISSUED FOR PERM ZONING
D	4/27/15	ISSUED FOR PERM ZONING
E	5/27/15	ISSUED FOR PERM ZONING
F	6/27/15	ISSUED FOR PERM ZONING

OWNER / CONSULTANT

**verizon**

1200 SAN Geronimo Avenue  
 RIVERWOOD 92518  
 949.888.7000

AAE DEVELOPMENT

**core**

DEVELOPMENT SERVICES  
 2300 S. River Street #210  
 Colton, CA 92324  
 (760) 772-2626 (760) 325-4441 fax  
 www.coreaae.com

SITE DEVELOPMENT

**core**

DEVELOPMENT SERVICES  
 2300 S. River Street #210  
 Colton, CA 92324  
 (760) 772-2626 (760) 325-4441 fax  
 www.coreaae.com

SITE DEVELOPMENT

**riverwood**

SITE INFORMATION  
 2139 E. STEEL RD  
 COLTON, CA 92324  
 SAN BERNARDINO COUNTY

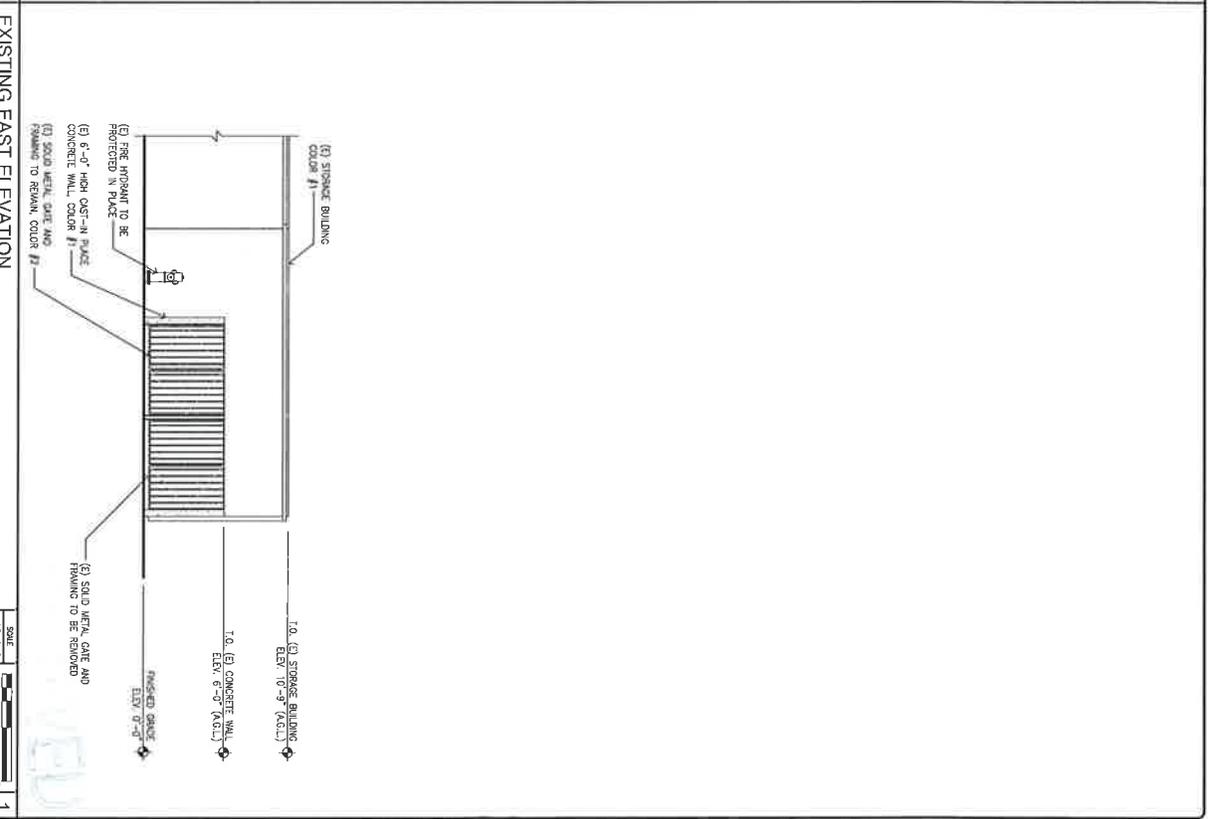
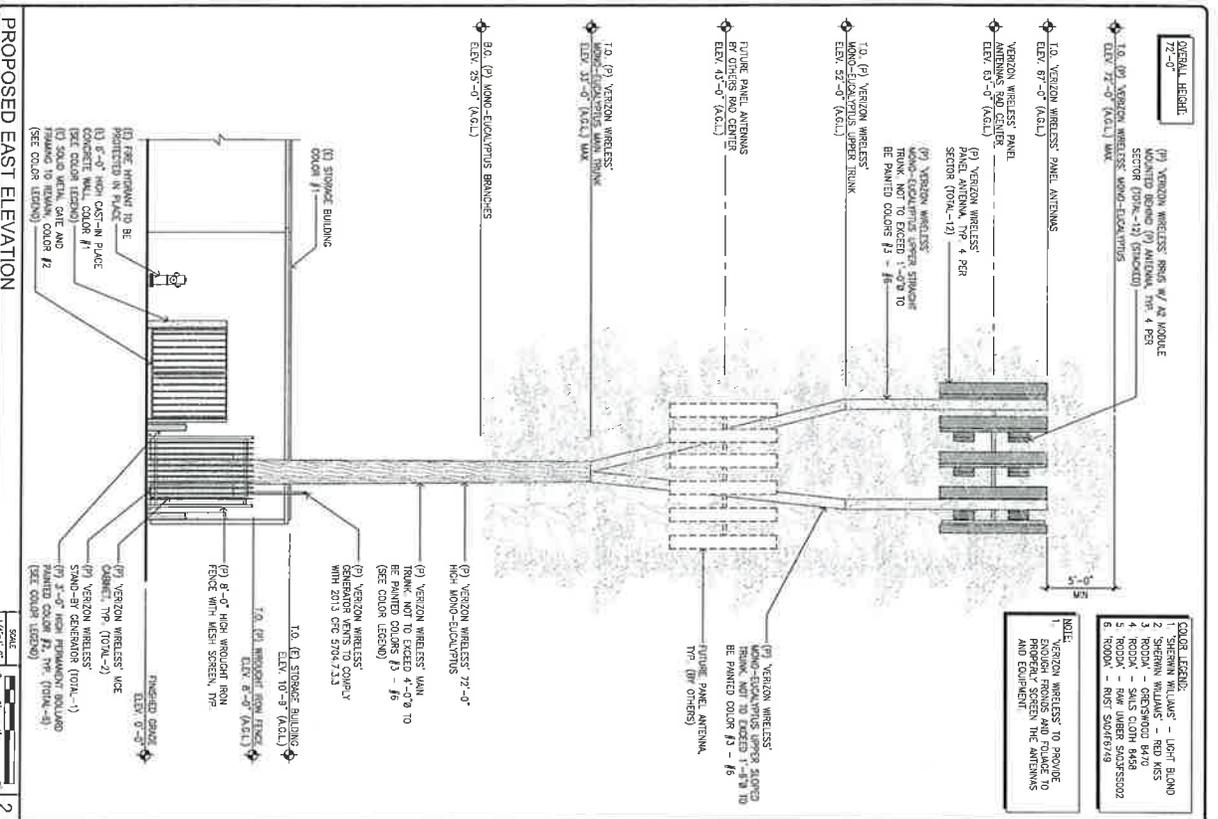
SHEET TITLE

**NORTH ELEVATIONS**

DRAWING INFORMATION  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 09.17.2015

SHEET NUMBER

**A-7**



- COLOR LEGEND:**
1. SHERMAN WILLIAMS - LIGHT BROWN
  2. SHERMAN WILLIAMS - RED KISS
  3. ROKON - GORGONWOOD BLDG
  4. ROKON - SALT CORN BLDG
  5. ROKON - SALT CORN BLDG
  6. ROKON - RST 2006/16/19

**NOTES:**  
 1. VERIZON WIRELESS TO PROVIDE ENOUGH FRAMES AND TOWERS TO PROPERLY SCREEN THE ANTENNAS AND EQUIPMENT.

REV	DATE/BY	DESCRIPTION
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2	5/27/15/JS	ISSUED FOR PERMITS
3	6/1/15/JS	ISSUED FOR PERMITS
4	6/1/15/JS	ISSUED FOR PERMITS
5	6/1/15/JS	ISSUED FOR PERMITS
6	6/1/15/JS	ISSUED FOR PERMITS

ENGINEER / CONSULTANT

**verizon**

1960 SAND CANYON AVENUE  
 RENO, NV 89502  
 775.784.7200

MAIL INCORPORATION

**core**

DEVELOPMENT SERVICES  
 2308 S. BIRD STREET #200  
 SUITE C1000  
 COLUMBIA, MD 21046  
 (410) 278-1200

SITE DEVELOPER

**core**

DEVELOPMENT SERVICES  
 3300 E. MAIN STREET #200  
 SUITE 100  
 DENVER, CO 80202  
 (303) 733-4444

SITE INFORMATION

**RIVERWOOD**

2139 E. STEEL RD  
 COLTON, CA 92324

SAN BERNARDINO COUNTY

SHEET TITLE

**EAST ELEVATIONS**

DRAWING INFORMATION

DRAWN BY: SRS  
 CHECKED BY: SRS  
 DATE: 05.12.2015

SHEET NUMBER

**A-8**













# RIVERWOOD

2137 EAST STEEL ROAD COLTON CA 92324



VIEW 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM STEEL ROAD

PROPOSED MONOCUCALYPTUS

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# RIVERWOOD

2137 EAST STEEL ROAD COLTON CA 92324

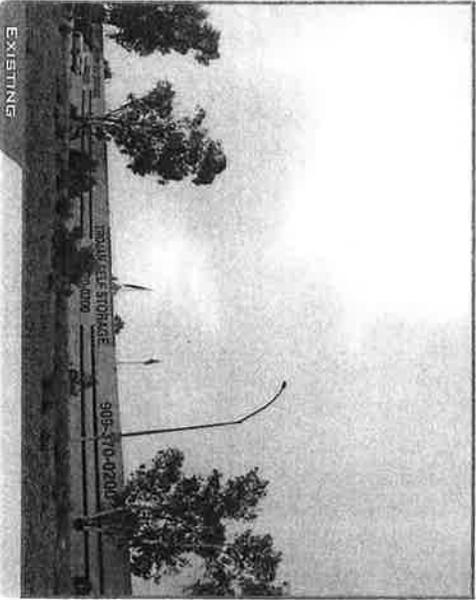


VIEW 2

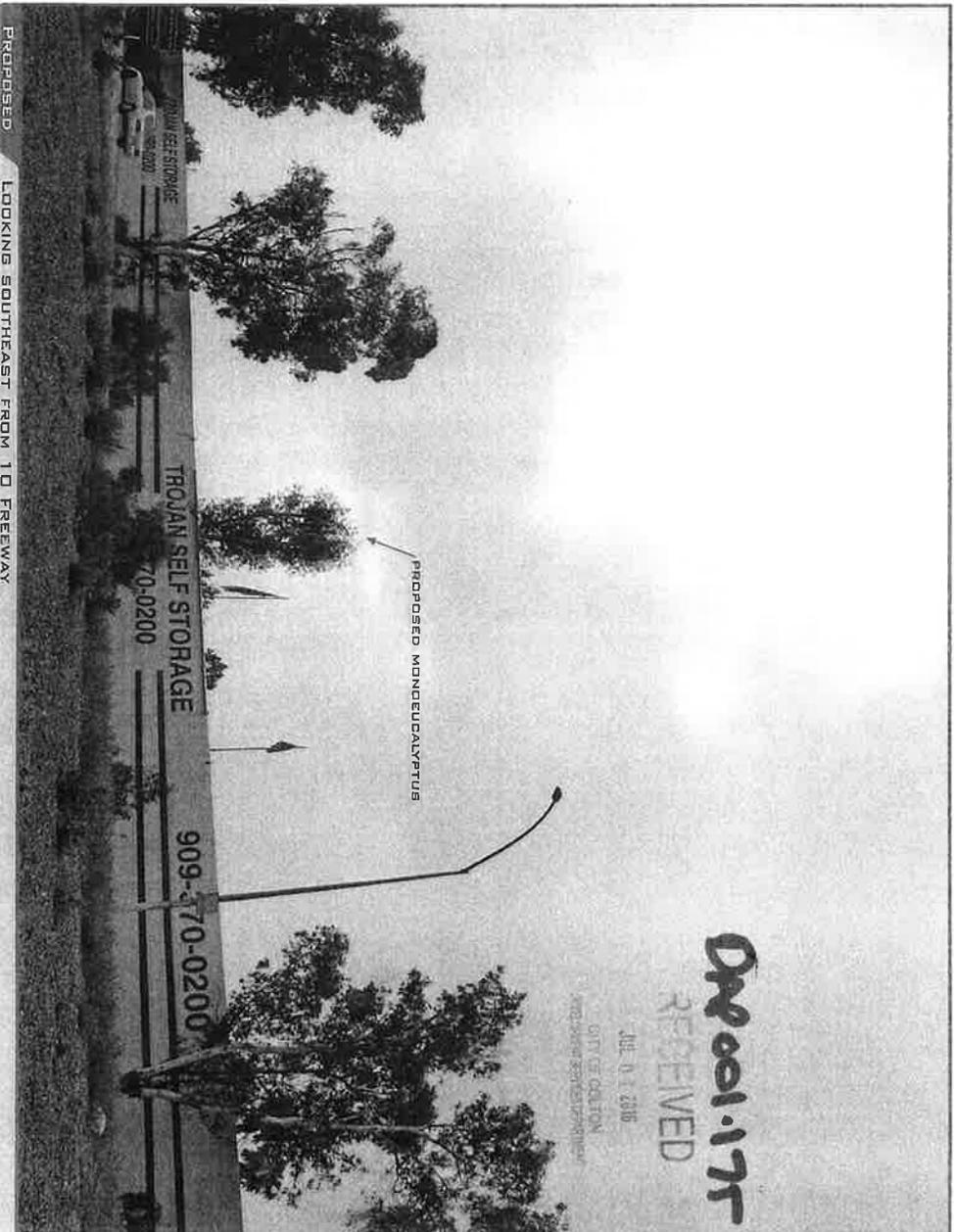


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM 10 FREEWAY

AGENCY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



**RIVERWOOD**  
2137 EAST STEEL ROAD COLTON CA 92324

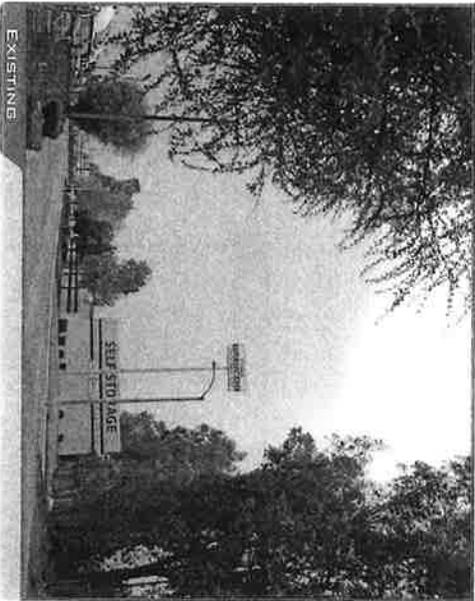


VIEW 3

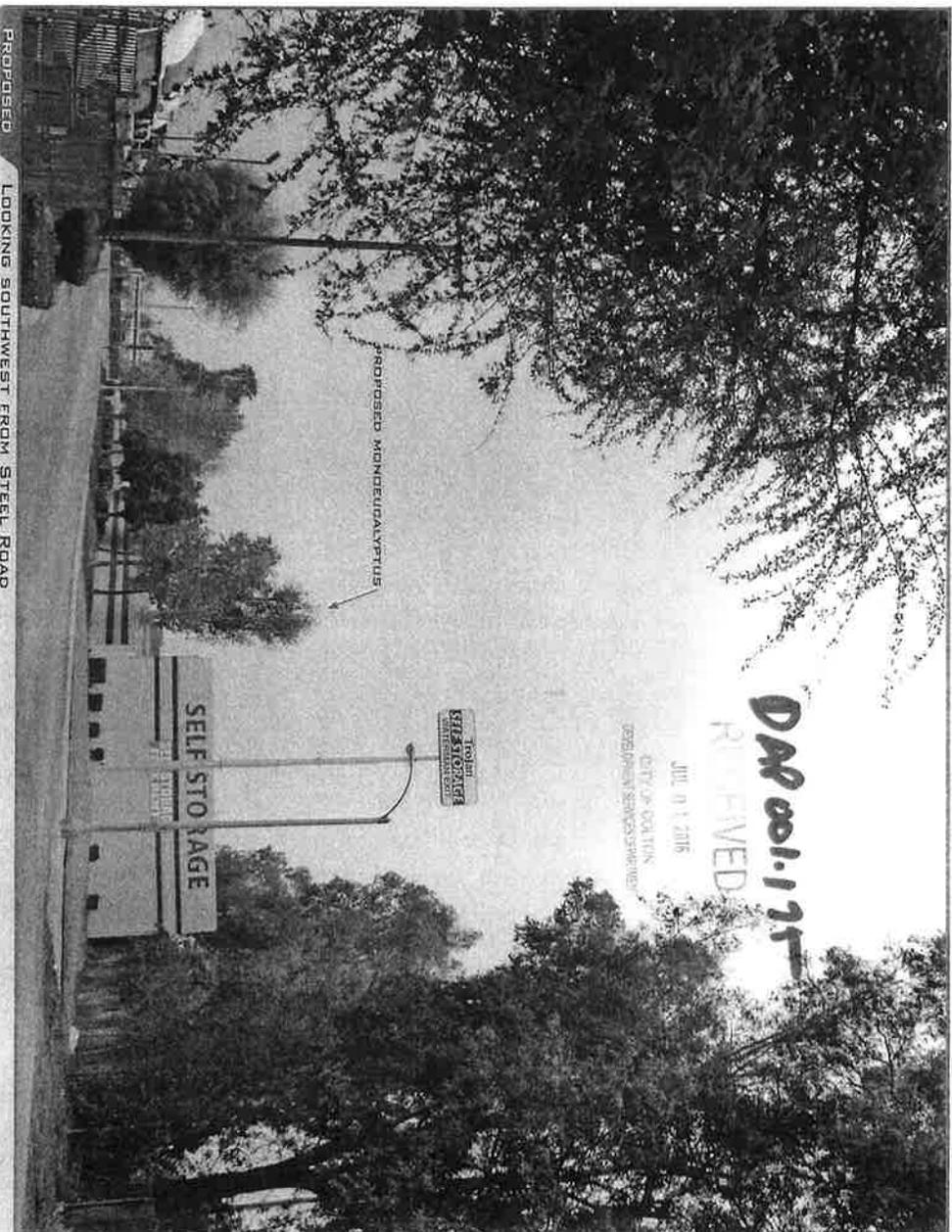


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM STEEL ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# Planning Commission Staff Report

CITY OF COLTON

Development Services Department

**TYPE OF ACTION:** FINAL ACTION

**MEETING DATE:** July 12, 2016

**FILE INDEX NUMBER:** DAP-001-304  
Modarresi Auto Center Modification

**PROPERTY OWNER:** MODARRESI FAMILY TRUST 3-17-02

**APPLICANT:** Mike Modarresi, property owner

**PROPERTY LOCATION:** 1315 & 1321 North Mount Vernon Avenue  
ASSESSOR PARCEL NUMBER: 0161-124-30 & 31

**REQUEST:** (1) Major Modification of Architectural & Site Plan Review/Conditional Use Permit (Reference: File Index No. DAP-000-900 & DAP-000-958) for site and elevation modifications; and (2) Modification of Sign Program (Reference: File Index No. DAP-001-050) related to a proposed reduction of the size of the building addition shown on the original approval of a partially completed multiple-tenant automotive repair project on a site on two properties located at 1315 & 1321 North Mount Vernon Avenue and zoned C-1, Neighborhood Commercial.

**ACTIONS:**

**APPLICATION FILED:** 04/04/2016

**ENVIRONMENTAL DETERMINATION:** Recommendation: Categorical Exemption- Class 01.

Pursuant to CEQA Guidelines Section 15301 – Existing Facilities

**APPLICATION COMPLETE:** 06/21/2016

**PUBLIC NOTICE DATE:** 07/01/2016

**PLANNING COMMISSION ACTION:** \_\_\_\_\_ **DATE:** 07/12/2016

**PROPERTY INFORMATION:**

- Location:** 1315-1321 N. Mount Vernon Avenue  
Assessor's Parcel Nos. 0161-124-30 & 31
- Site Size:** .41 Acres or 17,859.6 square feet
- Existing Land Use:** Auto Repair Center

4. **General Plan Land Use**

Neighborhood Commercial

5. **Zoning:**

C-1 (Neighborhood Commercial)

**Surrounding Properties:**

	<b>Existing Land Use</b>	<b>Zoning</b>	<b>General Plan Land Use Designation</b>
<b>North</b>	Commercial/Residential	C-1, Neighborhood Commercial	Neighborhood Commercial
<b>South</b>	Commercial (Animal Hospital)		
<b>East</b>	<ul style="list-style-type: none"> <li>• Public Street (Mount Vernon Avenue)</li> <li>• Commercial</li> </ul>		
<b>West</b>	Single Family Residential	R-1, Low Density Residential	Low Density Residential

**Prior Cases:**

- DAP-000-900**      **(1) Conditional Use Permit** for development of multiple-tenant auto repair site; **(2) Design Review** for modification and 2,114-square foot addition to an existing 2,464-square foot building, and new building, and **(3) Tentative Parcel Map No. 19721** to merge four legal lots into two lots (recorded 8-11-2011), zoned C-2, General Commercial. Approved by Planning Commission on June 22, 2010 (Resolution No R-07-10 & R-08-10, respectively).
  
- DAP-000-958**      **Modification of Conditions of DAP-000-900** for implementation of the project in two phases, Phase 1: new 2-tenant building at 1315 N Mt Vernon; Phase 2: modification and addition to existing building at 1321 N. Mt Vernon. Approved by Planning Commission on July 12, 2011.
  
- DAP-000-958-B**      **Modification of Conditions of DAP-000-900/958** to require the start of Phase 2 construction within one year of the date of occupancy granted to Phase 1 construction. Approved by Planning Commission on August 9, 2011.
  
- B00-027-814**      **Construction permits** issued for Phase 1 construction. Issued on August 13, 2013. Final occupancy granted August 13, 2012.
  
- DAP-001-050**      **Uniform Sign Program** for wall-mounted signs for multi-tenant auto repair center. Approved by the Planning Commission on November 12, 2012.
  
- DAP-001-164**      **Time Extension for DAP-000-900/958** for new expiration date of August 8, 2015. Approved by the Planning Commission on July 22, 2014.
  
- DAP-001-215**      **Major Modification of Architectural & Site Plan Review/Conditional Use Permit** (Reference: File Index No. DAP-000-900 & DAP-000-958) for modification of conditions related to (a) postponing removal of an existing unenclosed covered

structure used as an auto repair area and its replacement with an addition until after the exterior remodel of the existing building; and (b) expanding operating hours for auto repair businesses at the site to 7 a.m. to 10 p.m. 7 days a week. Withdrawn by applicant on July 8, 2015.

**DAP-001-247**      **Time Extension/Modification for DAP-000-900/958** for new expiration date of August 8, 2017. Approved by the Planning Commission on August 15, 2015.

## **BACKGROUND**

The subject property is the site of a proposed multiple-tenant automotive repair project, originally approved in 2010. The site was originally occupied by an enclosed building and several outdoor covered structures along the west lot line, which abuts residential properties, used for auto repair activities (Obezzo's Auto Repair – 1321 N Mt Vernon).

The ultimate project will consist of two buildings for a total of 4 auto repair tenants:

- 1315 N Mt Vernon - a new building for 2 auto repair tenants
- 1321 N Mt Vernon - demolition of outdoor covered structures and portion of the existing building, remodel of remaining existing building to accommodate the existing auto repair tenant, and expansion of the existing building with an addition for a new second auto repair tenant space.

The owner/developer had previously asked to build the project in two phases so that the work associated ("Phase 2") with the existing building ('1321 N Mt Vernon') could be postponed until after completion of the new building ('1315 N Mt Vernon') and related shared items such as parking and landscaping ("Phase 1"). The Planning Commission approved a Modification of Conditions for the project to allow the project to be constructed in the two phases, with the start of Phase 2 within one year of the completion of Phase 1.

Phase 1 construction was completed on 8-13-2012 and two auto repair tenants are operating in the newly constructed building. However, work on Phase 2 has not started.

## **DISCUSSION**

The owner/developer is now asking to amend the original approval with the following:

1. Modify the size and shape of the proposed addition for the new second auto repair tenant. The applicant proposes to no longer provide the tower elements at both ends of the building (to match the new building finished at 1315 N Mt Vernon) and, instead, only provide it in the front as part of the remodel of the existing building.
2. Modify the rear elevation of the addition to replace a vehicle bay door with a pedestrian-size door to minimize noise impacts onto the abutting residential properties.

3. Provide additional planting along the rear (west) lot line abutting residential properties.
4. Amend the Sign Program to address the elevation changes.

The owner/developer has expressed a concern that he be allowed to amend the project due to the rezoning of the property from C-2, General Commercial, where auto repair uses may be allowed with a CUP, to C-1, Neighborhood Commercial, where auto repair uses are prohibited. Although auto repair uses are not allowed in the C-1 zone, the project may proceed under the existing approved CUP without conforming to the C-1 zone since the CUP was granted before the zone change. Staff has no objection to the change provided that it is considered a Modification of the prior approval and not a new approval. Consistent with regulations applicable to nonconforming uses, the auto repair tenants for the project may continue operation in conformance with the CUP approval. The proposal meets or exceeds the development standards of the both the C-1 and C-2 zones. (see Attachment 2).

### **ENVIRONMENTAL DETERMINATION**

Categorical Exemption- Class 01. Staff analyzed the project for compliance with the California Environmental Quality Act (CEQA) compliance and recommends that the Planning Commission find that the proposed project is categorically exempt from further analysis per CEQA Guidelines Section 15301 (Existing Facilities) which pertains to proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination, including additions less than 10,000 square feet.

### **RECOMMENDATION**

Staff recommends that the Planning Commission adopt PC Resolution No. R-24-16 approving DAP-001-304 for a Major Modification of DAP-000-900/958, subject to the original conditions imposed by PC Resolution 07-10 with the following changes:

- Planning Condition No. 5 (Page 3). Amend to replace 'Design Review Committee' with 'Planning Commission' as the Committee has been disbanded.
- Planning Condition No. 11 (Page 3). Amend to refer to revised plans and sign program.
- Expiration Condition No.1 (Page 8). Amend to allow for extensions, subject to approval by the Planning Commission.



Prepared by:

Jay Jarrin, AICP, Senior Planner



Reviewed By:

Mark R. Tomich, AICP, Director

## **ATTACHMENTS**

1. Aerial Photograph
2. Code Compliance Table
3. Draft Resolution No. R-24-16 (showing changes from Resolution No. R-07-10)
4. Plans, Reduced 8-1/2" by 11"
5. Revised Sign Program

###

**Attachment 1 – Aerial Photo  
DAP-001-304 – 1315 & 1321 N Mt Vernon**



**ZONING CODE COMPLIANCE TABLE**

Planning Commission Staff Report: DAP-001-304– 1315 & 1321 N Mt Vernon

July 2016

C-1 Zone Standard	Required/Allowed	Existing (Phase 1)	Approved – Not Completed (Phase 2)	Proposed Revisions	Compliance
<b>Lot area(s)</b>	10,000 sf minimum	1315 N Mt Vernon: 18,000 sf 1321 N Mt Vernon: 18,000 sf Total Site: 36,000 sf	No change	No change	Yes
<b>Lot width(s)</b>	80 feet minimum	1315 N Mt Vernon: 120 feet 1321 N Mt Vernon: 120 feet	No change	No change	Yes
<b>Lot depth (s)</b>	100 feet minimum	150 feet	No change	No change	Yes
<b>Tenant floor area</b>	-	1315 N Mt Vernon A: 2312 sf 1315 N Mt Vernon B: 2148 sf 1321 N Mt Vernon: 4164 sf (incl 588 sf unenclosed area)	no change no change 1321 N Mt Vernon A: 2464 sf (reduction by 1784 sf) 1321 N Mt Vernon B: 2114 sf	no change no change 2140 sf (reduction by 324 sf) 1518 sf (reduction by 596 sf)	-
<b>Building floor area</b>	0.5 floor to lot area ratio: 18,000 sf maximum	1315 N Mt Vernon: 4460 sf 1321 N Mt Vernon: 4164 sf Total: 8624 sf	1315 N Mt Vernon: No change 1321 N Mt Vernon: 4578 sf Total: 9038 sf	No change 3658 sf (reduction by 920 sf) Total: 9038 sf	Yes
<b>Building height</b>	20 feet maximum (1 story)	20 feet/ 1 story	No change	No change	Yes
<b>Front setback</b>	20 feet minimum, landscaped, except for driveway/ walkway	1315 N Mt Vernon: 21 feet 1321 N Mt Vernon: 2 feet landscaped except for existing parking	No change	No change	Existing non-conforming
<b>Side setback</b>	None required	None	No change	No change	Yes
<b>Rear setback</b>	15 feet minimum (abuts residential zone)	1315 N Mt Vernon: 15 feet 1321 N Mt Vernon: 0 feet	No change 15 feet	No change 15 feet-10 inches	Yes
<b>Wall required</b>	Required along rear lot line (abuts residential use/zone)	Provided	No change	No change	Yes
<b>Parking Required</b>	Based on one space per 600 sf	Total: 16 spaces 1315 N Mt Vernon: 8 min. 1321 N Mt Vernon: 8 min.	No change	Total: 15 spaces No change 7 minimum	Yes
<b>Parking Provided</b>	-	Total: 27 spaces 1315 N Mt Vernon: 14 1321 N Mt Vernon: 13	No change	Total: 28 spaces 1315 N Mt Vernon: 14 1321 N Mt Vernon: 14	Yes
<b>Landscaping</b>	Minimum 15%: 5400 sf	5671 sf ( 15.7%)	No change	5680 sf (15.8%)	Yes
<b>Trash area</b>	Required	Provided	No change	No change	Yes

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**RESOLUTION NO. R-24-16 R-07-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON CALIFORNIA APPROVING A MAJOR MODIFICATION OF ARCHITECTURAL & SITE PLAN REVIEW/CONDITIONAL USE PERMIT FOR SITE AND ELEVATION MODIFICATIONS AND MODIFICATION OF SIGN PROGRAM RELATED TO A PROPOSED REDUCTION OF THE SIZE OF THE BUILDING ADDITION SHOWN ON THE ORIGINAL APPROVAL (DILE INDEX NO. DAP-000-900) OF A PARTIALLY COMPLETED MULTIPLE-TENANT AUTOMOTIVE REPAIR PROJECT ON 0.82-ACRE SITE ON TWO PROPERTIES LOCATED AT 1315 & 1321 NORTH MOUNT VERNON AVENUE AND ZONED C-1, NEIGHBORHOOD COMMERCIAL. (FILE INDEX NO. DAP-001-304)**

~~MODIFICATIONS TO A CONDITIONAL USE PERMIT TO LEGALIZE AN EXISTING AUTO REPAIR BUSINESS, DESIGN REVIEW FOR A PROPOSED 2,114 SQUARE FOOT BUILDING AND MODIFICATIONS TO AN EXISTING BUILDING. FILE INDEX NO. DAP-000-900 FOR THE PROPERTY LOCATED AT 1321 NORTH MOUNT VERNON AVENUE, A.P.N. 0161-121-17,18,19 & 28-0000.~~

WHEREAS, Mike Modarresi filed an application for (1) **Major Modification of Architectural & Site Plan Review/Conditional Use Permit (File Index No.: DAP-001-215; Reference: File Index No. DAP-000-900 & DAP-000-958) for site and elevation modifications and (2) Modification of Sign Program (Reference: File Index No. DAP-001-050) related to a proposed reduction of the size of the building addition (hereinafter “project”) shown on the original approval of a partially completed multiple-tenant automotive repair project on 0.82-acre site on two properties located at 1315 & 1321 North Mount Vernon Avenue; Assessor Parcel No. 0161-124-30 & 31 (hereinafter “subject property”) and zoned C-1, Neighborhood Commercial.**

~~a Conditional Use Permit on March 17, 2010, File Index No. DAP-000-900 to allow a Conditional Use Permit to legalize an existing auto repair business, Design Review for a proposed 2,114 square foot building and modifications to an existing building for the property located at 1321 North Mount Vernon, and~~

WHEREAS, on **July 12, 2016** ~~June 22, 2010~~ the Planning Commission conducted a duly noticed public hearing on the application at which time all persons wishing to testify in connection with the application were heard and the application was fully examined; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF COLTON:**

**SECTION 1.** Based on the entire record before the Planning Commission and all written and oral evidence presented, including the staff report, the Planning Commission hereby approves **a Major Modification of Architectural & Site Plan Review/ Conditional Use Permit & Modification of Sign Program** (File Index No. **DAP-001-304**) ~~DAP-000-900~~, subject to the **revised** conditions of approval contained herein.

**SECTION 2.** Based on the entire record before the Planning Commission and all written and oral evidence presented, including the staff report, the Planning Commission makes the following findings in accordance with the City of Colton Municipal Code Section 18.58.060:

- A. The proposed use **was** is in accordance with the provisions of the City of Colton General Plan, the objectives of the zoning ordinance and the purposes of the zone in which the site is located in General Commercial (C-2) **when originally approved**. The General Commercial Land Use Designation permits full range of commercial activities. As defined, the proposed project is consistent with the goals, objectives and policies of the City of Colton General Plan. **Although the approved land use of auto repair is no longer consistent with the current general plan land use designation and zoning of "Neighborhood Commercial", since the approval is still active, the subject proposal to modify conditions may be approved.**
- B. The granting of ~~this conditional use permit~~ **the request to modify the original approval** will not result in a grant of special privilege that is inconsistent with the limitations imposed upon other properties in the same vicinity and zone in which the subject site is located because the proposed use, together with the conditions applicable thereto will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity, **due to conditions imposed on the project.**

**SECTION 3.** Based on the entire record before the Planning Commission and all written and oral evidence presented, the Planning Commission finds that the application complies with CEQA for the following reasons: The proposed project is exempt under Section 15301 of CEQA, which relates to **proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination, including additions less than 10,000 square feet.** ~~This exemption section pertains to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, etc.~~

**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.** ~~The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Planning Commission based its decision is located at the City of Colton Development Services Department, 659 N. La Cadena Drive, Colton, CA 92324, (909) 370-5079.~~

**SECTION 5.** This Resolution shall become effective upon its adoption.

PASSED, APPROVED AND ADOPTED this **12<sup>th</sup> day of July 2016** ~~22<sup>nd</sup> day of June 2010.~~

**RESOLUTION NO. R-07-10**

**CONDITIONS OF APPROVAL**

**CONDITIONS/REMARKS:** THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE CONDITIONS OF APPROVAL

**HOLD HARMLESS:**

1. THE APPLICANT AGREES TO DEFEND, INDEMNIFY, HOLD HARMLESS, AND PROVIDE FOR REIMBURSEMENT OR ASSUMPTION OF ALL LEGAL COSTS IN CONNECTION WITH THIS PROJECT.

**PLANNING:**

1. THESE CONDITIONS OF APPROVAL SHALL BE ATTACHED BY THE APPLICANT TO ALL PLANS SUBMITTED FOR BUILDING PERMIT PLAN CHECK.
2. COMMERCIAL/INDUSTRIAL PROJECTS, ALL CONSTRUCTION PLANS MUST CONTAIN AN EXACT REPRODUCTION OF THESE CONDITIONS OF APPROVAL.
3. THE APPLICANT SHALL MEET AND COMPLY WITH ALL REQUIREMENTS OF ALL REVIEWING AGENCIES, AND SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS.
4. ALL PLANS AND SUPPORTING INFORMATION, AS OUTLINED IN THE CONDITIONS STATED WITHIN SHALL BE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, BUSINESS LICENSE OR OCCUPANCY PERMITS, WHICHEVER IS FIRST APPLICABLE.
5. SIGNIFICANT DEVIATIONS FROM THE APPROVED CONDITIONS OR PLANS MUST FIRST RETURN TO THE ~~DESIGN REVIEW COMMITTEE~~ **PLANNING COMMISSION** FOR REVIEW.
6. THE APPLICANT SHALL MEET ALL SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (AQMD) REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: AIR QUALITY, EMISSION CONTROLS, REGULATION XV, AND REGULATION VII.
7. THE APPLICANT AND OR PROPERTY OWNER SHALL HAVE GRAFFITI REMOVED FROM ANY STRUCTURES WITHIN 24 HOURS UPON NOTIFICATION.
8. ANY REVISION OR MODIFICATION TO AN APPROVED CONDITIONAL USE PERMIT SUCH AS, BUT NOT LIMITED TO, CHANGE IN CONDITIONS, EXPANSIONS, INTENSIFICATION, LOCATION, HOURS OF OPERATION OR CHANGE OF OWNERSHIP MAY BE REQUESTED BY AN APPLICANT. THE APPLICANT SHALL SUPPLY NECESSARY INFORMATION AS DETERMINED BY THE CITY, TO INDICATE REASONS FOR THE REQUESTED CHANGE.
9. THE APPLICANT SHALL, AT ALL TIMES, OPERATE AND MAINTAIN THE PROPERTY SO AS NOT TO CONSTITUTE A NUISANCE IN THE COMMUNITY.
10. APPLICANT SHALL COMPLY WITH ALL PROVISIONS OF THE COLTON MUNICIPAL CODE, INCLUDING, BUT NOT LIMITED TO, TITLE 18.
11. THE APPLICANT SHALL MAINTAIN THE SITE PER THE **AMENDED** ELEVATION, FLOOR PLANS, SITE PLANS, **SIGN PROGRAM** AND ANY ADDITIONAL INFORMATION **RELATED TO THIS MAJOR MODIFICATION**, AS APPROVED BY PLANNING COMMISSION **AND AS SHOWN ON PLANS STAMPED APPROVED** ON ~~JUNE 22, 2010~~ \_\_\_\_\_ <DATE>, 2016.

12. THE APPLICANT SHALL APPLY FOR A SPECIAL EVENT PERMIT IF ANY EVENTS HAPPEN OUTSIDE OF THE APPROVED CONDITIONS OF APPROVAL.
13. THE APPLICANT SHALL ARTICULATION OF LARGE, BLANK WALLS AND FLAT, HORIZONTAL FACADES, ESPECIALLY THOSE VISIBLE FROM A PUBLIC RIGHT-OF-WAY, BY USING VARIOUS TREATMENTS SUCH AS OFF-SETS IN MASSING, ARCADES, COLONNADES, AND THE USE OF A VARIETY OF DIFFERENT FACADE MATERIALS.
14. TRASH AREAS SHOULD BE DESIGNED TO COMPLEMENT THE ARCHITECTURAL CHARACTER OF THE BUILDINGS AND ACCOMMODATE DISPOSAL OF USED PARTS AS WELL AS PACKING FROM PARTS SHIPMENTS.
15. EXTERIOR BUILDING AND SITE LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND LIGHT SOURCES SHALL BE SHIELDED FROM DIRECT OFF-SITE VIEWING.
16. ALL COMPRESSORS SHOULD BE LOCATED IN THE INTERIOR OF THE SITE OR WITHIN BUILDINGS SO AS TO MINIMIZE ANY IMPACTS TO ADJACENT PROPERTIES.
17. HOURS OF OPERATION SHALL BE MONDAY THROUGH FRIDAY FROM 7:00 A.M. TO 7:00 P.M., SATURDAY AND SUNDAY 8:00 A.M. TO 6:00 P.M.
18. THE DIRECTOR OF DEVELOPMENT SERVICES SHALL APPROVE ALL PROPOSED SIGNAGE FOR THE SITE PRIOR TO THE INSTALLATION OF SIGNS, BUILDING PERMITS SHALL BE OBTAINED PRIOR TO INSTALLATION OF SIGNAGE ON THE SITE.
19. ALL UNITS WITHIN THE 65 CNEL ZONE SHALL INCORPORATE NOISE ATTENUATION MEASURES MEANT TO DECREASE EXTERIOR NOISE LEVELS TO BELOW 65 dBI.

**SECURITY:**

1. THE APPLICANT MUST COMPLY WITH CITY ORDINANCE NUMBER O-13-89, SECURITY ORDINANCE FOR THE CITY OF COLTON, AND ALL CONDITIONS CONTAINED THEREIN. THE BUILDING DIVISION SHALL PROVIDE YOU A COPY OF THIS UPON REQUEST OR IT CAN BE ACCESSED ON THE CITY WEB SITE AT [WWW.CI.COLTON.CA.US](http://WWW.CI.COLTON.CA.US), UNDER THE CITY CLERK'S DEPARTMENT, MUNICIPAL CODES, TITLE 15, CHAPTER 10.

**BUSINESS LICENSE DIVISION:**

1. ALL GENERAL AND SUBCONTRACTORS MUST OBTAIN A CITY BUSINESS LICENSE PRIOR TO PERFORMING ANY WORK IN THE CITY OF COLTON. PRIOR TO FINAL APPROVAL AND OCCUPANCY, PER C.M.C. 5.02.035, THE CONTRACTOR/SUBCONTRACTOR LIST SHALL BE COMPLETED AND SUBMITTED TO THE BUSINESS LICENSE DIVISION.
2. THE APPLICANT SHALL PAY ANY FEES PERTAINING TO THIS LICENSE PRIOR TO APPROVAL OF BUSINESS LICENSE.

**ELECTRIC UTILITY DEPARTMENT:**

1. THE APPLICANT SHALL CONTACT THE ELECTRIC UTILITY DEPARTMENT TO OBTAIN ALL CONDITIONS AND REQUIREMENTS REGARDING ELECTRICAL SERVICE AND STREET LIGHTING. IF REQUIRED, THE APPLICANT SHALL INSTALL ALL CONDUIT AND SUBSTRUCTURE SYSTEMS ASSOCIATED WITH ELECTRIC LINE EXTENSIONS AND STREET LIGHTING AS PER THE ELECTRIC UTILITY PLAN. THE APPLICANT SHALL PAY ALL APPLICABLE LINE EXTENSIONS FEES, STREET LIGHTING FEES, CONSTRUCTION CHARGES, PLAN CHECK AND ENGINEERING FEES.

**BUILDING:**

1. THE APPLICANT SHALL COMPLY WITH THE LATEST CALIFORNIA BUILDING CODE REGULATIONS, AND SHALL OBTAIN A BUILDING PERMIT PRIOR TO START OF CONSTRUCTION.
2. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, PATHS OF TRAVEL SHALL INCORPORATE (BUT NOT LIMITED TO) EXTERIOR STAIRS, LANDINGS, WALKS AND SIDEWALKS, PEDESTRIAN RAMPS, CURB RAMPS, WARNING CURBS, DETECTABLE WARNINGS, SIGNAGE, GATES, LIFTS AND WALKING SURFACE MATERIAL. THE ACCESSIBLE ROUTE(S) OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCES, SITE FACILITIES, ACCESSIBLE PARKING, PUBLIC SIDEWALKS, AND THE ACCESSIBLE ENTRANCE(S) TO THE SITE. CALIFORNIA BUILDING CODE (CBC) 11A AND 11B.
3. SITE FACILITIES SUCH AS PARKING (OPEN AND COVERED), RECREATION FACILITIES, AND TRASH DUMPSTERS, SHALL BE ACCESSIBLE PER CALIFORNIA BUILDING CODE (CBC) 11A, 11B AND 31B.
4. SEPARATE SUBMITTALS AND PERMITS ARE REQUIRED FOR ALL ACCESSORY STRUCTURES SUCH AS BUT NOT LIMITED TO, TRASH ENCLOSURES, PATIOS, BLOCK WALLS AND STORAGE BUILDINGS.

**CITY ENGINEER/ENGINEERING DEPARTMENT:**

**FEES**

PAY PLAN CHECK FEES AND PERMIT FEES FOR THE REVIEW OF THE IMPROVEMENT PLANS.

1. UPON SUBMITTAL OF A GRADING PERMIT, PAY PLAN CHECK FEE FOR THE PLAN CHECKING OF THE GRADING PLAN.
2. UPON SUBMITTAL OF A GRADING PERMIT, PAY PLAN CHECK FEE FOR THE PLAN CHECKING OF THE WATER QUALITY MANAGEMENT PLAN (WQMP).
3. UPON SUBMITTAL OF A GRADING PERMIT, PAY PLAN CHECK FEE FOR THE PLAN CHECKING OF IMPROVEMENT PLANS. SUBMIT A DETAILED COST ESTIMATE TO DETERMINE THE PLAN CHECKING FEE.

**IMPROVEMENTS**

4. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL PARKWAY AND ANY UNPAVED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY FRONTING THE PROJECT SHALL BE LANDSCAPED, ASPHALT PAVED AND MAINTAINED, AND AN AUTOMATIC SPRINKLER SYSTEM INSTALLED.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, INSTALL STREET TREES IN PUBLIC RIGHT OF PARKWAY ACCORDING TO CITY APPROVED LANDSCAPING PLAN (BASED ON 1 PARKWAY TREE PER 50 FEET OF PROPERTY FRONTAGE).
6. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, RECONSTRUCT ANY DAMAGED STREET IMPROVEMENTS FRONTING THE PROPERTY.

**GRADING AND DRAINAGE**

7. THE APPLICANT SHALL PROVIDE THE ENGINEERING DEPARTMENT WITH A SEPARATE GRADING PLAN OF A SCALE OF 1" = 20' PREPARED BY A CIVIL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA. THE GRADING PLAN SHALL INCLUDE A TOPOGRAPHIC CONTOUR MAP OF THE SITE AND 15 FEET BEYOND THE PROPERTY LINES, WITH A ONE-FOOT CONTOUR INTERVAL. THIS CONTOUR MAP SHALL BE PREPARED WITHIN THE LAST 12 MONTHS PRIOR TO A GRADING

PERMIT APPROVAL. NOTE: ALL BLOCK WALLS AND FENCING SHALL BE SHOWN ON THE GRADING PLAN FOR REFERENCE ONLY AND SHALL BE SEPARATELY PERMITTED.

8. PRIOR TO FINAL PROJECT ACCEPTANCE, APPLICANT TO SUBMIT AN AS BUILT OF GRADING PLANS. NO FINAL WILL BE AUTHORIZED UNTIL AS-BUILDS ARE SUBMITTED TO ENGINEERING DEPARTMENT.
9. PRIOR TO ISSUANCE OF GRADING PERMIT, THE OWNER/DEVELOPER SHALL NOTIFY ADJACENT PROPERTY OWNERS ABOUT THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE DRAINAGE CONFIGURATION OF EXISTING ADJACENT PROPERTIES. SUCH NOTIFICATION SHALL BE PRE-APPROVED BY THE CITY ENGINEER. THESE DRAINAGE ISSUES SHALL BE RESOLVED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
10. PRIOR TO ISSUANCE OF GRADING PERMIT, PROVIDE THE ENGINEERING DEPARTMENT WITH A SEPARATE EROSION CONTROL PLAN OF A SCALE OF 1" = 20'. (IF APPLICABLE).

**ADDITIONAL REQUIREMENTS**

11. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM ORDINANCE, DURING AND AFTER CONSTRUCTION.
12. ALL ON-SITE STORM DRAIN INLETS/CATCH BASINS MUST BE CLEANED AT LEAST ONCE A YEAR IMMEDIATELY PRIOR TO THE RAINY SEASON. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PROPER OPERATION AND MAINTENANCE OF ALL STORM DRAIN FACILITIES (PIPELINES, INLETS, CATCH BASINS, OUTLETS, ETC.) ASSOCIATED WITH THE PROJECT.
13. ALL PAVED OUTDOOR AREAS MUST BE DESIGNED TO REDUCE/LIMIT THE POTENTIAL FOR RUNOFF TO CONTACT POLLUTANTS.
14. ALL STORM WATERS ORIGINATING FROM THE DEVELOPMENT SHOULD BE DRAINING TO THE STREET. NO CONTAMINATED WATER SHALL BE ALLOWED TO DISCHARGE ON SIDEWALKS, GUTTERS, STORM DRAINS, PARKWAYS AND DRIVEWAYS.
15. NO FINAL INSPECTION WILL BE PERFORMED UNTIL COMPLIANCE HAS BEEN ACHIEVED WITH ALL ENGINEERING DEPARTMENT REQUIREMENTS.
16. PRIOR TO ISSUANCE OF BUILDING PERMIT/GRADING PERMIT/STREET IMPROVEMENT PERMIT, OWNER WILL SUBMIT A LETTER TO THE OFFICE OF THE CITY ENGINEER CERTIFYING THAT THE OWNER IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM ORDINANCE, DURING AND AFTER CONSTRUCTION. IN THE LETTER, THE FOLLOWING STATEMENT SHALL BE INCLUDED:  
  
"NO CONTAMINATED WATER SHALL BE ALLOWED TO DISCHARGE ON SIDEWALKS, GUTTER, STORM DRAINS, PARKWAYS AND DRIVEWAYS AT ANY TIME."
17. THE APPLICANT SHALL UTILIZE SEDIMENT CONTROLS ONLY AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON-SITE DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF, AND IMPLEMENT, ALL STORMWATER QUALITY AND POLLUTION CONTROL MEASURES. FAILURE TO EMPLOY APPROPRIATE MEASURES TO PREVENT STORMWATER POLLUTION AND PROTECT STORM WATER QUALITY SHALL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR A PROJECT STOP ORDER.

18. THE APPLICANT SHALL SUBMIT A WATER QUALITY MANAGEMENT PLAN (WQMP) SPECIFICALLY IDENTIFYING BEST MANAGEMENT PRACTICES (BMPS) THAT WILL BE USED ONSITE TO REDUCE THE POLLUTANTS INTO THE STORM DRAIN SYSTEM PRIOR TO ISSUANCE OF GRADING PERMIT. FORMS ARE AVAILABLE AT THE CITY OF COLTON ENGINEERING DEPARTMENT.
19. THE CITY ENGINEER MAY REQUIRE OTHER INFORMATION DEEMED NECESSARY.
20. ALL CONSTRUCTION SHALL CONFORM TO THE "STANDARD" SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), AND THE STANDARD DRAWINGS OF THE CITY OF COLTON-PUBLIC SERVICES/ENGINEERING DEPARTMENT.
21. IF UTILITIES ARE INSTALLED THAT WOULD REQUIRE TRENCHING WITHIN EXISTING STREET PAVEMENT, RESURFACING OR SLURRY SEAL OF THE AFFECTED AREA MAY BE REQUIRED, AS DETERMINED BY THE CITY ENGINEER.

**POLICE DEPARTMENT:**

1. EMERGENCY ACCESS: THE BUSINESS MUST BE EQUIPPED WITH A KNOX DEVICE TO FACILITATE EMERGENCY ACCESS.
2. EMERGENCY CONTACT INFORMATION: PERMITEE WILL MAINTAIN AFTERHOURS EMERGENCY CONTACT PERSON(S) INFORMATION ON FILE WITH COLTON POLICE DEPARTMENT.
3. STORAGE: PARKING AND TRASH AREAS SHALL NOT BE USED FOR STORAGE OF HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO TIRES, WASTE OIL, AND INOPERABLE OR UNREGISTERED VEHICLES. PERMITEE SHALL PROMPTLY ABATE HAZARDOUS MATERIALS OR INOPERABLE VEHICLES. GENERAL STORAGE AREAS AND YARDS SHALL BE SCREENED FROM PUBLIC VIEW.
4. RIGHT OF ACCESS: PERMITEE SHALL GRANT "RIGHT OF ACCESS" TO THE CITY OF COLTON AND ITS EMPLOYEES OR AGENTS FOR THE PURPOSES OF MONITORING COMPLIANCE WITH THESE CONDITIONAL USE PERMIT CONDITIONS, PATROLLING, INVESTIGATING CRIMES, AND ENFORCING LAWS AND ORDINANCES ON THE SUBJECT PROPERTY. PERMITEE SHALL GRANT "RIGHT OF ACCESS" TO THE CITY OF COLTON AND ITS EMPLOYEES OR AGENTS TO REMOVE GRAFFITI.

**ENVIRONMENTAL DETERMINATION FILING FEES:**

1. THE APPLICANT SHALL BE AWARE THAT THIS PROJECT IS NOT CONSIDERED APPROVED UNTIL THE NOTICE OF DETERMINATION HAS BEEN FILED WITH THE SAN BERNARDINO COUNTY. THEY REQUIRE A \$50.00 PAYMENT FOR SAID FILING. THE APPLICANT SHALL SUBMIT TO THE CITY OF COLTON, DEVELOPMENT SERVICES DEPARTMENT, ATTN: VERONICA MCCOY, A CHECK IN THIS AMOUNT, PAYABLE TO: CLERK OF THE BOARD OF SUPERVISORS. THE CITY WILL SUBMIT THE PAYMENT ALONG WITH THE ENVIRONMENTAL DETERMINATION TO SAN BERNARDINO COUNTY, FOR FILING.

**FEES:**

1. THE APPLICANT SHALL BE AWARE THAT OTHER FEES, NOT SPECIFICALLY DESIGNATED HEREIN **MAY** BE SUBSTANTIAL. IT IS THE APPLICANT'S RESPONSIBILITY TO ASCERTAIN THE AMOUNT OF ALL FEES. MOST FEES WILL BE DUE UPON ISSUANCE OF BUILDING PERMITS. HOWEVER, SOME FEES WILL NOT BE DUE UNTIL THE CERTIFICATE OF OCCUPANCY IS REQUESTED.

**EXPIRATION:**

1. THIS APPROVAL SHALL BE NULL AND VOID ONE (1) YEAR FROM DATE OF APPROVAL IF ~~BUILDING PERMITS OR APPROVED ACTIVITY HAS NOT OCCURRED~~ **NOT EXERCISED** WITHIN TWELVE (12) MONTHS OF APPROVAL, **EXCEPT THAT A MAXIMUM OF FOUR ONE-YEAR EXTENSIONS, AS ALLOWED BY CMC 18.58.070, MAY BE GRANTED BY THE PLANNING COMMISSION.**

**PROJECT APPROVAL:**

1. PROJECT APPROVAL IS NOT CONSIDERED FINAL UNTIL THE APPLICANT SIGNS THE ATTACHED ACKNOWLEDGMENT OF CONDITIONS OF APPROVAL, AND SUBMITS THE FORM TO THE DEVELOPMENT SERVICES DEPARTMENT.

**APPEAL:**

1. PLEASE BE ADVISED THAT YOU HAVE THE RIGHT TO APPEAL THE DECISION OR CONDITIONS OF APPROVAL WITHIN 10 DAYS FROM THE DATE OF THE PLANNING COMMISSION ACTION.

***CITY OF COLTON  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION***

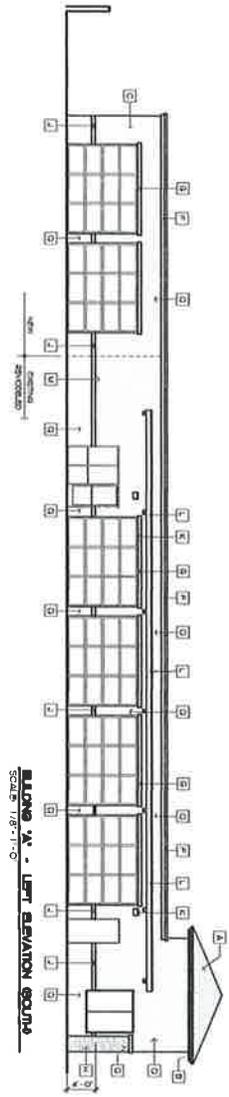
**MARK R. TOMICH, AICP  
DEVELOPMENT SERVICES DIRECTOR**

\_\_\_\_\_  
VERONICA MCCOY, Associate Planner

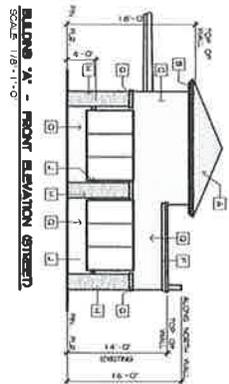
**DATE: June 22, 2010**



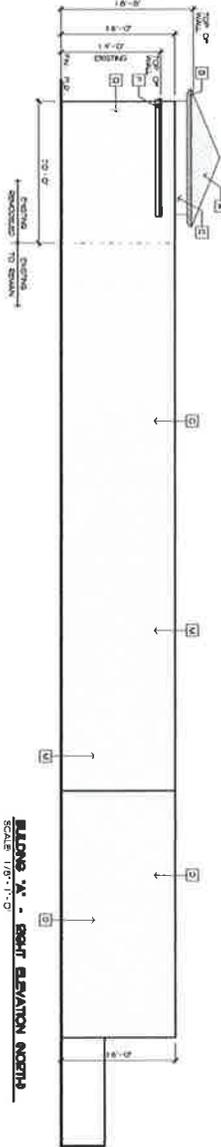




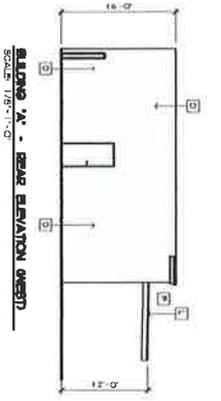
**ELEVATION 'A' - LEFT ELEVATION (NORTH)**  
SCALE: 1/8" = 1'-0"



**ELEVATION 'A' - FRONT ELEVATION (WEST)**  
SCALE: 1/8" = 1'-0"



**ELEVATION 'A' - RIGHT ELEVATION (NORTH)**  
SCALE: 1/8" = 1'-0"



**ELEVATION 'A' - REAR ELEVATION (WEST)**  
SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATION NOTES**

- 1 CONCRETE, 18" THICK, 4000 PSI, FINISH TO MATCH EXISTING
- 2 2" X 4" WOOD TRIM OVER THE FACIA
- 3 PAINTING OVER EXISTING WOODWORK, COLOR TO MATCH EXISTING
- 4 PAINTING OVER EXISTING WOODWORK, COLOR TO MATCH EXISTING
- 5 PAINTING OVER EXISTING WOODWORK, COLOR TO MATCH EXISTING
- 6 PAINTING OVER EXISTING WOODWORK, COLOR TO MATCH EXISTING
- 7 PAINTING OVER EXISTING WOODWORK, COLOR TO MATCH EXISTING
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- 19 PAINTING OVER EXISTING WOODWORK, COLOR TO MATCH EXISTING
- 20 PAINTING OVER EXISTING WOODWORK, COLOR TO MATCH EXISTING

**EXTERIOR ELEVATION NOTES**

- 1 1/2" X 4" WOOD TRIM OVER THE FACIA
- 2 PAINTING OVER EXISTING WOODWORK, COLOR TO MATCH EXISTING
- 3 PAINTING OVER EXISTING WOODWORK, COLOR TO MATCH EXISTING
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- 5 PAINTING OVER EXISTING WOODWORK, COLOR TO MATCH EXISTING
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JUN 13 2016

CITY OF COLTON  
DEVELOPMENT SERVICES DEPARTMENT

**REVISIONS**

NO.	DATE	DESCRIPTION

**BUILDING "A" - PROPOSED EXTERIOR ELEVATIONS**

**PROPOSED AUTO REPAIR CENTER at**  
1321 N. MOUNT VERNON AVE., COLTON, CA  
COLTON FILE INDEX NO: DAP-001-304

**DETAILS**

1450 W. 5th St.  
Suite 202  
Colton, CA 95727  
(951) 261-8888

Norman V. Perez

**OWNER**

**DATE**

**SCALE**

**JOB NO.**

**PROJECT**

**A.2**

**DATE**

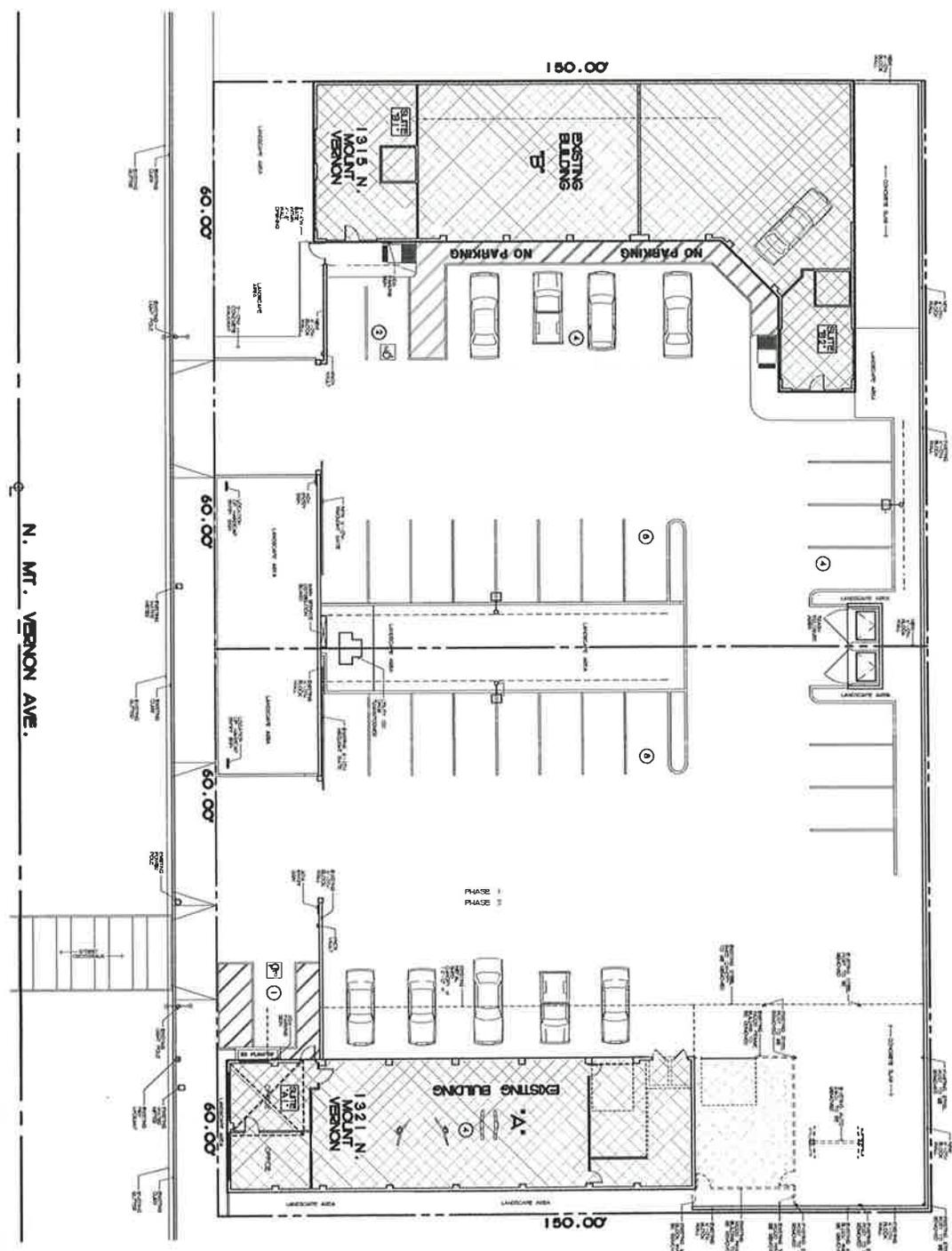
**SCALE**

**JOB NO.**

**PROJECT**







AS-BUILT SITE PLAN  
SCALE 3/16" = 1'-0"



JUN 13 2016

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PLANNING SERVICES DEPARTMENT

NOTE: All dimensions and specifications shall be controlled by the original site to which they were prepared. These plans are not to be reproduced, changed or copied in any form or manner without the written permission and consent of the City of Colton, CA. This plan is subject to any third party without obtaining written permission and consent of the City of Colton, CA. This plan and specifications include those that remain property of the City of Colton, CA.

DATE	DESCRIPTION

**AS-BUILT SITE PLAN**

**PROPOSED AUTO REPAIR CENTER at**  
**1321 N. MOUNT VERNON AVE., COLTON, CA**

1400 W. 15th St.  
 Colton, CA 95326  
 (951) 261-9822

Number of Pages: 1

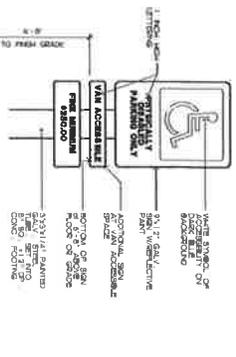
**DETAILS**

NO.	REVISION

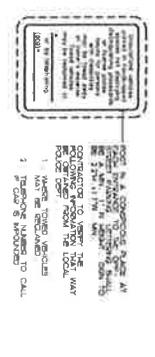
SP.1a



### PARKING REQUIREMENTS



### PARKING SIGNAGE



### HANDICAP ENTRY SIGN

### CONSTRUCTORS DOCUMENTS

CONTRACT NO. 1400000000000000  
 PROJECT NO. 1400000000000000  
 SHEET NO. 1400000000000000  
 DATE: 10/13/16

### SITE GENERAL NOTES

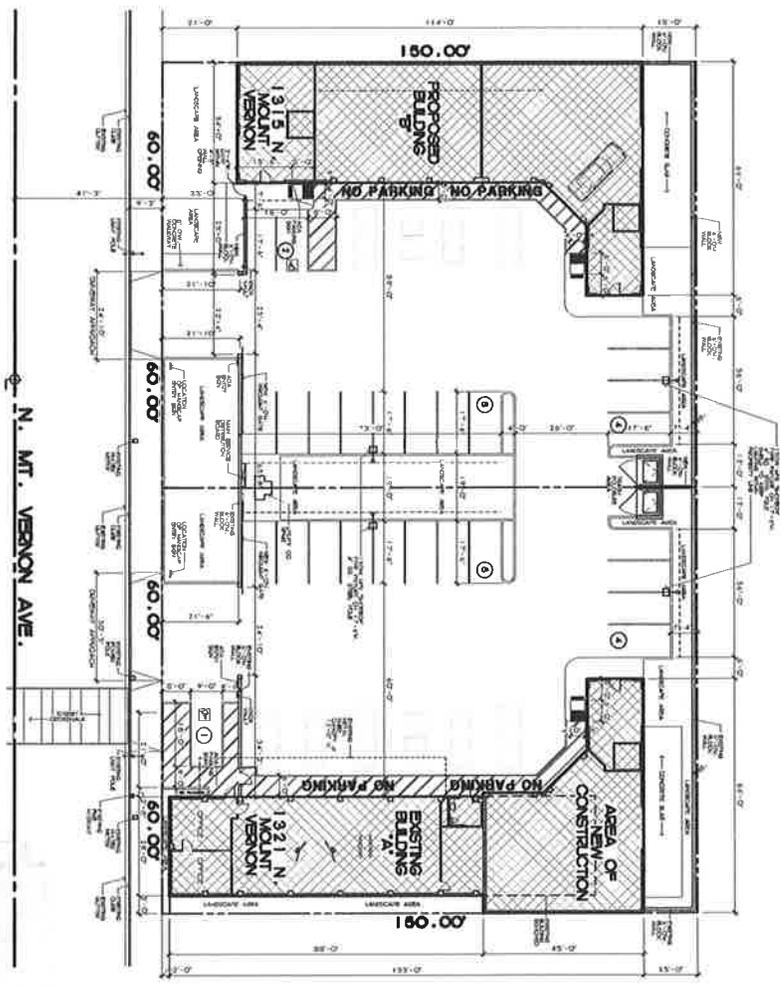
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLTON SPECIFICATIONS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND FLOOD CONTROL MEASURES.
8. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

### AREA TABLETION

EXISTING BUILDING	2,444 S.F.
PROPOSED BUILDING	4,460 S.F.
TOTAL BUILDING AREA	6,904 S.F.
LOT AREA	36,000 S.F.
LANDSCAPE AREA	29,116 S.F.

### LANDSCAPE AREA

TOTAL LANDSCAPE AREA: 29,116 S.F.  
 LANDSCAPE COVERAGE: 81.15%



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 DATE: 10/13/16

### INDEX OF DRAWINGS

- | NO. | DESCRIPTION                 | DATE     |
|-----|-----------------------------|----------|
| 1   | PROPOSED AUTO REPAIR CENTER | 10/13/16 |
| 2   | EXISTING BUILDING           | 10/13/16 |
| 3   | LANDSCAPE PLAN              | 10/13/16 |
| 4   | CONSTRUCTION DOCUMENTS      | 10/13/16 |
| 5   | UTILITY LOCATIONS           | 10/13/16 |
| 6   | EROSION CONTROL MEASURES    | 10/13/16 |
| 7   | ADDITIONAL NOTES            | 10/13/16 |

### SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLTON SPECIFICATIONS.
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### CONTRACTOR'S NOTES

CONTRACTOR'S NOTES:  
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### UTILITY LOCATIONS



**UTILITY LOCATIONS**  
 SCALE: 1/8" = 1'-0"  
 DATE: 10/13/16

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/13/16	ISSUED FOR PERMIT

**SP-1p**

**SITE PLAN & GENERAL NOTES - PERMIT**

**PROPOSED AUTO REPAIR CENTER at**  
**1315 & 1321 N. MOUNT VERNON AVE., COLTON, CA**

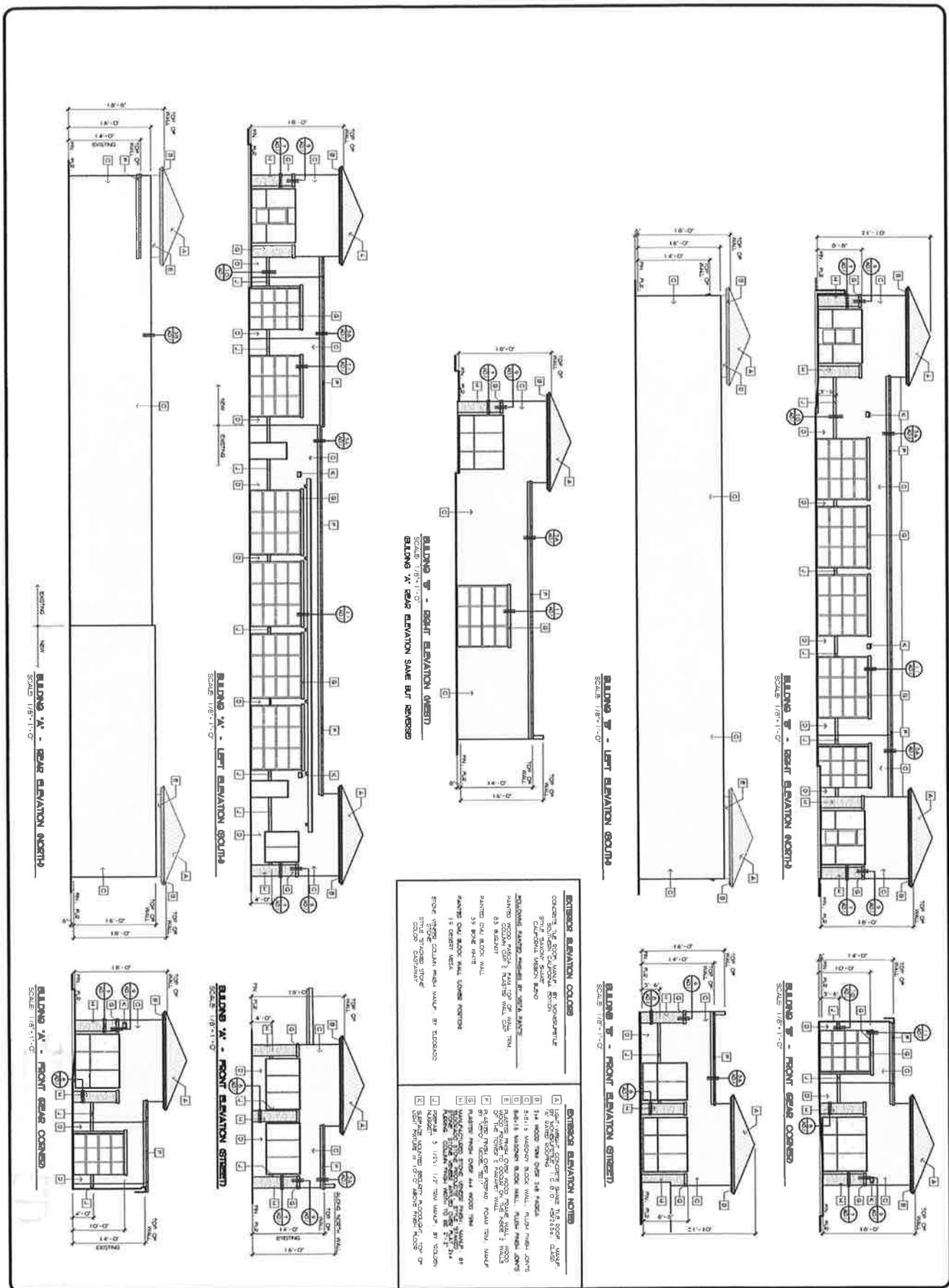
DAP-000-900 ORIGINAL APPROVAL GRANTED IN 2010 FOR REFERENCE ONLY

DATE: 10/13/16  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**DETAILS**

1420 W. 5th St.  
 Colton, CA 95307  
 (925) 400-6500





EXTERIOR ELEVATION NOTES	
1	CONCRETE, 1/2" STAINLESS STEEL BRACKET
2	CONCRETE, 1/2" STAINLESS STEEL BRACKET
3	CONCRETE, 1/2" STAINLESS STEEL BRACKET
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47	CONCRETE, 1/2" STAINLESS STEEL BRACKET
48	CONCRETE, 1/2" STAINLESS STEEL BRACKET
49	CONCRETE, 1/2" STAINLESS STEEL BRACKET
50	CONCRETE, 1/2" STAINLESS STEEL BRACKET

**BUILDING "A" & "B" - EXTERIOR ELEVATIONS - PERMIT**

**PROPOSED AUTO REPAIR CENTER at**  
**1315 & 1321 N. MOUNT VERNON AVE, COLTON, CA**

DAP-000-900 ORIGINAL APPROVAL GRANTED IN 2010 FOR REFERENCE ONLY

**A.2p**

DETAILS

1420 N. 5th St.  
 Colton, CA 95327  
 (925) 260-7920

Michael V. Perez

REVISIONS

NO.	DATE	DESCRIPTION



**“Uniform Sign Program”**  
**Tenant Wall-Mounted Signage**  
1315 & 1321 N. Mount Vernon Ave.  
Colton, CA



June 07, 2016

Existing & Future Tenant signage within the designated area refer to the Exterior Elevations (Signage Area) drawings. Signage area is located at the tower of the building.

**1315 N. Mount Vernon Ave.**

Suite “B1” signage area of 10’-0”x6’-0” on the east & north side of the tower. Suite “B2” signage area of 10’-0”x6’-0” on the east & north side of the tower. Wall-Mounted Signs shall consist of individually-mounted letters with a maximum letter height of 24 inches. No raceways, colors and material shall be labeled. Tenant shall provide a cross-section of the proposed/any signage include depth of return, color and materials of return, type of attachment to the wall, and electrical connection (if any)

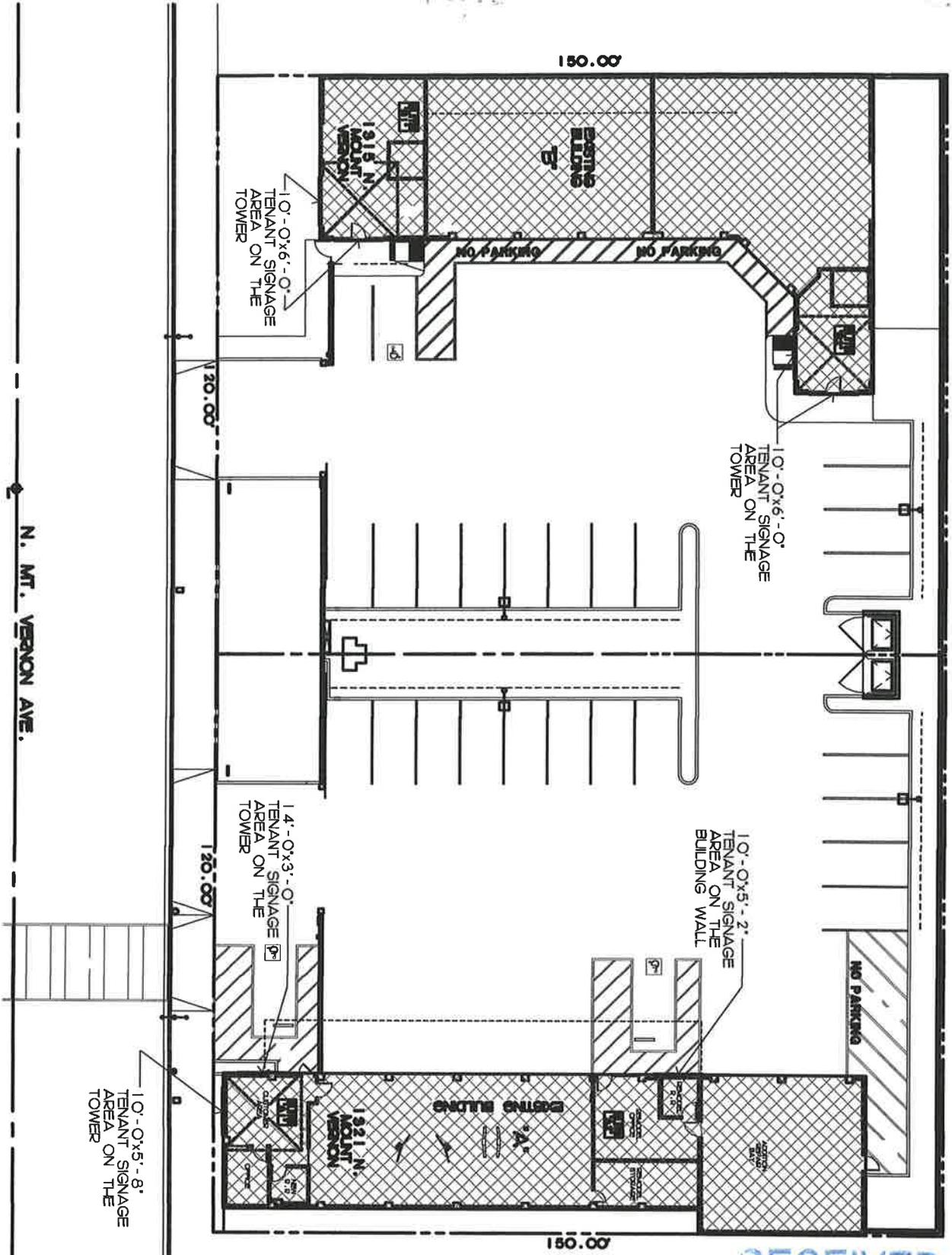
**1321 N. Mount Vernon Ave.**

Suite “A1” signage area of 10’-0”x5’-8” on the east side of the tower & 14’-0”x3’-0” on the south side of the tower. Suite “A2” signage area of 10’-0”x5’-2” on the south building wall, between the storefront window unit and the roll-up door. Wall-Mounted Signs shall consist of individually-mounted letters with a maximum letter height of 24 inches. No raceways, colors and material shall be labeled. Tenant shall provide a cross-section of the proposed/any signage include depth of return, color and materials of return, type of attachment to the wall, and electrical connection (if any)

The existing & future tenants are required to submit their Building Signage Drawing(s) to the owner of the property first. Once the owner of the property has approved. The tenant must submit their Building Signage Drawing(s) to City of Colton Planning Commission for approval on the design.

The existing & future tenants are required approval of the city “Uniform Signage Program” by the Planning Commission prior to installation of the signage.

Mike Modarresi  
Property Owner



NOTE:  
 TENANT WALL-MOUNTED SIGNAGE SHALL FOLLOW THE GUIDELINES OF THE "UNIFORM SIGN PROGRAM"

RECEIVED

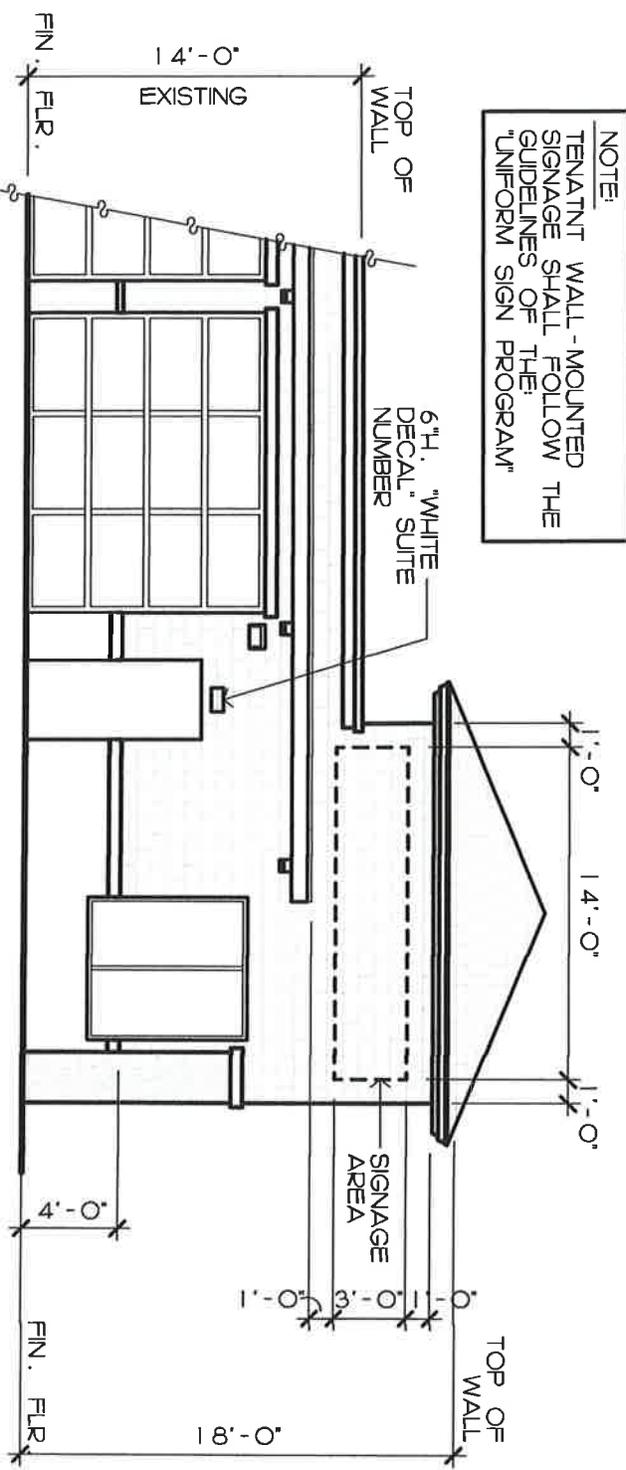
**"UNIFORM SIGN PROGRAM"  
 BUILDING "A" & "B", TENANT SIGNAGE AREAS  
 ON THE BUILDING**

JUN 13 2016  
 CITY OF COLTON  
 DEVELOPMENT SERVICES DEPARTMENT

**PROPOSED AUTO REPAIR CENTER at  
 1315 & 1321 N. MOUNT VERNON AVE., COLTON, CA**

**SUITE 'A1' - LEFT ELEVATION (SOUTH)**

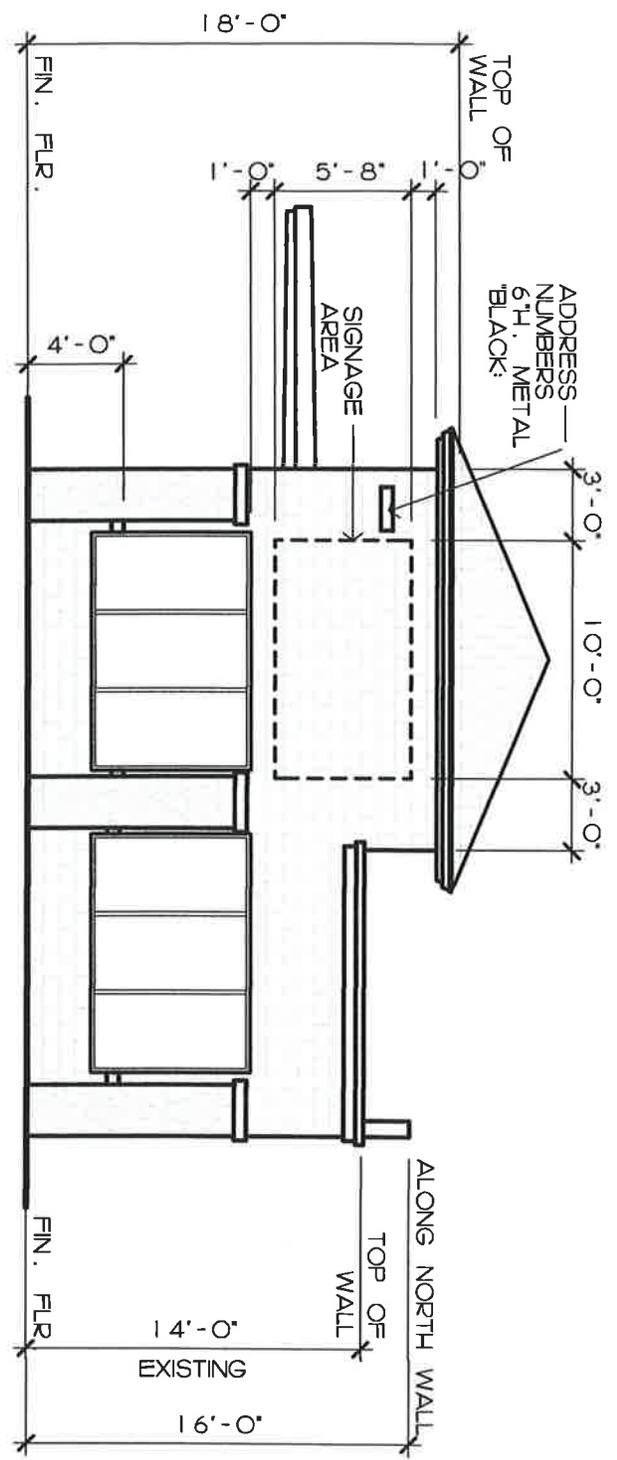
SCALE: 1/8" = 1'-0"



NOTE:  
TENANT WALL-MOUNTED  
SIGNAGE SHALL FOLLOW THE  
GUIDELINES OF THE  
"UNIFORM SIGN PROGRAM"

**SUITE 'A1' - FRONT ELEVATION (STREET)**

SCALE: 1/8" = 1'-0"



NOTE:  
TENANT WALL-MOUNTED  
SIGNAGE SHALL FOLLOW THE  
GUIDELINES OF THE  
"UNIFORM SIGN PROGRAM"

**"UNIFORM SIGN PROGRAM"**  
**BUILDING "A", SUITE "A1" EXTERIOR ELEVATIONS**  
**(SIGNAGE AREA)**

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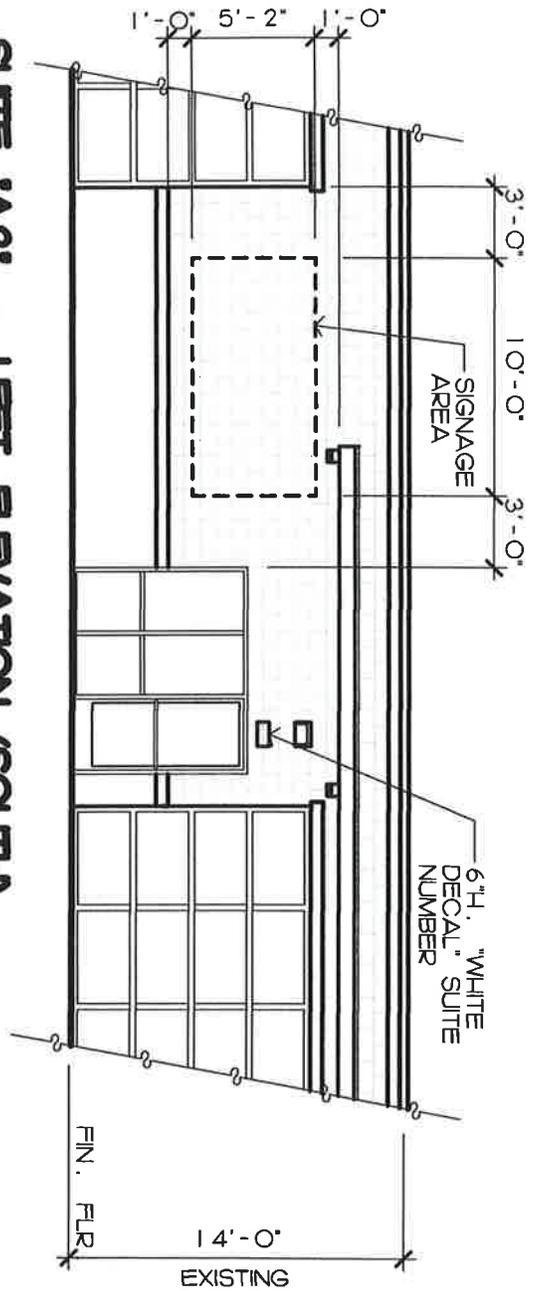
JUN 13 2016

CITY OF COLTON  
DEVELOPMENT SERVICES DEPARTMENT

**PROPOSED AUTO REPAIR CENTER at**  
**1321 N. MOUNT VERNON AVE., COLTON, CA**

**SUITE "A2" - LEFT ELEVATION (SOUTH)**

SCALE: 1/8" = 1'-0"



NOTE:  
TENANT WALL-MOUNTED  
SIGNAGE SHALL FOLLOW THE  
GUIDELINES OF THE  
"UNIFORM SIGN PROGRAM"

**"UNIFORM SIGN PROGRAM"**  
**BUILDING "A", SUITE "A2" EXTERIOR ELEVATIONS**  
**(SIGNAGE AREA)**

**PROPOSED AUTO REPAIR CENTER at**  
**1321 N. MOUNT VERNON AVE., COLTON, CA**

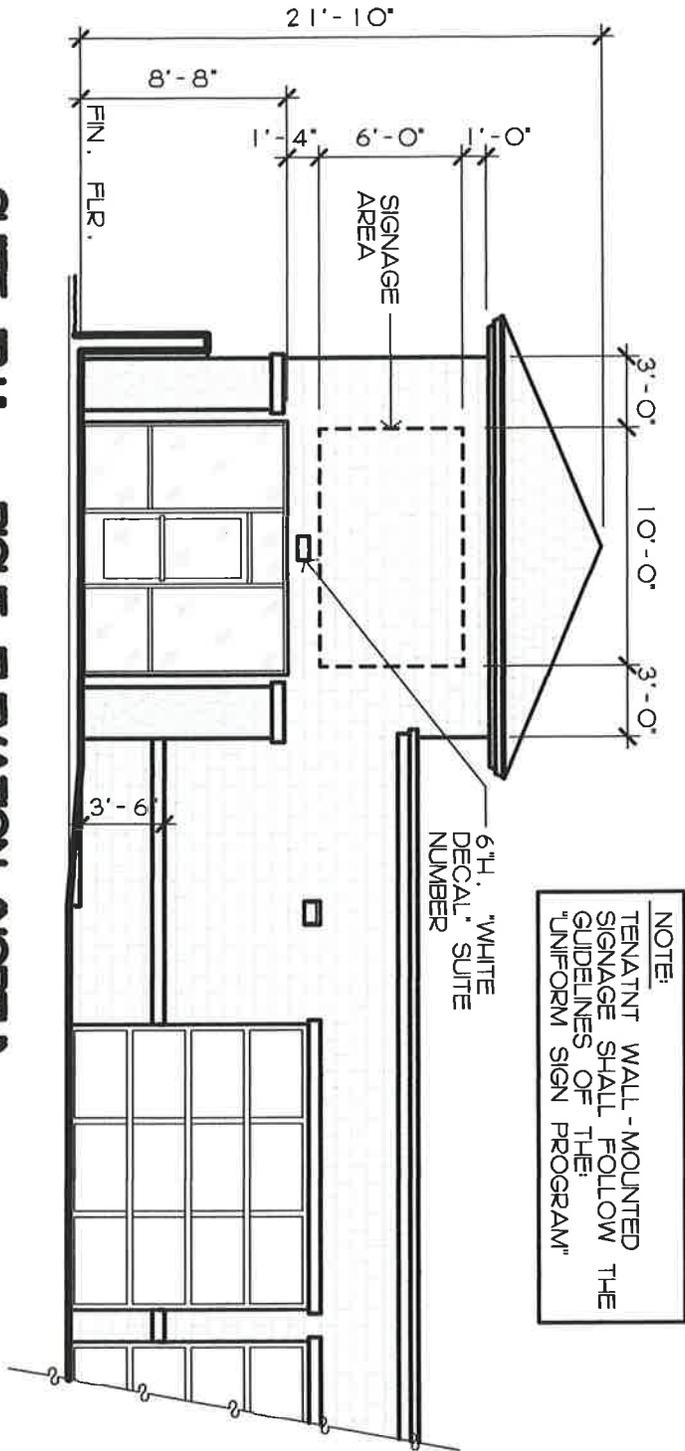
RECEIVED

JUN 13 2016

CITY OF COLTON  
 DEVELOPMENT SERVICES DEPARTMENT

**SUITE B1 - RIGHT ELEVATION (NORTH)**

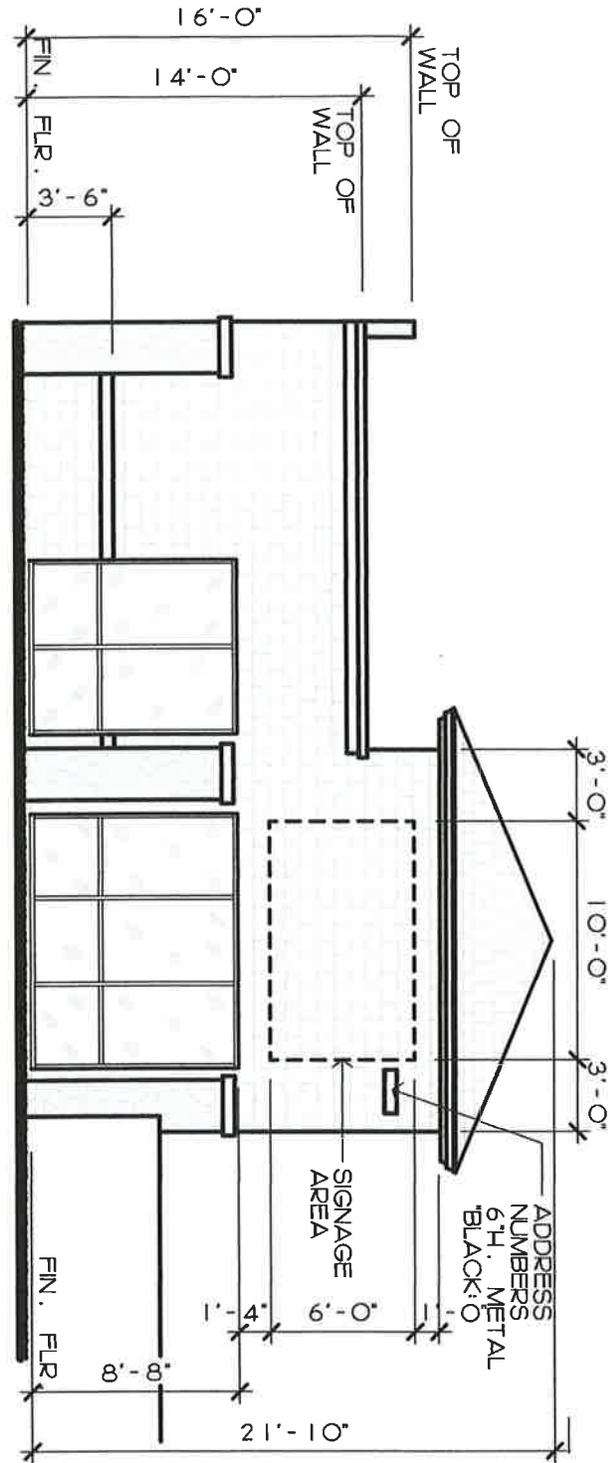
SCALE: 1/8" = 1'-0"



NOTE:  
TENANT WALL-MOUNTED SIGNAGE SHALL FOLLOW THE GUIDELINES OF THE "UNIFORM SIGN PROGRAM"

**SUITE B1 - FRONT ELEVATION (STREET)**

SCALE: 1/8" = 1'-0"



**"UNIFORM SIGN PROGRAM"**  
**BUILDING "B", SUITE "B1" EXTERIOR ELEVATIONS**  
**(SIGNAGE AREA)**

**PROPOSED AUTO REPAIR CENTER at**  
**1315 N. MOUNT VERNON AVE., COLTON, CA**

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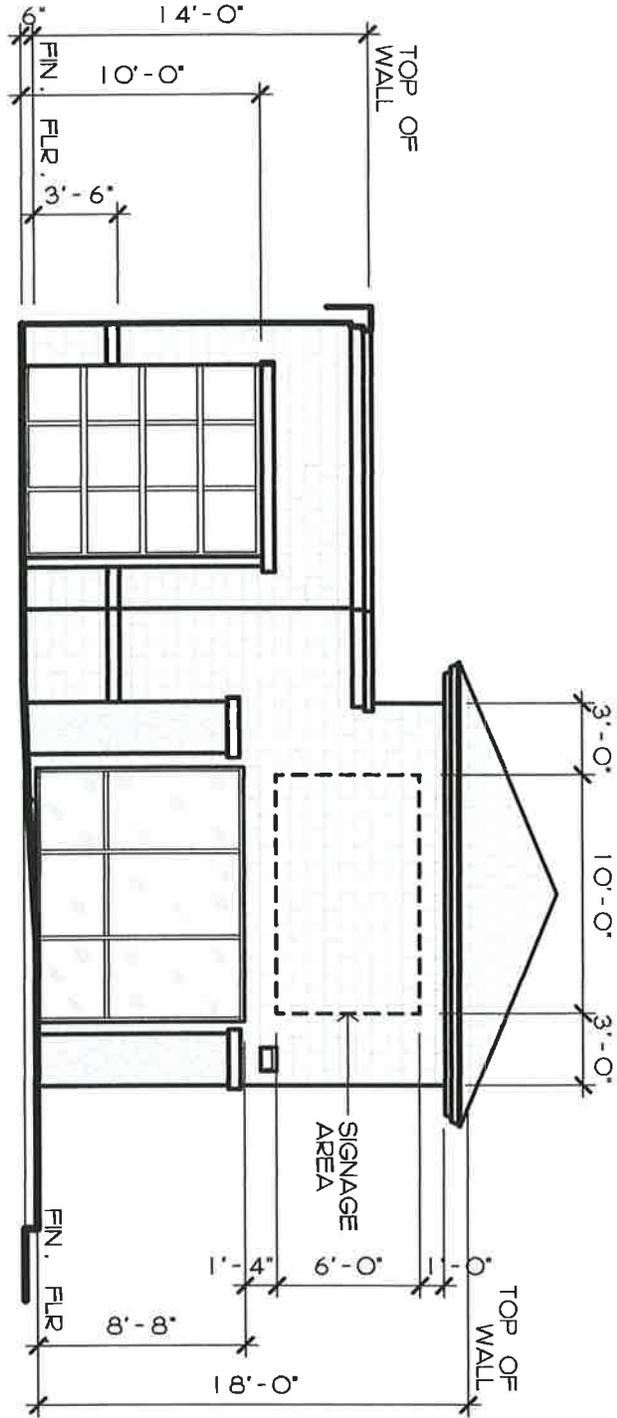
JUN 13 2016

CITY OF COLTON  
 DEVELOPMENT SERVICES DEPARTMENT

NOTE:  
TENANT WALL-MOUNTED  
SIGNAGE SHALL FOLLOW THE  
GUIDELINES OF THE  
"UNIFORM SIGN PROGRAM"

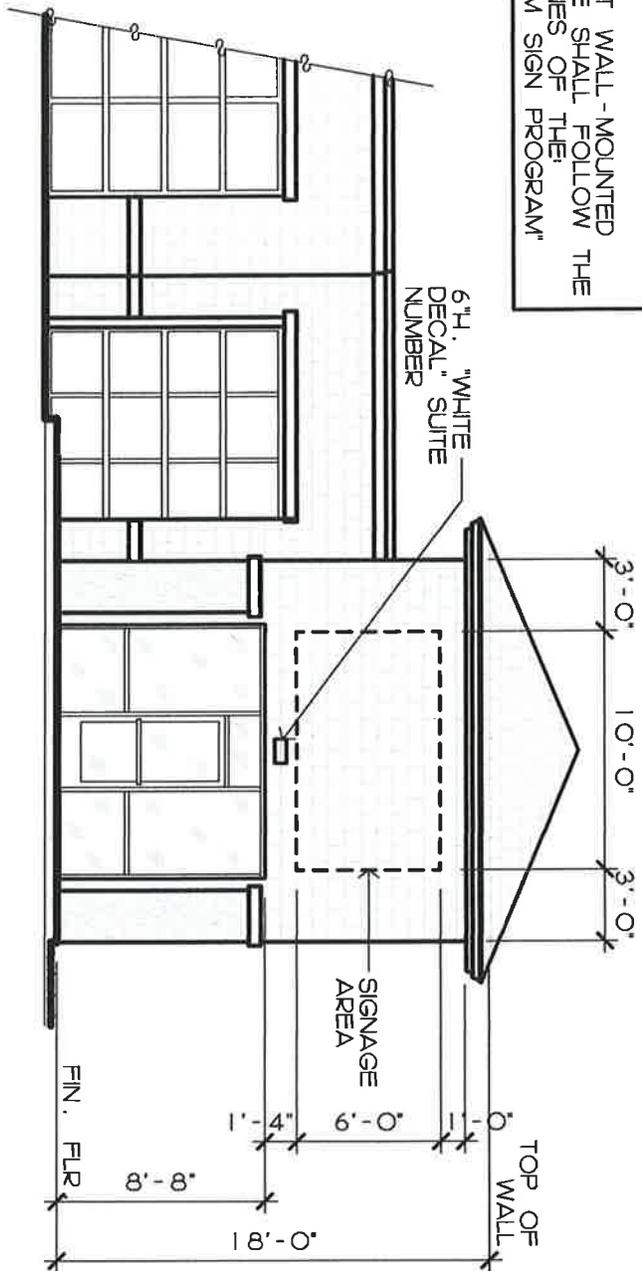
**SUITE B2 - FRONT ELEVATION (REAR CORNER)**

SCALE: 1/8" = 1'-0"



**SUITE B2 - RIGHT ELEVATION (NORTH)**

SCALE: 1/8" = 1'-0"



RECEIVED

**"UNIFORM SIGN PROGRAM"  
BUILDING "B", SUITE "B2" EXTERIOR ELEVATIONS  
(SIGNAGE AREA)**

JUN 13 2016

CITY OF COLTON  
DEVELOPMENT SERVICES DEPARTMENT

**PROPOSED AUTO REPAIR CENTER at  
1315 N. MOUNT VERNON AVE., COLTON, CA**



# Planning Commission Staff Report

City of Colton  
Development Services Department

**MEETING DATE:** July 12, 2016

**FILE INDEX NUMBER:** DAP-001-311 Choppers Tacos

**REQUEST:** **Conditional Use Permit** to allow On-Sale General alcohol sales (Type 41) ABC Beer and Wine License for a proposed 1,422 square foot sit-down restaurant and a **Determination of Public Convenience and Necessity (PCN)** located on property measuring 7,840 square feet in the C-2 (General Commercial) Zone.

**APPLICANT:** David Salem, Choppers Tacos

**PROPERTY OWNER:** Charlotte E. Llamas

**ACTIONS:**

**APPLICATION FILED:** 05-02-2016

**APPLICATION REVIEW COMMITTEE** 05/26/16 (provision of comments and conditions)

**CONSIDERATION BY THE PLANNING COMMISSION:** 07/12/16; **Decision**\_\_\_\_\_.

**ENVIRONMENTAL DETERMINATION: Exempt under CEQA, Section 15301 (Existing Facilities), Class**

**1.** This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

**PROPERTY INFORMATION:**

- 1. Location: 479 S. La Cadena Drive
- 2. Lot Size(s): 7,840 square feet
- 3. Existing/Previous Land Use: Commercial Building (former restaurant/retail/dairy)
- 4. General Plan Land Use Designation: General Commercial
- 5. Zoning: C-2 (General Commercial)
- 6. Surrounding Properties:

	Existing Land Use	Zoning	General Plan Land Use Designation
North	Auto Repair Use	C-2 (General Commercial)	General Commercial
South	Vacant Gas Station	C-2 (General Commercial)	General Commercial
East	Auto Repair Uses	C-2 (General Commercial)	General Commercial
West	Vacant / unimproved	C-2 (General Commercial)	General Commercial

**7. Building and Business License Permits Review:**

- June 6, 1983 Final Building Permit for construction of a drive-through dairy.
- December 31, 2002 Los Dos Amigos Restaurant Bar – Closed.
- April 24, 2007 Las Princezas Night Club – Closed.

August 7, 2012            Zapata's Mexican Restaurant – Closed.  
December 31, 2015        Weidner's Nutrition Center – Closed.  
June 6, 2016             Choppers Tacos – BOP / Business License Approved.

#### 8. Past Planning Actions:

None found - no previous CUP for alcohol on file

### **BACKGROUND AND PROPOSAL**

On January 19, 2010, the City Council adopted Ordinance No. 0-08-09, which requires the review and approval of a Conditional Use Permit for premises engaged in the sale of beer, wine and other alcoholic beverages for on-premise or off-premise consumption. This includes review and approval of a Conditional Use Permit for an existing restaurant to allow the on-sale beer, wine, and distilled spirits sales for on-site consumption. The existing restaurant (Choppers Tacos) is located in an existing commercial building and operates as a sit down restaurant that serves food and does not currently serve any alcohol at the business. The restaurant is proposing to add a Type 41 Alcohol license to allow on-site sales of beer and wine to complement the meals. While the restaurant does have a BOP and Business License approval, it is not in operation. The applicant is awaiting an alcohol license prior to opening the restaurant.

The existing restaurant business operates as follows:

- **Hours of Operation:** 10:00 am to 10:00 pm Tuesday through Sunday, Closed Mondays
- **Operation Personnel:** 6 employees, 2 managers

### **PROPERTY INFORMATION**

The property is located at the northwest corner of South La Cadena Drive and West O Street. The existing restaurant was originally a dairy and subsequently operated as a restaurant from 2002 through 2012 within a building that measures 1,422 square feet in area. This area includes a second story mezzanine used for restrooms and office space only. Parking is accessible from South La Cadena Drive located on the north side of the existing restaurant. The site partially landscaped and includes one trash enclosure area. The restaurant has been approved by the health department and a business license was obtained in June 2016. The operation is on hold until the CUP for the alcohol license is obtained.

The site's topography is flat and there are a total of 7 paved parking spaces on site. Two additional parallel parking spaces have been designed and are striped, however, these spaces are not included in the parking space count because of access and circulation constraints. However, an employee or manager may park in these two spaces. One handicapped accessible parking space has been provided for the restaurant site as required by Code.

### **ZONING COMPLIANCE**

#### **ANALYSIS**

**ABC License Type 41:** The Department of Alcoholic Beverage Control (ABC) provides a Type 41 License for On Sale General – Eating Place (Restaurant). The Type 41 ABC License allows the following:

- Authorizes the sale of beer and wine for consumption on or off the premises where sold.
- Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes).
- Must operate and maintain the licensed premises as a bona fide eating place.
- Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises.  
Minors are allowed on the premises.

<i>Standard</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Compliance</i>
<b>Lot Area</b>	10,000 square feet	7,840 square feet	No change	Existing Nonconforming
<b>Lot Depth</b>	100'	100	No change	Yes
<b>Lot Width</b>	80'	Average 75	No change	Existing Nonconforming
<b>F.A.R.</b>	Max 1.0	33% (approx. 6,649 sf)	No change	Yes
<b>Building Height</b>	40' or 3 stories max	One story	No change	Yes
<b>Parking</b>	15 parking spaces	7 parking spaces	New Design to address access and circulation	Existing nonconforming improvement*
<b>Accessible Parking</b>	2 parking spaces	2 parking spaces	No change	Yes
<b>Setback, front</b>	20 feet	4.62 feet	No change	Existing nonconforming
<b>Setback, Street Side</b>	15 feet	0 feet (south building elevation)	No change	Existing nonconforming
<b>North Side</b>	0'	58 (north building elevation)	No change	Yes
<b>Setback, rear</b>	0'	5 feet	No change	Yes
<b>Landscaping Area</b>	15% of lot area	Approximately 0.07%	No change	Existing Non-Conforming*

\*See Analysis subsection of this staff report.

The existing restaurant is proposing to sell beer and wine as part of complementing meals that are served. **Occupancy of Tenant Space:** The restaurant occupies a space that totals 1,422 square feet, which includes 14 table, 5 booths, 11 counter top stools and restrooms (handicapped accessible approved). The rear portion of the building includes a cook area, a food prep area, a storage areas. The restaurant operates as typical sit-down restaurant and the menu consists of 25 different tacos and build your own taco. The current proposal is to allow alcohol service throughout; however, staff is recommending approval of the on-sale alcohol license for the existing facilities located on the first floor at this time. The applicant will need to file for a minor deviation to expand the use of the on-sale alcohol license for future restaurant expansion to the mezzanine area if this option is taken in the future, subject to review and approval by the Development Services Department.

**School Location:** Pursuant to Title 18 (Zoning Code), Section 18.48.140 (Alcoholic Beverage Sales), “*The separation requirement in subsection A shall not apply when the business conducting alcohol beverage sales and the church, school or park both are located within a commercial or industrial zone or land use classification.*” Therefore, the 500 feet separation distance to schools, day care, or other institutions does not apply because the subject site is located within a commercial zone.

**Concentration Status of ABC Licenses:** The ABC website allows staff to determine the existing number of active ABC licenses in a Census Tract and also provides information as to the maximum number of on and off site licenses allowed per Census Tract. Most of the licenses are clustered along the Valley Boulevard and La Cadena Drive, commercial area and consist of restaurants and other places of assembly, such as the Knights of Columbus and El Sombrero places of assembly, which are permitted based on population of the of the Census Tract. The subject property is located in U.S. Census Tract 125.00 with a population of 4,268 and is permitted three (3) on-sale license and three (3) off-sale license. Presently, there are ten (10) on-sale alcohol licenses and eight (8) off-sale alcohol licenses in this Census Tract, including convenience store uses, and eating establishments. The Colton Police Department does not object to the proposed Type 41 Alcohol License. However, we have included the standard conditions of approval in the attached Resolution No. R-23-16.

Because the Census Tract is presently over the limit of allowed licenses for on-sale alcohol (total 3 authorized, 10 existing) the Planning Commission is required to make the findings that public convenience or necessity would be served by the issuance of the license associated with this Conditional Use Permit (CUP). Staff has included the following finding that public convenience or necessity would be served by the proposed on-sale alcohol license:

*“Based upon the findings set forth in Sections 1 and 2 of this Resolution, the Planning Commission hereby finds that public convenience or necessity would be served by the issuance of the license associated with this Conditional Use Permit and directs the Development Services Director to forward necessary documentation to the State Department of Alcoholic Beverage Control (ABC).”*

The proposed findings are provided below and within the attached draft Resolution No. R-23-16.

The site landscaping areas are missing plants, shrubs and/or bushes. Staff recommends a condition of approval for the applicant to plant a variety of drought-resistant plants within existing landscape area, subject to review and approval by the Development Services Department. The applicant has also indicated possibly repainting the exterior color of the existing commercial building. Staff has included a condition of approval requiring applicant to provide color sample of proposed exterior paint, prior to installation for review and approval by the Development Services Department.

### **ENVIRONMENTAL DETERMINATION**

Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance. The proposal is exempt under Article 19, Section 15301 (Existing Facilities), Class 1 of the CEQA Guidelines. This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

### **CONDITIONAL USE PERMIT FINDINGS:**

A key goal of land use rules is for nearby land uses to be compatible with one another. One way cities do this is to say that certain kinds of uses are allowed only under certain conditions through a conditional use permit (CUP). The CUP process allows decision-makers to avoid, minimize or mitigate anticipated problems.

The Planning Commission has authority to conduct public hearings to consider CUP applications pursuant to Colton Municipal Code Section 18.58.060 which states in part: *“In considering a Conditional Use Permit, the Commission shall affix those conditions which it determines will tend to safeguard the public health, safety and general welfare in the zone.”* Therefore, in approving a Conditional Use Permit, the Commission should consider the findings as prescribed below.

1. ***That the proposed Use is in accord with the General Plan, the objectives of this title, and the purposes of the zone in which the site is located;*** The proposed Type 41 Alcoholic Beverage Control license for a proposed restaurant which is consistent with the following General Plan Update goals and objectives:
  - A. General Plan Update **Goal LU-9.** *“Maintain a diverse mix of commercial uses that benefit the community in terms of needed commercial services, tax revenue, and employment opportunities.”* The proposed sale of beer and wine at an existing restaurant will allow for the business to grow its business by expanding the diversity of its products which will lead to increased tax revenue.
  - B. General Plan Update **Policy LU-3.1:** *“Provide for land uses that allow a variety of retail, service, manufacturing, institutional, office, and recreational businesses to locate in Colton.”* The proposed sale of beer and wine for a proposed restaurant will provide for a greater variety of eating places within the C-2 Zone and is compatible with surrounding uses at this specific location in the South Colton neighborhood.
2. ***That the proposed Use, together with the conditions applicable thereto will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;*** The proposed sale of beer and wine at a proposed existing restaurant will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity for the following reasons:

- A. The proposed use hours of operation are acceptable for the commercial location of the subject site and the surrounding properties.
  - B. The proposed business is located in an area of the City consisting of commercial uses.
  - C. Conditions have been placed on the alcoholic beverage control license which will mitigate any potential impacts created by the use and ensure that the use will not negatively affect the surrounding community.
3. ***That the proposed Use complies with each of the applicable provisions of this title;*** While there are nonconforming development standards at this location, the use conforms with the requirements of the Colton Zoning Code, as conditioned. The subject property is zoned C-2 (General Commercial) which permits on- and off-sale alcohol uses, subject to Conditional Use Permit. The C-2 (General Commercial) Zone is intended to provide areas for the development of commercial uses to serve the community and to establish those standards of development necessary to insure that such commercial areas will be compatible with adjoining land uses.

### **RECOMMENATION**

Staff recommends that the Planning Commission approve the Conditional Use Permit through the adoption of attached Resolution entitled:

RESOLUTION NO. R-23-16 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT (CUP) TO ALLOW ON-SALE GENERAL ALCOHOL SALES (TYPE 41) ABC LIQUOR LICENSE AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) FOR AN EXISTING 1,422 SQUARE FOOT SIT-DOWN RESTAURANT ON PROPERTY MEASURING APPROXIMATELY 7,840 SQUARE FEET LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE.

  
Prepared By:  
Mario Suarez, AICP Senior Planner

  
Reviewed By:  
Mark R. Tomich, AICP, Director

#### Attachments:

- Attachment - 1 Applicant's Operation Statement
- Attachment - 2 Planning Commission Resolution No. R-23-16 (Conditional Use Permit)
- Attachment - 3 ABC License Query Results and ABC Common License Types
- Attachment - 4 Site Plan and Floor Plan

# Attachment 1

## Operation Statement

Chopper's Tacos  
479 S La Cadena  
Tel 626-271-7089  
www.chopperstacos.com

# OPERATIONS PLAN

## 2016

*Chopper's Tacos is a family restaurant that is thematic based. Bringing the car and motorcycle culture to our restaurant. Historical information provided with a great taste of food. We offer 25 different tacos and a build your own. Which will be sure to inspire our youth. With the new and improved look to 479 S La Cadena and our family oriented atmosphere we are sure to be on everyone eating list for years to come.*

Hour of Operation:

Tuesday - Sunday      10pm 10pm  
   9am to 11am

Staff:

6 employees, 90 person occupancy & 2 managers

14 tables - 10-4  
6 Booths - 4-2  
11 stools - 4-6  
counter  
prep  
Area

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07/01/16ms

# Attachment 2

P.C. Reso. R-23-16



1 provides the opportunity for the community to enjoy a fine dining experience of  
2 which is otherwise lacking in the vicinity.

3 2. ***That the proposed Use, together with the conditions applicable thereto will not be***  
4 ***detrimental to the public health, safety or welfare, or materially injurious to***  
5 ***properties or improvements in the vicinity;*** The proposed Type 41 ABC License for a  
6 proposed restaurant will not be detrimental to the public health, safety or welfare or  
7 materially injurious to properties or improvements in the vicinity for the following  
8 reasons:

9 A. The proposed use hours of operation are acceptable for the commercial location of  
10 the subject site and the surrounding properties.

11 B. The proposed business is located in an area of the City consisting of commercial  
12 uses.

13 C. Conditions have been placed on the alcoholic beverage control license which will  
14 mitigate any potential impacts created by the use and ensure that the use will not  
15 negatively affect the surrounding community.

16 3. ***That the proposed Use complies with each of the applicable provisions of this title;***  
17 The use conforms with the requirements of the Colton Zoning Code, as conditioned.  
18 The subject property is zoned C-2 (General Commercial) which permits on- and off-  
19 sale alcohol uses, subject to Conditional Use Permit. The C-2 (General Commercial)  
20 Zone is intended to provide areas for the development of industrial uses to serve the  
21 community and to establish those standards of development necessary to insure that  
22 such commercial areas will be compatible with adjoining land uses.

23 **SECTION 2.** The Planning Commission of the City of Colton, in accordance with the  
24 California Environmental Quality Act, has found that the project will not have a significant impact  
25 on the environment and is Categorically Exempt from CEQA under Article 19, Section 15301  
26 (Existing Facilities), Class 1 of the CEQA Guidelines. This section pertains to existing facilities  
27 that involve negligible or no expansion beyond what currently exists at the time of environmental  
28 determination.

**SECTION 3.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the  
Planning Commission hereby finds that public convenience or necessity would be served by the  
issuance of the license associated with this Conditional Use Permit and directs the Development  
Services Director to forward necessary documentation to the State Department of Alcoholic  
Beverage Control (ABC). The primary reason for supporting the public convenience and necessity  
is because this is one of five existing restaurants in this census tract that provide for diverse  
restaurant choices within the census tract and citywide. The proposed restaurant and Type 41  
license is consistent with several goals and policies of the City's adopted Land Use Element as  
mentioned in the adopted findings of approval.

**SECTION 4.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the  
Planning Commission hereby approves **Conditional Use Permit DAP-001-311**, subject to the  
attached conditions of approval (Exhibit "A").

**SECTION 5.** This action by the Planning Commission shall be final unless an appeal of

1 the action is filed with the City Clerk's office in writing, pursuant to Section 18.58.100 of the Colton  
2 Municipal Code.

3 **SECTION 6.** This land use entitlement shall become null and void if not exercised within  
4 one (1) year of this approval and the applicant has not been granted an extension of time by the  
5 Planning Commission, pursuant to Section 18.58.070 of the Colton Municipal Code.

6 **SECTION 7.** The Secretary shall certify the adoption of this Resolution.

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PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of July 2016.

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Planning Commission Chairperson  
Richard Prieto

I hereby certify that the foregoing is a true copy of a Resolution adopted by the  
Planning Commission of the City of Colton at a meeting held on July 12, 2016, by the following  
vote of the Planning Commission:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

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Planning Commission Secretary  
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 CONDITIONS OF APPROVAL.

**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**

- 2. This approval is for a Conditional Use Permit to allow on-sale beer and wine (Type 41 alcohol License) sales for a proposed restaurant located at 479 S. La Cadena Drive in the C-2 (General Commercial) Zone, as shown on the plans stamped and dated June 14, 2016, by the Development Services Department, except as amended by the conditions herein.
- 3. 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 implementation of the modification. Significant deviations from the approved plans or conditions of approval shall be subject to review and approval by the Planning Commission. The applicant requesting the modification shall supply information deemed necessary by the Director and/or Commission to make a determination.
- 4. The applicant shall install and maintain drought-resistant landscaping within all landscape areas within subject property and along all adjacent public right of way areas within 30 days of this approval, subject to review and approval by the Development Services Department.
- 5. All signs shall conform to the Sign Code.
- 6. The site operations shall be subject to the following:
  - a. A special events permit shall be obtained from the Community Services Department for any special events on site (e.g., grand opening, temporary outdoor sales, etc).
  - b. The site shall be developed and maintained consistent with the approved plans and the conditions of approval.
  - c. The premises shall be kept clean and the operator of the establishment shall ensure that no trash or litter originating from the site is deposited onto the neighboring properties or onto the public right-of-way.
- 7. Separate submittals and permits are required for all accessory structures such as but not limited to, patios, light standards, and storage buildings.

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2 8. The applicant shall post the maximum occupancy loads per Building Code and Fire Code requirements.
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4 9. The applicant shall provide color sample of proposed exterior paint or other façade improvements, prior to installation and within 45 days of approval of this conditional use permit for review and approval by the Development Services Department
- 5  
6 10. The applicant may incorporate a the mezzanine area for restaurant use only after review and approval by the City’s Application Review Committee (ARC), as an expanded dining area currently designed for office and restrooms only, to service as future sit down restaurant area, if the applicant decides at a later date, subject to review of a minor deviation of plans and subject to approval by the Development Services Director via ARC.
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9 10. This establishment must comply with the City of Colton Municipal Code Section Performance Standards Title 18 (Zoning Code), Chapter 18.42 includes: Fire and explosion hazards; electrical interference; noise; vibration; smoke; odors; air quality; light; glare; liquid; and solid waste.
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12 11. The sales, service, and consumption of alcoholic beverages shall be permitted only between the hours of 8:00 am to 9:00 pm daily; unless otherwise amended by the granting of a modification of this Development Permit Application for the Conditional Use Permit (File Index No. DAP-001-311) by the Planning Commission of the City of Colton.
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15 12. It shall be the applicant’s responsibility to ensure that no alcoholic beverages, sold on the premises, are consumed on any property adjacent to the licensed premises under the control of the applicant.
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18 13. The applicant or an employee of the licensee must be present to monitor all areas of the establishment during all times that alcoholic beverages are being served or consumed.
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21 14. All employees serving alcoholic beverages must complete Responsible Beverage Service Training, or an equivalent approved by the State Department of Alcoholic Beverage Control, prior to being able to serve alcoholic beverages to patrons. Evidence of the completion of such training must be maintained on the premises and available for inspection upon request by the City.
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24 15. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift, except for product sampling for purposes of quality control.
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27 16. There shall be no exterior advertising of any kind or type, including window signs or other signs visible from outside, that promote or indicate the availability of alcoholic beverages on the premises. Interior displays of alcoholic beverages or signs, which are clearly visible to the exterior, shall constitute a violation of this condition. Permissible window displays must be kept to a minimum for maximum visibility and shall not exceed 30 percent of the window coverage. Floor displays shall not exceed three feet in height.
- 28

- 1 17. No entertainment, including but not limited to, amplified music, karaoke, performers and  
2 dancing, shall be held at this location for promotional purposes, except in-house sound  
3 system is permitted.
- 4 18. The Applicant and/or Property Owner shall comply with all requirements of all reviewing  
5 agencies and shall comply with all applicable local, state, and federal rules, laws and  
6 regulations.
- 7 19. The Applicant and/or Property Owner shall, at all times, maintain the property so as not to  
8 constitute a nuisance in the community.
- 9 20. This action by the Planning Commission shall be final unless an appeal of the action is filed  
10 with the City Clerk's office in writing, pursuant to Section 18.58.100 of the Colton  
11 Municipal Code.
- 12 21. This land use entitlement shall become null and void if not exercised within one (1) year of  
13 this approval.

14 **POLICE – CODE ENFORCEMENT DIVISION**

- 15 22. Comply with the requirements of the City of Colton **Code Enforcement/Police**, including  
16 the following:
- 17 a. **Landscaping:** Property manager or tenant will maintain all approved landscaping in  
18 good condition, including but not limited to adequate irrigation, mowing of grass, and  
19 replacing dead trees and shrubs. Above ground landscaping controls or backflow valves  
20 will be secured in a locked metal cage to prevent theft or vandalism.
- 21 b. **Loitering:** Loitering is prohibited on or about the premises. No exterior fixtures or  
22 furnishings at or adjacent to the location that encourage loitering and nuisance  
23 behavior. No exterior pay telephones.
- 24 c. **Litter/Graffiti:** The exterior of the business and areas adjacent to the business over  
25 which they have control, including all signs and accessory buildings and structures, shall  
26 be maintained free of litter and graffiti at all times. The owner or operator shall provide  
27 for daily removal of trash, litter and debris from the premises and on all abutting  
28 sidewalks and parking lots within twenty (20) feet of the premises. Graffiti shall be  
completely removed or covered with a color-matching paint within forty-eight (48)  
hours upon notification. The expectation for graffiti cover up is to produce an  
appearance the graffiti never existed.
- d. The applicant shall grant "right of access" by the City or agent to remove graffiti.
- e. **Exterior Lighting:** All lightning will be maintained in good working order. All lighting  
shall be shown on the required plot plans. Lighting shall be designed and installed in  
such a manner that provides adequate illumination to all parking spaces, stalls,  
walkways, corridors, and stairways, insuring there are no dim, dark, or shadowed areas  
(other than shadows naturally cast beneath the actual vehicles.) Lighting level will be

1 a minimum of 1 footcandle and average of 2 footcandle. Lighting fixtures shall be such  
2 that the angle of projected light does not interfere or hinder the vision of police officers  
3 or security personnel patrolling the areas. All lighting will be properly shielded so as to  
4 not trespass or disturb neighboring residences, adjacent businesses, or persons while  
driving vehicles upon the roadway. In the event a lighting fixture becomes inoperable,  
property management will have the lighting repaired within 72 hours.

5 f. **General Parking:** Parking lot shall be maintained in accordance with Title 18 of the  
6 Colton Municipal Code, zoning ordinance requirements for paving and striping.

7 g. **Storage:** Parking and trash areas will not be used for storage of hazardous materials,  
8 including but not limited to tires, waste oil, and inoperable or unregistered  
9 vehicles. Property manager or tenant shall promptly abate hazardous materials or  
inoperable vehicles. General exterior storage areas will be screened from public view.

10 h. **Advertisements:** Handbills or advertisements may be distributed in public places  
11 person-to-person but will not be placed or left upon unoccupied vehicles or otherwise  
left unattended in public places.

12 i. **Special Events:** Per Colton Municipal Code Section 5.44, applicant shall not conduct,  
13 operate, maintain, organize, advertise, or sell or furnish tickets for a special event or  
14 permit the subject property to be used for any special event without first obtaining a  
15 special event permit. Special events include, but are not limited to, sales events where  
16 merchandise, goods, or vehicles are displayed for sale on the property, political  
functions, fundraising events by non-profit entities, and events featuring motivational  
or educational speakers. The Special Event Committee may expressly grant a minor  
variance of conditions specific to individual special events.

17 j. **Surveillance Monitoring:** The permittee shall install a video surveillance monitoring  
18 system, the video system shall be capable of recording a clear view of all areas of the  
19 subject property including, but not limited to, parking lots, walkways, corridors, all sides  
20 of buildings, the perimeter landscape and grass areas. Recordings shall be retained for  
a minimum of 30 days. Copies of recordings will be provided to the Colton Police  
Department upon request.

21 k. **Written Security Policy:** The owner or manager of the licensed premises shall maintain  
22 on the premises a written security policy and procedures manual, that has been approved  
23 by the police department, addressing at a minimum the following items: handling  
24 obviously intoxicated persons; establishing a reasonable ratio of employees to patrons,  
25 based upon activity level, in order to monitor beverage sales and patron behavior;  
26 handling patrons involved in fighting, arguing or loitering about the building and in the  
27 immediate adjacent area that is owned, leased, rented or used under agreement by the  
28 Licensee(s); verifying age/checking identification of patrons; warning patrons of  
reaching their drinking limit/potential intoxication and refusing to serve; calling the  
police regarding observed or reported criminal activity and the management of queuing  
lines.

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- 1. **Right of Access:** Permittee shall grant “right of access” to the City of Colton and its employees or agents for the purposes of monitoring compliance with these conditions, patrolling, investigating crimes, and enforcing laws and ordinances on the subject property. Permittee shall grant “right of access” to the City of Colton and its employees or agents to remove graffiti and to determine if the applicant is in compliance with these conditions.
  
- m. **Exterior collection bins,** donation receptacles, or storage containers are not permitted except by express approval of Development Services Director.
  
- n. **Alcohol Sales/Service:** Permittee shall observe all laws relative to sales and service of alcohol. Permittee will comply with alcoholic beverage license conditions and maintain an alcoholic beverage license in good standing with the Department of Alcohol and Beverage Control. Employees shall refuse sales to intoxicated or belligerent persons.
  
- o. **Verification of Age:** The ABC licensee, permittee, employees and security guards are each responsible to verify age of persons purchasing alcohol. ABC licensee shall have at least one (1) employee assigned to check each person’s identification prior to alcohol sales. Persons who cannot produce identification showing that they are over 21 years of age shall not be allowed to purchase alcoholic beverages. Identification is defined as a physical document issued by a government entity or political subdivision of the United States of America, such as a California Driver’s license or California identification card. Foreign identification is not acceptable, except for a legitimate passport.
  
- p. **Compliance with Applicable Laws.** The permittee shall comply with all federal, state and local laws, including the Alcohol Beverage Control (ABC) Act. Any material violations of such laws in connection with the authorized use shall be grounds for revocation of this conditional use permit.
  
- q. **Security Guards:** If security guards are used, they must be in possession of a BSIS issued guard card, and a California identification card or driver’s license. Guards must be employed by and operating under the direction of a licensed State of California Consumer Affairs Bureau of Security and Investigative Services Private Patrol Operator (PPO) which has registered with the City of Colton as required by Colton Municipal Code section 5.50. Security guards are to be unarmed. Guards may not carry baton or firearm, but may carry a chemical agent if issued a BSIS approved training certificate for the use of the chemical agent.
  
- r. The permittee and/or licensee shall ensure that any security guard company, if used, initiates registration with the Colton Police Department at least 30 days in advance of security services being performed in the City of Colton in order to facilitate City licensing per Colton Municipal Code section 5.50.
  
- s. **Interior Lighting:** All interior areas of the premises will be illuminated in a manner that provides lighting sufficient to illuminate and make easily discernable the appearance of all persons on or about the premises.

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- t. **After hours Contact Information:** Permittee will ensure after hours contact person information is kept current and on file with police department dispatch center. Ideally there should be several persons available; each should be a key holder with knowledge of alarm reset codes, available to respond within 20-30 minutes, and of sufficient authority to facilitate a board up or other emergency repair measures.
  
- u. **Complaints.** Three (3) or more verified complaints or occurrences within a one (1) month period, or six (6) or more verified complaints or occurrences within a three (3) month period, or twelve (12) or more verified complaints or occurrences within a one (1) year period regarding disturbances or criminal activity caused by patrons, staff or other persons at or near or leaving from the business facility on the subject property, shall be grounds for revocation of this conditional use permit. For purposes of this condition, verified complaints shall be defined as complaints received by the City of Colton, Colton Police Department, or any other law enforcement agency or any governing agencies regarding the violations of federal, state, or local laws. Occurrences shall be defined as any violation of federal, state, or local laws, including but not limited to the Alcohol Beverage Control (ABC) Act, for which patrons, staff or other persons frequenting the location are cited or arrested at, near or leaving from the subject property. These grounds for revocation are not exclusive.
  
- v. **Revocation or Modification:** Should the Chief of Police, in his sole and subjective discretion, deem the number of calls for police service attributable to the location to be excessive, or pose a burden to the time and resources of the Colton Police Department, or a nuisance to the City of Colton or surrounding neighborhood, the conditional use permit will be subject to review and potential revocation or modification. The permittee acknowledges that any violations of these conditions of approval or violations of federal, state or local laws and ordinances shall constitute good cause and subject the conditional use permit to revocation or modification proceedings

**BUILDING AND SAFETY DIVISION**

23. The above project shall comply with the current California Codes (CBC, CEC, CMC and the CPC) as well as city ordinances. The 2013 edition of the California Codes became effective for all permit applications submitted after January 1, 2014.

**Attachment 3**  
**ABC License**  
**Information**

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
NUMBER OF LICENSES AUTHORIZED  
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
SAN BERNARDINO	2,104,291	1273	1,407	104.22	1,645	1	1
SAN BERNARDINO	2,104,291	1273	1,407	104.23	3,786	2	2
SAN BERNARDINO	2,104,291	1273	1,407	104.24	1,966	1	1
SAN BERNARDINO	2,104,291	1273	1,407	107.00	3,798	2	2
SAN BERNARDINO	2,104,291	1273	1,407	108.02	5,338	4	3
SAN BERNARDINO	2,104,291	1273	1,407	108.03	3,375	2	2
SAN BERNARDINO	2,104,291	1273	1,407	108.04	2,947	2	2
SAN BERNARDINO	2,104,291	1273	1,407	109.01	5,321	4	3
SAN BERNARDINO	2,104,291	1273	1,407	109.02	3,714	2	2
SAN BERNARDINO	2,104,291	1273	1,407	110.01	2,390	1	1
SAN BERNARDINO	2,104,291	1273	1,407	110.02	1,673	1	1
SAN BERNARDINO	2,104,291	1273	1,407	111.01	3,771	2	2
SAN BERNARDINO	2,104,291	1273	1,407	111.02	2,031	1	1
SAN BERNARDINO	2,104,291	1273	1,407	112.03	1,593	1	1
SAN BERNARDINO	2,104,291	1273	1,407	112.04	1,271	0	0
SAN BERNARDINO	2,104,291	1273	1,407	112.05	1,239	0	0
SAN BERNARDINO	2,104,291	1273	1,407	112.06	995	0	0
SAN BERNARDINO	2,104,291	1273	1,407	113.00	1,408	1	1
SAN BERNARDINO	2,104,291	1273	1,407	114.01	4,394	3	3
SAN BERNARDINO	2,104,291	1273	1,407	114.03	3,350	2	2
SAN BERNARDINO	2,104,291	1273	1,407	114.04	3,692	2	2
SAN BERNARDINO	2,104,291	1273	1,407	115.00	1,890	1	1
SAN BERNARDINO	2,104,291	1273	1,407	116.00	7,444	5	5
SAN BERNARDINO	2,104,291	1273	1,407	117.00	1,768	1	1
SAN BERNARDINO	2,104,291	1273	1,407	118.00	7,000	5	4
SAN BERNARDINO	2,104,291	1273	1,407	119.00	3,567	2	2
SAN BERNARDINO	2,104,291	1273	1,407	120.01	5,612	4	3
SAN BERNARDINO	2,104,291	1273	1,407	120.02	5,366	4	3
SAN BERNARDINO	2,104,291	1273	1,407	121.01	5,565	4	3
SAN BERNARDINO	2,104,291	1273	1,407	121.03	3,828	3	2
SAN BERNARDINO	2,104,291	1273	1,407	121.04	5,110	4	3
SAN BERNARDINO	2,104,291	1273	1,407	122.00	6,076	4	4
SAN BERNARDINO	2,104,291	1273	1,407	123.00	1,513	1	1
SAN BERNARDINO	2,104,291	1273	1,407	124.00	3,617	2	2
SAN BERNARDINO	2,104,291	1273	1,407	125.00	4,268	3	3
SAN BERNARDINO	2,104,291	1273	1,407	127.00	4,052	3	2
SAN BERNARDINO	2,104,291	1273	1,407	250.00	8,850	6	6
SAN BERNARDINO	2,104,291	1273	1,407	251.00	1,688	1	1
SAN BERNARDINO	2,104,291	1273	1,407	9401.00	1,520	1	1
SAN BERNARDINO	2,104,291	1273	1,407	9801.00	0	0	0
SAN BERNARDINO	2,104,291	1273	1,407	9802.00	4,499	3	3
SAN DIEGO	3,227,496	790	1,564	1.00	3,029	3	1
SAN DIEGO	3,227,496	790	1,564	2.01	1,801	2	1
SAN DIEGO	3,227,496	790	1,564	2.02	4,208	5	2
SAN DIEGO	3,227,496	790	1,564	3.00	4,732	5	3
SAN DIEGO	3,227,496	790	1,564	4.00	3,669	4	2
SAN DIEGO	3,227,496	790	1,564	5.00	2,722	3	1
SAN DIEGO	3,227,496	790	1,564	6.00	3,108	3	1
SAN DIEGO	3,227,496	790	1,564	7.00	3,754	4	2
SAN DIEGO	3,227,496	790	1,564	8.00	4,280	5	2
SAN DIEGO	3,227,496	790	1,564	9.00	5,178	6	3
SAN DIEGO	3,227,496	790	1,564	11.00	3,098	3	1



**California Department of Alcoholic Beverage Control  
For the County of SAN BERNARDINO - (On-Sale  
Licenses)  
and Census Tract = 125**

Report as of 5/15/2016

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) <a href="#">322498</a>	ACTIVE	48	6/5/1997	5/31/2016	TOM L THEATRES INC 1091 S LA CADENA DR COLTON, CA 92324  Census Tract: 0125.00	FANTASY THEATRE		3603
2) <a href="#">379923</a>	ACTIVE	41	10/16/2001	9/30/2016	DORADO, RAYMOND 194 E VALLEY BLVD COLTON, CA 92324  Census Tract: 0125.00	PIZZADILLY		3603
3) <a href="#">392613</a>	ACTIVE	51	10/28/2002	9/30/2016	COL KNIGHTS 740 PENNSYLVANIA AVE COLTON, CA 92324  Census Tract: 0125.00	COL KNIGHTS		3603
4) <a href="#">419202</a>	ACTIVE	41	6/22/2005	5/31/2016	AMAPOLA RICO TACO INC 291 E VALLEY BLVD COLTON, CA 92324  Census Tract: 0125.00	AMAPOLA RICO TACO	1167 N MT VERNON AVE SAN BERNARDINO, CA 92411	3603
5) <a href="#">430141</a>	ACTIVE	40	12/1/2005	11/30/2016	ROMO, LOUIE CORTEZ 531 S LA CADENA DR COLTON, CA 92324  Census Tract: 0125.00	DELLS DRIVE IN	773 S SEVENTH ST COLTON, CA 92324	3603
6) <a href="#">453806</a>	ACTIVE	48	6/22/2007	5/31/2016	LUTHIE, DENISE CHERYL 188 E VALLEY BLVD COLTON, CA 92324- 2936  Census Tract: 0125.00	LINKOS COCKTAIL LOUNGE		3603
7) <a href="#">466340</a>	ACTIVE	47	9/11/2008	8/31/2016	HERNANDEZ, ROBERTO 354 S 7TH ST COLTON, CA 92324- 3443  Census Tract: 0125.00	EL SOMBRERO	9300 PELLET ST, ATTN C/O MR HENRY AGUILIA DOWNEY, CA 90241-4046	3603
8) <a href="#">527410</a>	ACTIVE	41	4/26/2013 10:48:28 AM	3/31/2017	AGUIRRE, ANABEL 291 E VALLEY BLVD, STE B COLTON, CA 92324- 3070  Census Tract: 0125.00	SUSHI MIGUELS STYLE		3603
9) <a href="#">556486</a>	ACTIVE	41	5/29/2015 11:28:32 AM	4/30/2016	VALENZUELA, JIMMY 276 N LA CADENA DR COLTON, CA 92324- 2926  Census Tract: 0125.00	TAQUERIA LA CABANA VALENZUELA	4164 CONEJO DR SAN BERNARDINO, CA 92404-1539	3603

- - - End of Report - - -

## COMMON ABC LICENSE TYPES AND THEIR BASIC PRIVILEGES

LICENSE TYPE	DESCRIPTION
01	<b>BEER MANUFACTURER - (Large Brewery)</b> Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's licensed premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions (Section 23357.3). Minors are allowed on the premises.
02	<b>WINEGROWER - (Winery)</b> Authorizes the sale of wine and brandy to any person holding a license authorizing the sale of wine and brandy, and to consumers for consumption off the premises where sold. Authorizes the sale of all wines and brandies, regardless of source, to consumers for consumption on the premises in a bona fide eating place that is located on the licensed premises or on premises owned by the licensee that are contiguous to the licensed premises and operated by and for the licensee. May possess wine and brandy for use in the preparation of food and beverage to be consumed at the bona fide eating place. May conduct winetastings under prescribed conditions (Section 23356.1; Rule 53). Minors are allowed on the premises.
20	<b>OFF SALE BEER &amp; WINE - (Package Store)</b> Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.
21	<b>OFF SALE GENERAL - (Package Store)</b> Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
23	<b>SMALL BEER MANUFACTURER - (Brew Pub or Micro-brewery)</b> Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.
40	<b>ON SALE BEER - (Bar, Tavern)</b> Authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises.
41	<b>ON SALE BEER &amp; WINE – EATING PLACE - (Restaurant)</b> Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
42	<b>ON SALE BEER &amp; WINE – PUBLIC PREMISES - (Bar, Tavern)</b> Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
47	<b>ON SALE GENERAL – EATING PLACE - (Restaurant)</b> Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
48	<b>ON SALE GENERAL – PUBLIC PREMISES - (Bar, Night Club)</b> Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
49	<b>ON SALE GENERAL – SEASONAL -</b> Authorizes the same privileges and restrictions as provided for a Type 47 license except it is issued for a specific season. Inclusive dates of operation are listed on the license certificate.



# Attachment 4

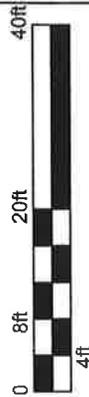
## Plans



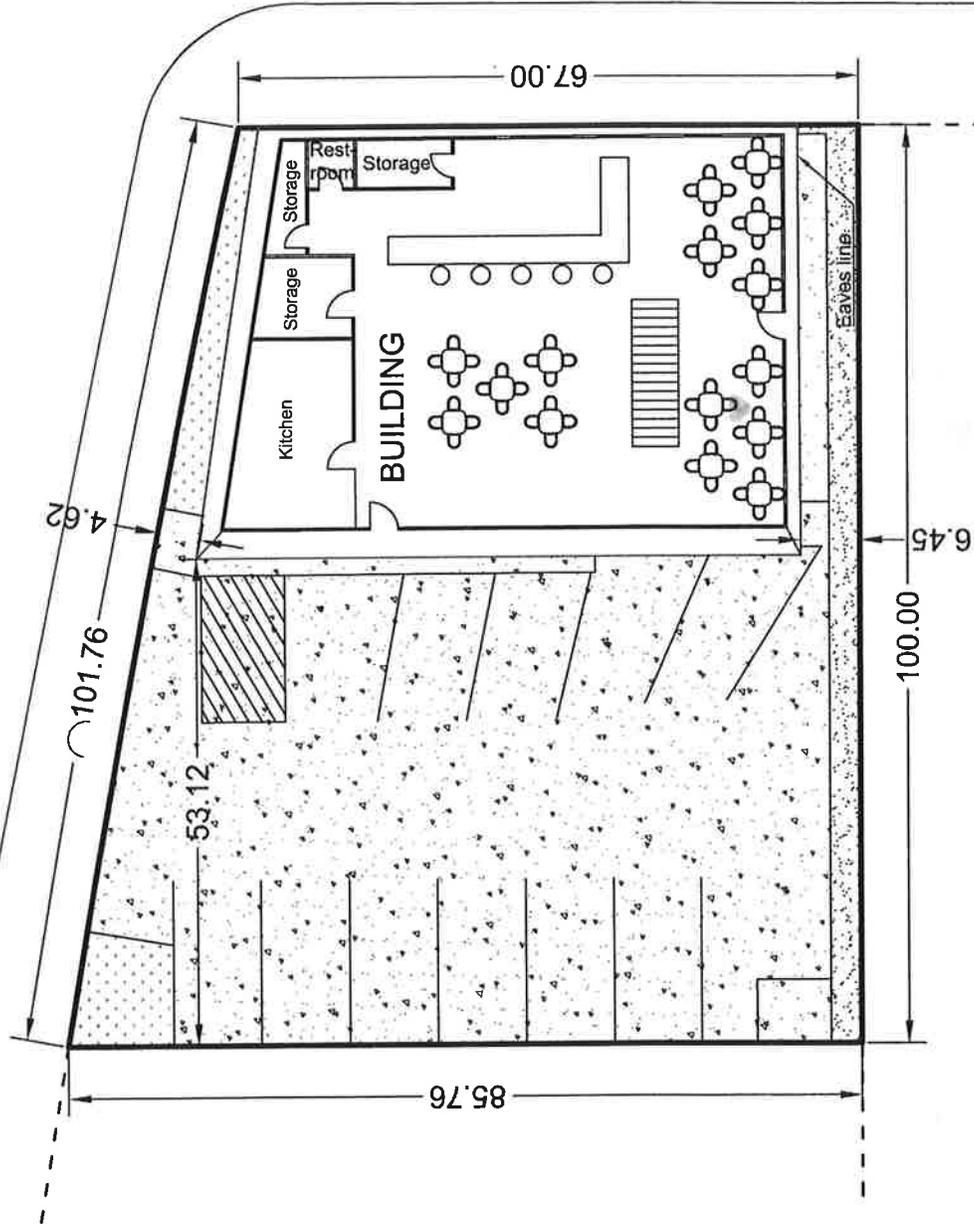
S La Cadena Dr

W O Dr

GRAPHIC SCALE



479 S La Cadena Dr  
Colton, CA 92324  
Site plan  
Scale 1"=20'



  
**24hPlans.com**  
Your success is our mission

CHOPPER'S  
TACOS

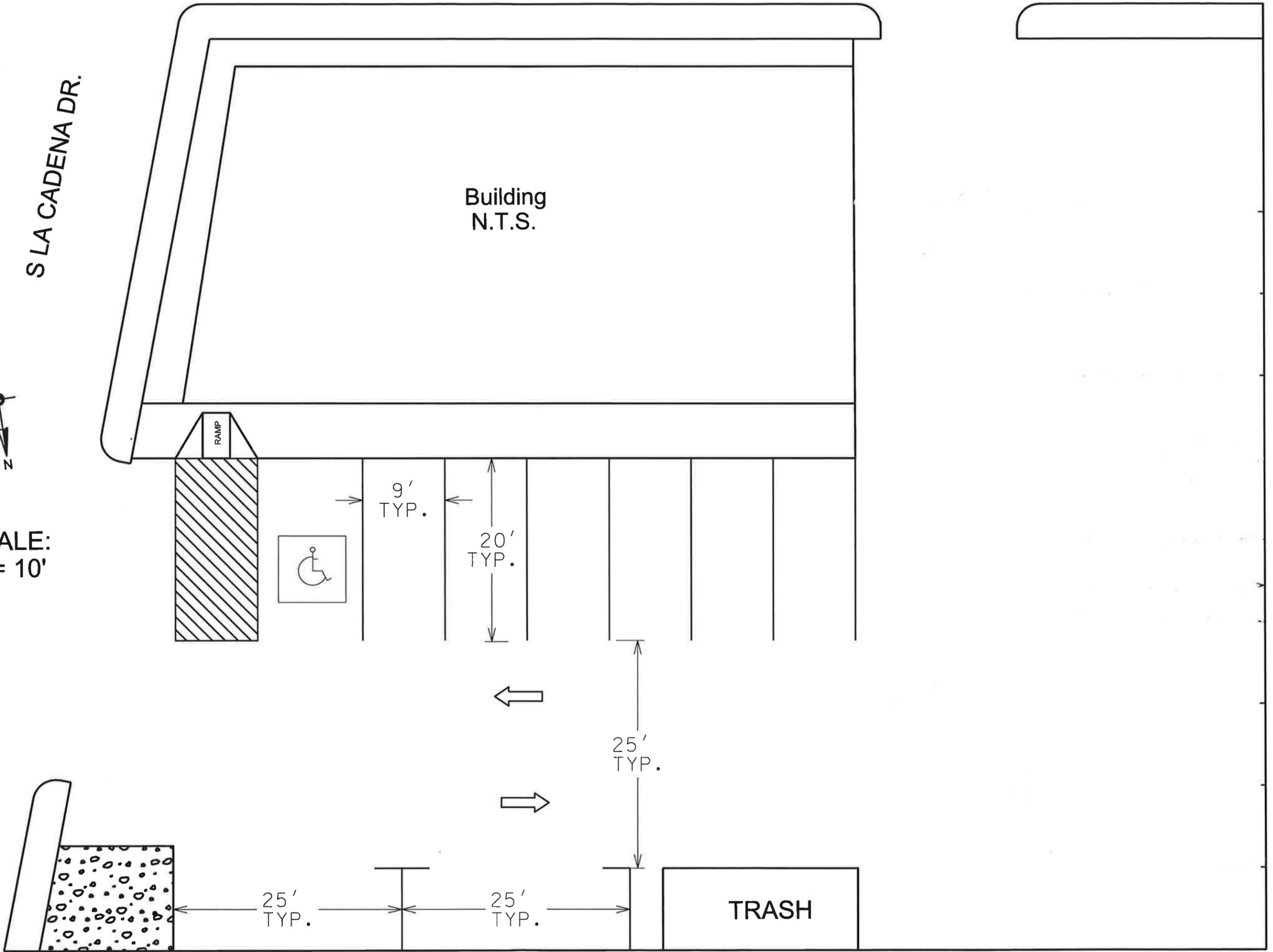
PARKING LOT  
LAYOUT PLAN

479 S. La Cadena Dr.  
Colton, CA 92324

S LA CADENA DR.



SCALE:  
1" = 10'

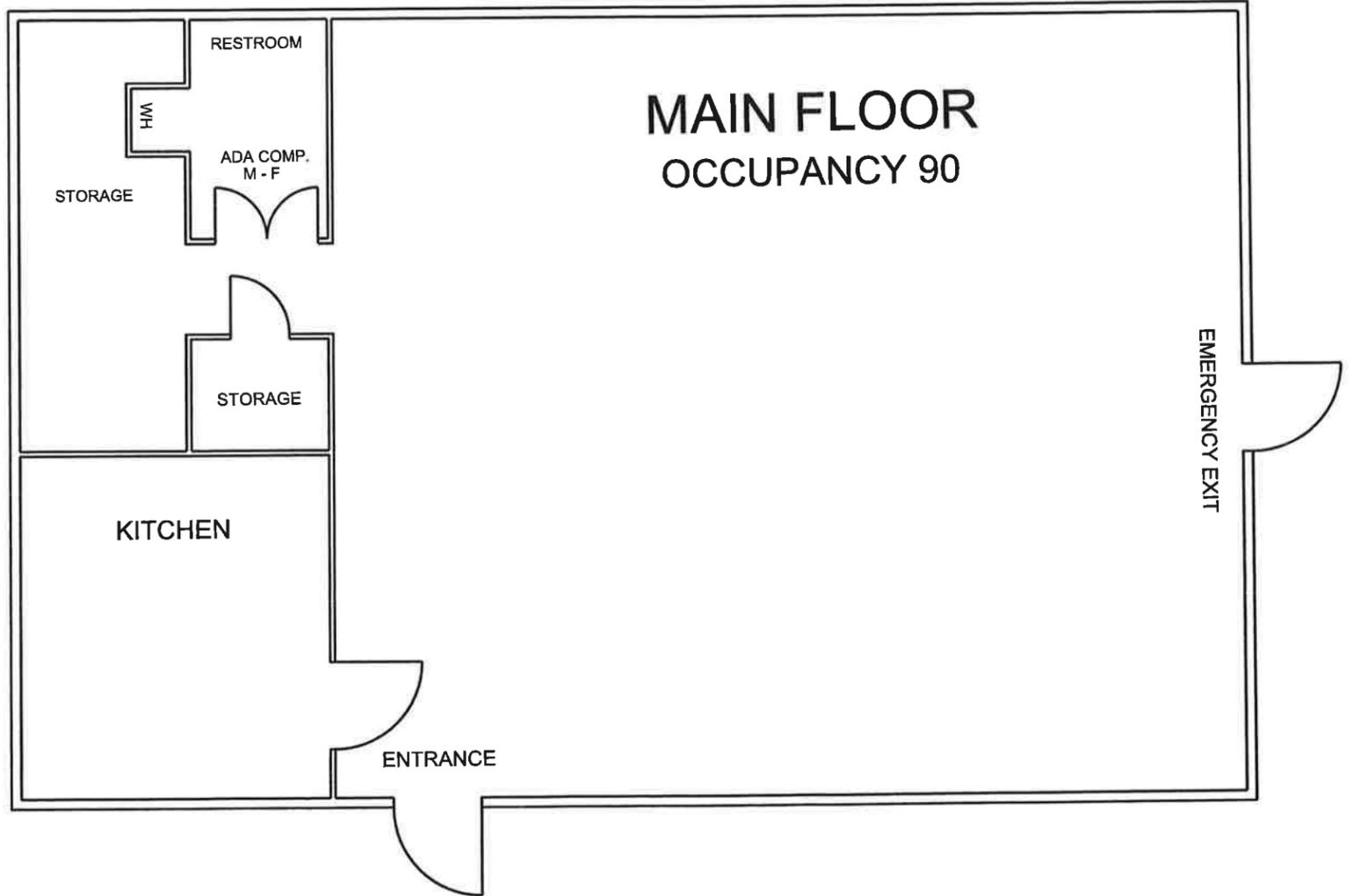
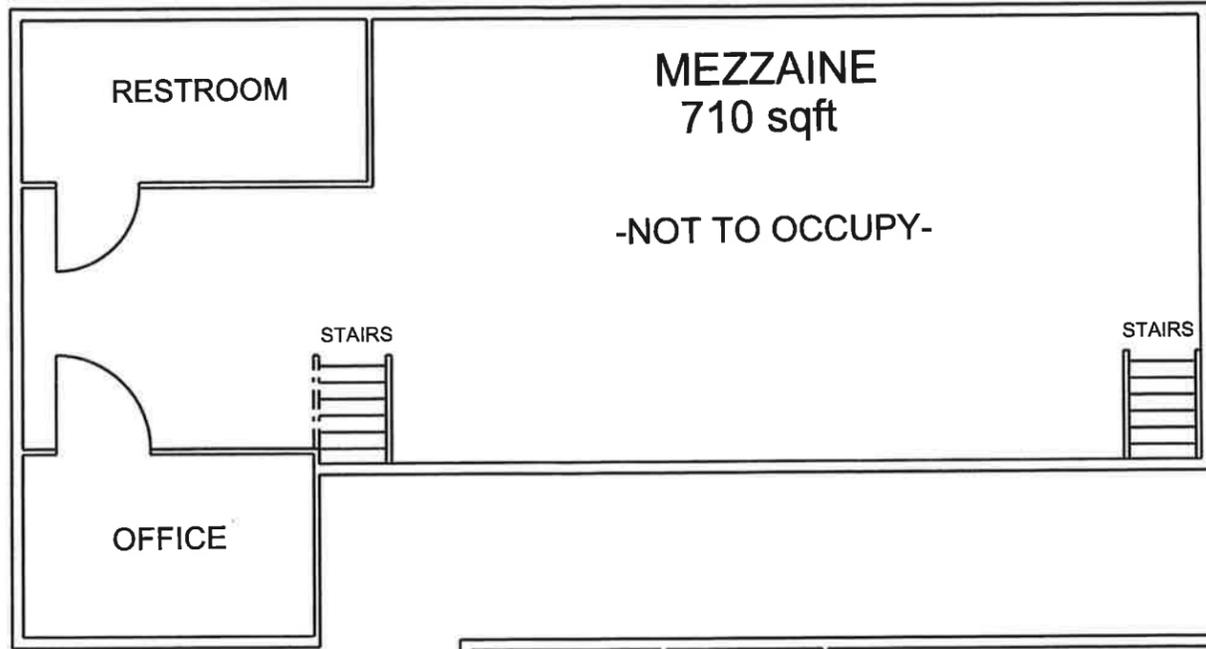


CHOPPER'S  
TACOS

BUILDING LAYOUT

479 S. La Cadena Dr.  
Colton, CA 92324

SCALE:  
3/16" = 1'



CHOPPER'S  
TACOS

LANDSCAPING

479 S. La Cadena Dr.  
Colton, CA 92324

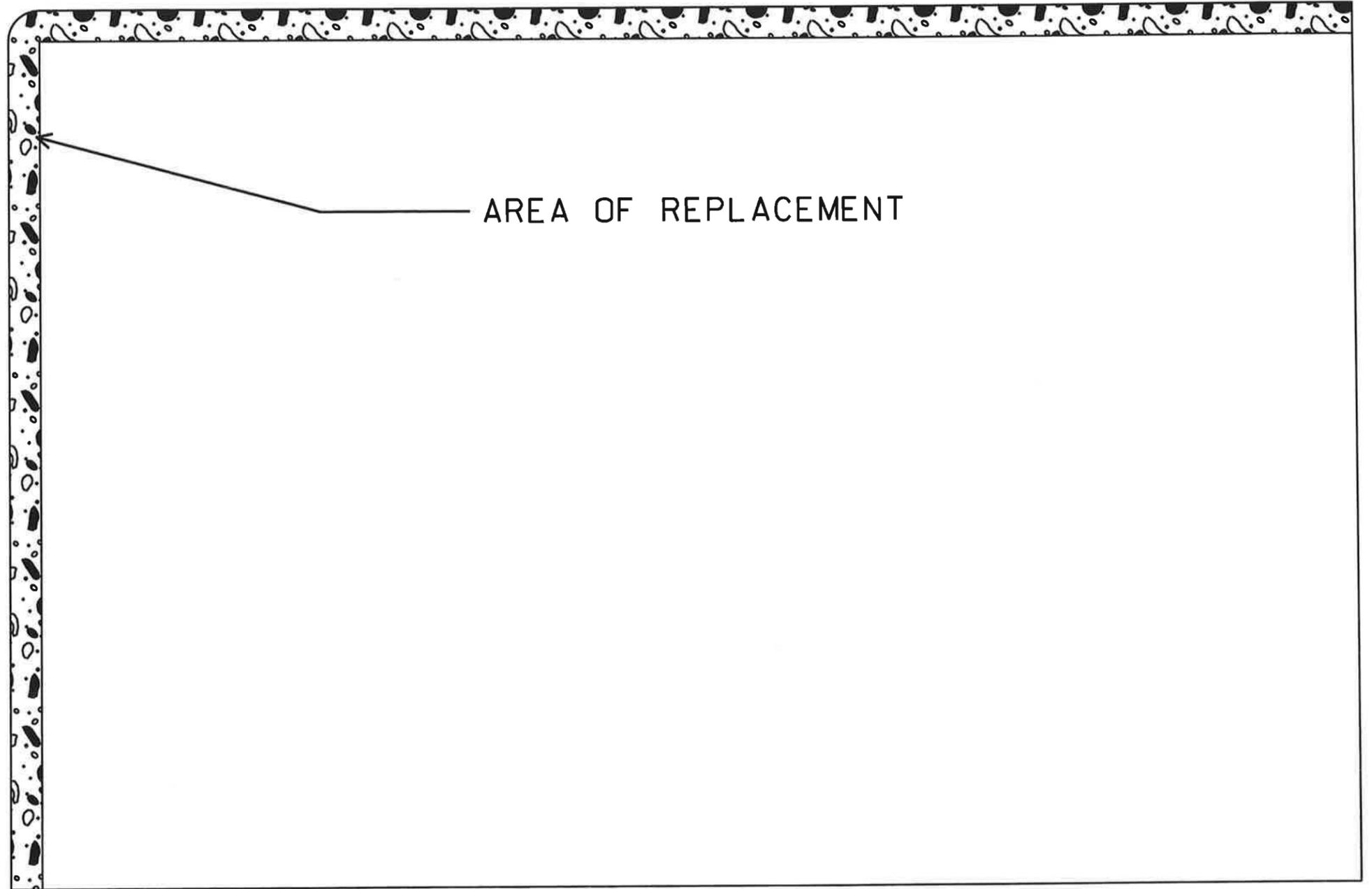
**LANDSCAPE PLAN**

THEME: Desert  
IRRIGATION: Drip  
PLANTS: Low Water Consumption

**PHASE PLAN**

July 31st 2016 or before  
PLAN: Replace 100% of current  
grass landscape of property  
perimeter

**SCALE:**  
**1/4" = 1'**





# Planning Commission Staff Report

City of Colton  
Development Services Department

**MEETING DATE:** July 12, 2016

**FILE INDEX NUMBER:** DAP-001-316 Large Child Care Center

**REQUEST:** **Conditional Use Permit** to change the existing licensed small child care center allowing up to eight children to a large child care center allowing up to 14 children to be cared for in an existing single family home on property within the R-1 (Low Density Residential) Zone measuring approximately 3,920 square feet in area.

**APPLICANT:** Ana B. Hernandez

**PROPERTY OWNER:** Ana B. Hernandez

**ACTIONS:**  
**APPLICATION FILED:** 05-10-2016  
**APPLICATION REVIEW COMMITTEE** 05/26/16 (provision of comments and conditions)  
**CONSIDERATION BY THE PLANNING COMMISSION:** 07/12/16; **Decision** \_\_\_\_\_.  
**ENVIRONMENTAL DETERMINATION: Exempt under CEQA, Section 15301 (Existing Facilities), Class 1.** This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

**PROPERTY INFORMATION:**

- 1. Location: 928 Award Drive (APN: 0164-113-14)
- 2. Lot Size(s): 3,920 square feet, 1,292 square foot home
- 3. Existing/Previous Land Use: Single Family Home
- 4. General Plan Land Use Designation: Low Density Residential
- 5. Zoning: R-1 (Low Density Residential)
- 6. Surrounding Properties:

	Existing Land Use	Zoning	General Plan Land Use Designation
<b>North</b>	Single Family Home	R-1 (Low Density Residential)	Low Density Residential
<b>South</b>	Single Family Home	R-1 (Low Density Residential)	Low Density Residential
<b>East</b>	Single Family Home	R-1 (Low Density Residential)	Low Density Residential
<b>West</b>	Single Family Home	R-1 (Low Density Residential)	Low Density Residential

**7. Building and Department of Social Services Licenses:**

- February 20, 1997 Final Building Permit for construction of a Single Family Home.
- September 1, 2009 License to care for eight children at 1093 Award Drive. (recently moved to current address)
- October 26, 2015 License to care for eight children at 928 Award Drive (current license location)

## 8. Past Planning Actions:

None found

## **BACKGROUND AND PROPOSAL**

On January 19, 2010, the City Council adopted Ordinance No. 0-05-13, which requires the review and approval of a Conditional Use Permit for a Large Family Day Care Center which is defined by the City's Zoning Code as follows:

### **18.04.207.1 - Family Day Care Center, Large.**

*"Family Day Care Home, Large" means State-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than twenty-four hours within a single-family or multi-family dwelling. The occupant of the residence provides care and supervision generally for seven to fourteen children. As described in the California Health and Safety Code, large family day care homes may provide services for up to fourteen children when specific conditions are met.*

Child care licensing is monitored, licensed and inspected by the State of California Department of Health and Human Services Agency, Department of Social Services. The State provides a robust website with information on licensing for the general public, city planners and care givers. Staff has attached a number of relevant information and handouts from the website for the Commission to review. (See Attachment 1) The handouts are also available in Spanish. Available handouts include, but are not limited to explanation of licensing categories, zoning issues, disaster planning, and self-care assessment guidelines. The website link to the *Child Care Licensing Program* is below:

<http://cclid.ca.gov/PG411.htm>

Ms. Hernandez presently operates a small family day care facility for up to eight children. She has been operating within the neighborhood since 2009. She recently moved to the current address, same neighborhood, last March 2015 and a new small family day care center license was obtained from the California Department of Social Services. The day care center will be operated by family members of the home – a total of three family members take care of the children and offer the following services as part of the care center and within California State Law requirements (Attachment 2):

- Pick-up children from school
- Drop off children at a local school
- Service is available on a 24 hour basis within the guidelines of state law
- Provide a safe environment
- Family has over 10 years' experience as a child care center in the neighborhood

Staff mailed out notices to all residents and property owners within 660 feet of the subject property. As of July 6, 2016, no concerns, complaints or requests for information were submitted with the City.

## **PROPERTY INFORMATION**

The property is located within a single family residential neighborhood consisting of approximately 157 homes. There is parking on both sides of the street. The site's topography is -flat and each home includes a

two car garage with a front yard driveway approximately 22 feet in depth. The home is in good repair and well maintained based on exterior observation and general walk through conducted by staff.

**ZONING COMPLIANCE**

<i>Standard</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Compliance</i>
<b>Lot Area</b>	7,200 square feet	3,920 square feet	No change	Legal Nonconforming
<b>Lot Depth</b>	100'	103	No change	Yes
<b>Lot Width</b>	60 feet	40 feet	No change	Legal Nonconforming
<b>Lot Coverage</b>	40 %	42.9%	No change	Legal Nonconforming
<b>Building Height</b>	35 ft or 2.5 stories	One story	No change	Yes
<b>Parking –</b>	2 car garage	2 car garage	No change	Yes
<b>Setback, front</b>	25 feet	22 feet	No change	Existing nonconforming
<b>Side Setbacks</b>	4 feet	5 feet	No Change	Yes
<b>Setback, rear</b>	20 feet	20 feet	No change	Yes

**ANALYSIS**

The proposed large family day care facility is requested by a known operator within this Colton neighborhood. The services provided are generous and provide the neighborhood with an excellent child care option. The facilities are clean and in a home environment. While the lot sizes are compact and homes are within close proximity of each other, no concerns or complaints have been received from neighbors or residents of this proposed large family day care center.

State law restricts the scope of the municipality to review the proposal based on

- spacing and concentration of child care centers
- traffic control
- noise and
- parking

The diversity of service and 24 hours availability has allowed this child care center to avoid traffic, parking and noise issues. The Zoning Code currently restricted noise levels in a residential district to not exceed 65 dBA. However, staff has included a condition of approval that requires the Large Family Day Care Center to not cause any traffic congestion or conflicts with the existing neighborhood street system (Condition #12 of Draft Reso R-25-16). If problems or accidents are recorded or reported from customers or services provided by the proposed large family day care center, the City may request review of use and possible revocation of the conditional use permit if issues related to traffic, noise or parking are the cause of disruption and automobile and/or pedestrian accidents in the neighborhood related to the allowance of a large family group home care facility. (Attachment 3)

The Department of Social Services website provides a search engine for inquiries as to number of “Large Family Care Centers” within Colton. A total of eight centers were found. Specific location of each center was not immediately accessible on the website. Staff is working with the State Family Child Care Center representative in providing the Planning Commission with a more detailed map of the surrounding care facilities for reference at the July 12, 2016 Planning Commission meeting. The website is, however, very informative as to the Department of Social Services information about a licensed family care center and provides specific information about:

- Number of visits by State Inspectors;
- Citations
- Inspection details – dates, types of citations and summary of number of inspections;
- Complaints;
- Other visits; and

- Reports (as available)

The link for the above information: <https://secure.dss.ca.gov/CareFacilitySearch/home/index>

Staff conducted a search under Ms. Hernandez' current small family care center license and found no complaints or issues. Two inspections have been conducted by the State Department of Social Services.

### **ENVIRONMENTAL DETERMINATION**

Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance. The proposal is exempt under Article 19, Section 15301 (Existing Facilities), Class 1 of the CEQA Guidelines. This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

### **CONDITIONAL USE PERMIT FINDINGS:**

A key goal of land use rules is for nearby land uses to be compatible with one another. One way cities do this is to say that certain kinds of uses are allowed only under certain conditions through a conditional use permit (CUP). The CUP process allows decision-makers to avoid, minimize or mitigate anticipated problems.

The Planning Commission has authority to conduct public hearings to consider CUP applications pursuant to Colton Municipal Code Section 18.58.060 which states in part: *"In considering a Conditional Use Permit, the Commission shall affix those conditions which it determines will tend to safeguard the public health, safety and general welfare in the zone."* Therefore, in approving a Conditional Use Permit, the Commission should consider the findings as prescribed below.

1. ***That the proposed Use is in accord with the General Plan, the objectives of this title, and the purposes of the zone in which the site is located;*** The proposed Large Family Child Care Center is consistent with the following General Plan Update goals and objectives:

General Plan Update **Goal LU-1.** *"Achieve a balance of land use types that create diverse opportunities for housing, employment, commerce, recreation, and civic engagement."* The proposed Large Family Care Center allows an existing family child care provider to grow and provide expanded services that are a need within the neighborhood and general community. In addition, child care is an appropriate and acceptable accessory use of our existing single family neighborhoods and specifically within this neighborhood as reviewed and inspected by the City and State Department of Social Services inspectors.

2. ***That the proposed Use, together with the conditions applicable thereto will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;*** The proposed Large Family Care Center will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity for the following reasons:
  - A. The proposed use hours of operation are acceptable for the residential neighborhood of the subject site and the surrounding properties.
  - B. The proposed business is located in an area of the City consisting of residential uses where such services area commonly found to serve families of a neighborhood.
  - C. Conditions have been placed on the Large Family Care Center which will mitigate any potential impacts created by the use and ensure that the use will not negatively affect the surrounding community.

3. ***That the proposed Use complies with each of the applicable provisions of this title;*** While there are nonconforming development standards at this location, the use conforms with the requirements of the Colton Zoning Code, as conditioned. The subject property is zoned R-1 (Low Density Residential) which permits Large Family Care Centers, subject to Conditional Use Permit. The R-1 (Low Density Residential) Zone is intended to provide places for child care services to serve the community and to establish those standards of development necessary to insure that such services that are placed in residential areas will be compatible with adjoining land uses, subject to continued good operation and compliance with conditions of approval within adopted Planning Commission Resolution.

**RECOMMENATION**

Staff recommends that the Planning Commission adopt PC Resolution No. R-25-16 approving DAP-001-316, subject to conditions imposed by PC Resolution R-25-16 titled below:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A LARGE CHILD CARE CENTER ALLOWING UP TO 14 CHILDREN TO BE CARED FOR AN EXISTING SINGLE FAMILY HOME ON PROPERTY MEASURING APPROXIMATELY 3,920 SQUARE FEET LOCATED IN THE R-1 (LOW DENSITY RESIDENTIAL) ZONE.**



Prepared By:  
Mario Suarez, AICP Senior Planner



Reviewed By:  
Mark R. Tomich, AICP, Director

Attachments:

- Attachment – 1 Information handouts on Large Child Care Centers
- Attachment - 2 Applicant’s Operation Statement and Current State License Certificate
- Attachment - 3 Planning Commission Resolution No. R-25-16 (Conditional Use Permit)
- Attachment - 4 Site Plan, Floor Plan and Site Aerials

# Attachment 1

## Info Handouts

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Child Care Advocate Program

# Information Bulletin

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## Zoning Issues for Large Family Child Care Homes

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Many local cities or municipalities have zoning or planning and land use regulations for large family child care homes. Small family child care homes are exempt from these requirements. California law gives municipal agencies three options for zoning large family child care facilities:

1. Allow the facility as a use by right
2. Require a nondiscretionary permit
3. Require a conditional use permit

California law restricts the scope of the municipal agency review to the issues of spacing and concentration of facilities, traffic control, noise, and parking. Local ordinances must be reasonable and consistent with other local standards. Noise ordinances must take into account the normal noise generated by children. The municipal agency is to process the permit as economically as possible and is restricted from charging the facility more than the cost of the permit process.

During the permit process municipal agencies ask neighbors for comments and neighbors often object to a child care facility on their street. The zoning agency, however, can only look at the issues of noise, traffic control, parking and concentration, and not whether the

neighbors agree. Zoning agencies are also restricted from requiring facility improvements beyond those required for other homes not providing child care. For example, the zoning agencies cannot make square footage requirements for family child care homes.

Community Care Licensing requires a State Fire Marshal inspection and clearance prior to issuing a large family child care license. There is no licensing requirement for a zoning permit. However, licensees do need to comply with local laws such as sign ordinances, business licenses and zoning clearances that are not governed by the licensing agency.

The statute restricting the applications of zoning requirements for large family child care homes is section 1597.46 and 1597.47 of the California Health and Safety Code. If you have a problem with local zoning requirements, you may be able to get help from a city or county child care coordinator, your local family child care association or child care planning council. You may also contact Child Care Aware at (800) 424-2460, or the Child Care Resource and Referral Network at (415) 882-0234. For legal issues regarding zoning call the Child Care Law Center in San Francisco at (415) 394-7144 or the Los Angeles Public Counsel at (213) 385-2947.



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Child Care Advocate Program  
**Information Bulletin**

**Basic Licensing Requirements for a Family Child Care Home**

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**Family Child Care** is non-medical care and supervision for children, in the caregiver's own home, for periods of less than 24 hours per day.

**Facility Types:**

- Small Family Child Care Home
- Large Family Child Care Home

**Capacity:**

The maximum number of children that may be cared for, including the children under 10 who live in the home, is one of the following:

**Small Family Child Care Home:**

- Four infants only, or six children and no more than three of whom may be infants, or
- Six children, or up to eight children when one child is at least six years of age and one child is enrolled in and attending kindergarten or elementary school and no more than two infants are in care.

**Large Family Child Care Home:**

- Twelve children, no more than four of whom may be infants, or
- Up to 14 children when one child is at least six years of age and one child is enrolled in and attending kindergarten or elementary school and no more than three infants are in care.
- An Assistant Provider is required in a Large Family Child Care Home when the capacity is over 8.

**Staffing:**

- Licensee, employees and all adults residing in the home must be fingerprint cleared with the California Department of Justice and the Federal Bureau of Investigation and have a Child Abuse Index check.
- Licensee, employees and all adults residing in the home must have a TB clearance.



- Licensee must have 15 hours of health and safety training approved by the Emergency Medical Services Authority, American Heart Association or American Red Cross. This includes a current pediatric CPR and First Aid certificate. In a Large Family Child Care Home, at least one person must be onsite who has current certificates or cards in pediatric CPR and First Aid.
- An Assistant Provider must be at least 14 years of age. Assistant Providers under 18 years old cannot be left alone with the children.
- Licensee must be present in the home 80% of the time and ensure that the children in care are supervised at all times.

**Physical Plant:**

- Care provided in primary residence
- Homelike environment
- Home has telephone service
- Stairs fenced or barricaded when children ages 0 to 5 are in care
- Fireplace and heater are screened
- Functioning fire extinguisher rated at least a 2A10BC and smoke detector
- Smoking prohibited on the premises during hours of operation and areas of the home where children are present.
- Detergents, cleaners, medicines and other items which could pose a danger are inaccessible to children.
- Poisons and firearms are in a locked location. Ammunition is stored and locked separately from firearms.
- Swimming pools, hot tubs and spas, and all other bodies of water are inaccessible by a non-climbable, five-foot fence; with a self-latching gate which swings away from the pool, or a locked cover that supports the weight of an adult.
- Direct supervision is always required by the Licensee when no fence is present in the outdoor play area.
- Safe and age-appropriate equipment which is in good repair
- Home kept clean and orderly, with comfortable heating and ventilation
- Isolation area for a child who becomes ill or contagious
- Notification made to the department of proposed changes to existing buildings or grounds

**Property Owner/Landlord Notification:**

- You must inform your landlord of your decision to operate a Family Child Care Home
- You must obtain consent from your landlord when:
  - You plan to expand your Small Family Child Care Capacity from 6 to 8, or
  - You plan to expand your Large Family Child Care Home capacity from 12 to 14

**To apply for a Large Family Child Care Home license, you must:**

- Have a least one year of verified experience either as a licensed Small Family Child Care Home provider or as an administrator, director, or teacher at a licensed Child Care Center.
- Secure a fire safety clearance approved by the local fire authority.
- Meet any requirements of the city, county, or any other local ordinances such as a zoning permit and business license.

For further information, please see the Family Child Care Home regulations, Title 22, Division 12, Chapter 3, available at [www.cclcd.ca.gov](http://www.cclcd.ca.gov), under the “Tools/Resources” tab.



CDSS

California Department of  
Social Services



Child Care Advocate Program

## FAMILY CHILD CARE Self-Assessment Guide



COMMUNITY CARE LICENSING DIVISION  
"Promoting Healthy, Safe and

## Supportive Community Care”

### **FAMILY CHILD CARE** **SELF-ASSESSMENT GUIDE**

This self-assessment guide is designed to help you in self-assessing your family child care home. By using this, you can find problems and then correct them yourself. This guide contains some of the most common problem areas found by licensing staff when they make visits. Read each statement and check Met, Not Met, or Doesn't Apply for the answer that best describes your family child care home.

This is not a complete list of licensing regulations. It includes many of them, but does not replace the regulations. When the licensing worker visits, they may look at more than just what is in this guide. You should review the family child care regulations for all of the requirements.

### **SAFETY OF YOUR HOME** **(Regulation Section 102417 and 102424)**

<b><u>MET</u></b>	<b><u>NOT MET</u></b>	<b><u>DOESN'T APPLY</u></b>	
[ ]	[ ]	[ ]	1. Home is clean and neat.
[ ]	[ ]	[ ]	2. Fireplaces, woodstoves, and heaters are screened.
[ ]	[ ]	[ ]	3. Home has a fire extinguisher and smoke alarm and both work. (The fire extinguisher must be a 2A:10BC)
[ ]	[ ]	[ ]	4. Home has a working phone.
[ ]	[ ]	[ ]	5. Emergency phone numbers, including poison control are close to the phone.
[ ]	[ ]	[ ]	6. Children cannot get to anything that could poison them. Known poisons are locked up. Cleaning supplies and detergents are stored out of reach of children.
[ ]	[ ]	[ ]	7. All guns and any other weapons are not loaded and are locked up and kept away from children. Bullets for all guns are locked and stored away from the guns.

**FAMILY CHILD CARE**  
**SELF-ASSESSMENT GUIDE**

**SAFETY OF YOUR HOME**  
**(Regulation Section 102417 and 102424)**

<b><u>MET</u></b>	<b><u>NOT MET</u></b>	<b><u>DOESN'T APPLY</u></b>	
[ ]	[ ]	[ ]	8. Medicines are kept where children cannot get to them. This includes medicines in bathroom cabinets.
[ ]	[ ]	[ ]	9. Outdoor play areas are fenced. If not fenced, someone is with the children at all times when they are outside.
[ ]	[ ]	[ ]	10. Stairs have gates to keep infants and toddlers from falling.
[ ]	[ ]	[ ]	11. Swimming pools, spas, hot tubs, fish ponds and any similar bodies of water are covered or fenced. The cover or fence has been seen and approved by the licensing agency. (The fence must be at least 5 feet high)
[ ]	[ ]	[ ]	12. Smoking is not permitted while children are in care.
[ ]	[ ]	[ ]	13. Driver's license is current.
[ ]	[ ]	[ ]	14. Cars are safe and seating capacity is not exceeded.
[ ]	[ ]	[ ]	15. Infants are in car seats when in the car.
[ ]	[ ]	[ ]	16. Everyone uses seat belts.
[ ]	[ ]	[ ]	17. Toys and play things are safe, clean and are right for the age of the children playing with them. There are enough toys for all the children.
[ ]	[ ]	[ ]	18. Food brought by each child's parent, is labeled with the child's name and stored in the refrigerator when required.
[ ]	[ ]	[ ]	19. Babywalkers, bouncers, and jumpers are not used for children in care and are kept where children can't get to them.

**FAMILY CHILD CARE**  
**SELF-ASSESSMENT GUIDE**

**RECORDS NEEDED**

**(Regulation Sections 102384, 102416, 102417, 102419 and 102370)**

It is important that you keep records somewhere together in your home so you can get to them quickly. Licensing workers will ask to see your records when they visit and parents may want to change or add to information they gave you on their child or children.

<u>MET</u>	<u>NOT MET</u>	<u>DOESN'T APPLY</u>
------------	----------------	----------------------

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. You have liability insurance or a bond.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. If you don't have liability insurance or a bond, you have a statement from each parent saying they know you do not have liability insurance or a bond. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. There is an emergency information and medical care consent card for each child.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Emergency disaster plan is on hand. Fire drills and disaster drills are done at least every 6 months.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. There is a list of all children being cared for.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Pediatric CPR and first aid card is valid and proof that health care training has been taken.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Criminal record clearance and child abuse index checks have been done for all adults in the home.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Annual license fee is paid.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. License is on hand.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. License number is on all advertisements.  |

**FAMILY CHILD CARE  
SELF-ASSESSMENT GUIDE**

**RECORDS NEEDED**

**(Regulation Sections 102384, 102416, 102417, 102419 and 102370)**

<b><u>MET</u></b>	<b><u>NOT MET</u></b>	<b><u>DOESN'T APPLY</u></b>
-------------------	---------------------------	---------------------------------

- |  |                          |                          |                          |  |
|--|--------------------------|--------------------------|--------------------------|--|
| <table border="0"> <tr> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>11. You have proof of property ownership.</p> <ul style="list-style-type: none"> <li>- If own or buying home, this is a copy of the deed or property tax statement.</li> <li>- If renting or leasing, this is a copy of the lease or rental agreement.</li> </ul> |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |
| <table border="0"> <tr> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>12. Parents Rights form is signed by parents of all children. (LIC 995A)</p>  |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |
| <table border="0"> <tr> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>13. Parents Rights Poster is posted.</p>  |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |
| <table border="0"> <tr> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>14. Parents are told about their rights to complain.</p>  |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |
| <table border="0"> <tr> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>15. Notice of Employee Rights is signed.</p>  |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |
| <table border="0"> <tr> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>16. Copies of licensing reports and substantiated complaints are available for parent review.</p>   |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |

If you are caring for the two additional children, then you must also keep certain records that will be asked for by licensing workers.

- |  |                          |                          |                          |   |
|--|--------------------------|--------------------------|--------------------------|---|
| <table border="0"> <tr> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>16. Parents have been told that you are caring for the additional children.</p>            |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |                          |   |
| <table border="0"> <tr> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>17. Property owner/landlord has given written permission to care for 8 or 14 children.</p> |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |                          |   |
| <table border="0"> <tr> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td style="padding-right: 10px;"><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>18. License attachment is with your license.</p>   |
| <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> |                          |   |

**FAMILY CHILD CARE  
SELF-ASSESSMENT GUIDE**

**CARE AND SUPERVISION  
(Regulation Sections 102417 and 102423)**

<b><u>MET</u></b>	<b><u>NOT MET</u></b>	<b><u>DOESN'T APPLY</u></b>	
[ ]	[ ]	[ ]	1. There are no more children than the license allows.
[ ]	[ ]	[ ]	2. Assistant caregiver is present when required.
[ ]	[ ]	[ ]	3. Children are supervised at all times.
[ ]	[ ]	[ ]	4. Children are not spanked, slapped, hit or prevented from eating, sleeping, or going to the bathroom.
[ ]	[ ]	[ ]	5. Children who are sick are cared for in a place away from children who are not sick.

**IMMUNIZATIONS  
(Regulation Section 102418)**

<b><u>MET</u></b>	<b><u>NOT MET</u></b>	<b><u>DOESN'T APPLY</u></b>	
[ ]	[ ]	[ ]	1. All children in care have been immunized.
[ ]	[ ]	[ ]	2. Immunizations are current for all children in care.
[ ]	[ ]	[ ]	3. Parents have signed the "Personal Beliefs Affidavit."

**ITEMS NOT REQUIRED BY REGULATIONS  
BUT WILL MAKE YOUR HOME SAFER FOR CHILDREN**

The following items are not identified in the family child care regulations. However, you could be cited under Section 102417 if it is found that a child could be hurt or injured by any item in the home. The following are just some of the most common items that could injure a child. Check your entire home. Each home is different and you are responsible for making it safe and healthy for children.

<b><u>MET</u></b>	<b><u>NOT MET</u></b>	<b><u>DOESN'T APPLY</u></b>	
[ ]	[ ]	[ ]	1. Drawers and cabinets with liquor, plastic bags, and sharp things, such as knives, or small things that children may swallow, are locked.
[ ]	[ ]	[ ]	2. Covers are placed in all unused electrical outlets if they are where children can reach.
[ ]	[ ]	[ ]	3. Throw rugs are backed with a nonskid material.
[ ]	[ ]	[ ]	4. Each child has their own towel and washcloth.
[ ]	[ ]	[ ]	5. Hot water is between 105 and 120 degrees. Any hotter can cause serious burns.
[ ]	[ ]	[ ]	6. Hands are washed after each diaper change. This is to protect you and your family as well as the children.
[ ]	[ ]	[ ]	7. Children's hands are washed after using the bathroom, before eating and when dirty.
[ ]	[ ]	[ ]	8. Rooms that are "off limits" to children are locked or have door knob covers.



**CDSS**

California Department of  
Social Services



Child Care Advocate Program

**DISASTER PLANNING**  
**Self-Assessment Guide for**  
**CHILD CARE CENTERS and**  
**FAMILY CHILD CARE HOMES**



COMMUNITY CARE LICENSING DIVISION  
“Promoting Healthy, Safe and  
Supportive Community Care”  
**COMMUNITY CARE LICENSING DIVISION**

## **CHILD CARE ADVOCATE PROGRAM**

### ***DISASTER PLANNING GUIDE FOR CHILD CARE HOMES AND CENTERS***

This Disaster Planning Guide can serve as a planning tool for Family Child Care Homes and Child Care Centers. Title 22 Regulations (Section 102417 (g) (9) for Family Child Care Homes and Section 101174 (a) for Child Care Centers) require that every facility develop and implement a disaster and mass casualty plan. Rather than being all-inclusive, this Guide provides basic disaster preparedness and emergency planning information that can be customized to fit the size and population of your facility and its needs. All facilities must include a written disaster plan in their plan of operation. Californians are no strangers to emergencies and disasters. In recent years, child care programs have sustained major disaster-related damage, requiring temporary closure, evacuation and relocation of vulnerable populations of children. Facilities that have followed the steps toward preparedness and planning will be better able to protect lives and property with the ability to return to a normal operation in a shorter time period.

Where your facility is located and the specific disaster threats in the community in which you operate are extremely important in developing your disaster preparedness and response plans. Local city emergency coordinators, fire, law enforcement, and public works departments can assist you in your determination of potential disaster threats, and in determining the threat of hazards immediately close to your facility. Also, in recognition of the special threat that earthquakes pose in California, the Legislature enacted Health and Safety Code Section 1596.867 which requires you to include an Earthquake Preparedness Checklist (LIC 9148) as an attachment to your disaster plan. This Checklist is not reviewed by licensing and is not a requirement to be licensed, but it is a useful tool in earthquake preparedness planning.

#### **Reducing the Potential Threat of Disasters and Emergencies**

Take the time to inspect your facility both inside and outside as well as the surrounding area around the facility for potential danger or disasters that may exist. Major threats during an earthquake are from falling objects from high places, furniture and equipment that is not secured, broken or flying glass, and severed or broken electrical lines, natural gas lines, and flooding from broken plumbing. The threat of fire is increased when flammable materials are not stored safely and there are trees and brush that are close to or touching the building. Potential damage from flooding is great for facilities with poor drainage, clogged or obstructed storm drains and rain gutters or located in low-lying or flood prone areas. This inspection may also help you find existing licensing violations and help you avoid future citations.

1. Maintain a current and accessible written evacuation plan available with at least two unobstructed escape routes.
2. Ensure that matches, lighters, and flammable liquids are inaccessible to children.
3. Regularly clean and check heating, cooling, gas and electrical systems and verify that they are in good working order.

4. We suggest providing one or more carbon monoxide detectors, in addition to regular maintenance and checks of required smoke detectors.
5. Maintain fire extinguishers in kitchens and other areas, and ensure that they are properly charged mounted, and easy to reach in case of fire.
6. Train staff and family members on how to properly use a fire extinguisher.
7. Replace numerous electrical plugs and cords with safe electrical outlet sources, such as permanent outlets or strip outlet connectors with circuit breakers.
8. Secure water heaters, refrigerators, tall and heavy cabinets and furniture.
9. Check to be sure that all gas appliances have strong and flexible connections.
10. Remove or secure heavy objects on high shelves and counters.
11. Provide safety latches or locks on cabinets to keep contents inside.
12. Ensure that aquariums, wall hangings, pictures, and other potentially hazardous displays are secured and located away from seating/sleeping/play areas.
13. Check for any obstructions that prevent safe exit from the facility, such as window security bars.

**PREPARDNESS**  
**WATER**

1. Provide an adequate supply of drinking water to last the staff and children a minimum of 72 hours (1/2 gallon per child and 1 gallon per adult per day). Additional water will be needed for sanitation.
2. Locate the water supplies in areas that are easy to reach in case of a disaster or emergency.
3. Use commercial water purifiers or disinfectants, date the water supply, and change it at least once per year to keep it fresh. Note: Water can be purified for storage by adding 8 drops of unscented chlorine bleach to every one gallon of water.

**Food**

1. Maintain a dated 72-hour emergency supply of food that does not require refrigeration and can be kept for long periods of time. Choose foods that are

appropriate for the ages of children and that children are most likely to eat.

2. Store the emergency food supplies in areas that are safe, secure and easy to reach in most disasters.
3. Date all stored emergency food and plan to use and replace it on a regular basis
4. Maintain a supply of disposable eating utensils and a non-electrical can opener.
5. Document if you are caring for children with diabetes, allergies, or a special medical condition or need, and keep an emergency supply of their medications or other health supplies.

### **Emergency Supplies**

1. Maintain at least a three - day supply in the six basic areas (water, food, first aid, clothing and bedding, tools and emergency supplies, and special items). Don't forget formula and special food for infants, including diapers and other sanitation supplies.
2. Make sure you have enough small and large first aid supplies, and portable first aid kits that can be easily taken outside in case of immediate evacuation.
3. Keep on hand portable radios with extra batteries.
4. Store extra batteries for the facility's smoke and carbon monoxide detectors and multiple flashlights so that each room has one.
5. Maintain an adequate supply of personal hygiene and sanitation supplies, including toilet paper and paper towels. Instruct staff to keep their own personal necessity items safely stored at the facility.
6. Store extra bedding and blankets to provide warmth and comfort if outdoors or inside if utilities fail.
7. Consider making provisions for portable toilets, tarps/canopies, and some sort of temporary shelter structure in case you need to keep everyone outside.
8. Large child care programs will need equipment and supplies for search and rescue, such as shovels, crowbars, hard hats, stretcher, and flashlights.
9. Maintain a minimal supply of sandbags and plastic sheeting to prevent or reduce flood damage.

### **Transportation**

1. Keep additional first aid kits in the facility's vehicle(s).
2. Obtain and update regularly emergency phone numbers and identification information for the children, including consent for medical treatment and

transportable in an emergency.

3. Keep at least  $\frac{1}{4}$  tank of gas in all facility vehicles.
4. Develop a plan to supplement facility transportation by the use of volunteers, additional staff, or neighboring facility vehicles.
5. Make sure that the vehicle is in good operating condition.

### **Disaster Drills and Procedures**

1. Schedule regular drills at least once every six months, including provisions for fire, earthquake, shelter in place, relocation and evacuation. Document all such drills. (Section 102417 (g) (9) for Family Child Care Homes and Section 101174 (d) for Child Care Centers.
2. Be sure your staff and children know the signs and signals for various types of disasters, and that they understand what to do.
3. Conduct drills for different types of disasters at several times during the year.
4. Develop plans for relocating to more than one other site, if necessary. Obtain written agreements to use those site, and be sure that parents and staff know the location of the sites.
5. Establish procedures to inform responsible relatives of children in your care about your response plan. Parents can be a valuable resource in helping to plan and secure supplies.
6. In larger child care facilities, establish more than one way to convey an immediate message to all staff in all areas that they need to shelter-in-place (lock down), or evacuate immediately if it is safe. Remember, communication systems that rely on your electrical system may not function in an emergency.
7. Establish confirmed out-of-state and out-of-area telephone contacts that can be used to relay facility status information in case local phone lines are overloaded, and be sure parents and guardians have been given these phone numbers.
8. For larger child care facilities, consider including your governing board, neighborhood residents, local government, businesses, and volunteers in your planning.
9. Provide assistance and information to ensure that staff are prepared at home, and that they have a family plan and supplies.

### **Recovering from Disaster**

Recovery from disaster means efforts to return the facility, staff, and children to normal  
CCAP 10/99

as soon as possible. There may be extensive visible damage to the physical plant, requiring a series of repairs. Depending on the amount of damage, returning to normal operations could be a long term process. Be familiar with your local jurisdiction's damage assessment process. If your facility sustains structural damage, access may be limited or prohibited and this will impact the clean-up and initial repairs that you and your staff can do. Be sure that your facility has been inspected and you have been given approval to return. The cumulative crisis-related stress of a disaster can dramatically impact the psychological and physical well-being of children and adults. Facilities that are prepared for disaster have shorter recovery times. Loss of clientele and potential loss in income are added reasons why facilities will want to do everything they can to return to normal as soon as possible. Despite your best efforts to provide support and reassurance to children and adults, they may continue to experience these symptoms and reactions which may indicate a need for professional consultation and intervention:

Children: Withdrawn, depressed, helpless, generalized fear, loss of verbal skills, sleep disturbances, loss of toileting skills, anxious attachment and clinging, uncharacteristic hostility or acting out.

Adults: Withdrawal or depression, feelings of inadequacy and helplessness, difficulty in concentration, anti-social behavior, slow to respond, substance abuse, psychosomatic or real physical symptoms (headache, bladder/bowel problems, chest pains, cramps, sleep disturbance, change in food consumption patterns).

Facility staff can assist in psychological recovery by giving children and adults correct information about the disaster, preparing for additional events (such as earthquake aftershock), providing opportunities to talk and share feelings with others at the facility, providing a regimen of choices and activities, and facilitating communication with loved-ones or family members outside of the facility.

The following activities will assist in returning the facility itself to normal operations:

1. As soon as possible after the disaster, you or staff should perform an initial damage inspection of the facility in all interior and exterior areas.
2. A licensed structural engineer, architect or building inspector can assist in a detailed safety inspection of your buildings.
3. Delays in repair and construction may result in lost business from your parents.
4. Determine the potential impact of an interrupted cash flow and consider establishing a contingency fund.
5. Consider obtaining earthquake and flood insurance to protect your facility and assets.
6. Maintain accurate records to inventory condition of furniture, equipment and other high-cost items.
7. Set-up an ongoing system of accurately documenting the costs associated with the

disaster, including staff and supplies.

8. Develop reasonable expectations for staff and children during a disaster, when coping ability is low and frustrations are high.
9. If a major disaster is declared, you may need to contact the Federal Emergency Management Agency (FEMA), the Small Business Administration (SBA), and local emergency offices to find out about applying for disaster assistance programs.
10. Determine which children or staff will require additional assistance from staff to relocate from the facility during a drill or actual emergency.
11. Contact your local fire department, city or county Office of Emergency Services, or a local Chapter of the American Red Cross regarding training for your facility.

### **Communicating with the Licensing Agency**

Title 22 regulations for most facility types require reporting of unusual incidents to Community Care Licensing by telephone or fax within 24 hours, with a written report to follow in seven days. Communicating with the licensing agency is extremely important if you have damage to your building, need to relocate, or have injuries or deaths involving children or adults. During previous disasters, licensing staff have assisted in facility relocation by expediting the issuance of Provisional Licenses for temporary sites, and coordinating health and safety inspections with local building and fire authorities to assure the safety of any new facility.

Since licenses are not transferable, outside funding sources, such as subsidized child care, child care food programs, and regional centers, may require verification of a current, valid license and status before funding can continue to provide care to children at a new location.

### **Resources**

There are many resources and agencies available to assist in your disaster planning efforts. The following are some of the resources and agencies you may want to contact for further information on disaster planning:

1. Provider groups/associations to share information on disaster planning and disaster resources in your Community.
2. Local Chapters of the American Red Cross.

3. Local City or County Emergency Services Coordinators.
4. Telephone book yellow page listings under "Earthquake Products and Services".
5. For child care facilities, disaster planning and response books and videos through the California Department of Education publications catalog. Phone: 1-800-995-4099.
6. Disaster assistance agency internet web site addresses (check your local phone book for phone numbers):

State of California Governor's Office of Emergency Services (OES):  
<http://www.oes.ca.gov>

Federal Emergency Management Agency (FEMA): <http://www.fema.gov>

Federal Small Business Administration (SBA): <http://www.sba.gov>

American Red Cross: <http://www.redcross.org>

Los Angeles County Emergency Operations Bureau (downloadable school plans): <http://eob.org>

# Attachment 2

## Operation Statement



# State of California

## Department of Social Services

Facility Number: 364843501

Effective Date: 10/26/2015

Total Capacity: 8

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

### this License to

ANA HERNANDEZ

to operate and maintain a

FAMILY DAY CARE HOME

### Name of Facility

HERNANDEZ FAMILY CHILD CARE  
928 AWARD DRIVE  
COLTON, CA 92324

This License is not transferable and is granted solely upon the following:

MAX. CAP: 6 - NO MORE THAN 3 INFANTS OR 4 INFANTS ONLY. CAP 8 - NO MORE THAN 2 INFANTS, 1 CHILD IN KINDERGARTEN OR ELEMENTARY SCHOOL AND 1 CHILD AT LEAST AGE 6.

Client Groups Served:

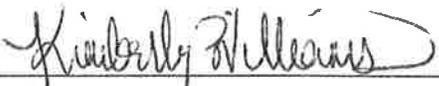
CHILDREN / INFANT

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(951) 782-4200

Pamela Dickfoss  
Deputy Director,  
Community Care Licensing Division

  
Authorized Representative of Licensing Agency

# Business Operation Statement

Name of business Hernandez Family child care

Address 928 Award Dr. Colton CA 92324 Unit         

Days of operation 7 days a week

Hours of operation 24 Hours

Number of Employees 1-3

Description of work being done or service provided

Child Care Services:

• Pick up from local schools

• Drop off from local schools

• 24 Hours Schools

• Safe environment

• Over 10 years of Experience.

Applicant Name (Printed) Ana B. Hernandez phone 909 835 6444

Applicant signature Ana B. Hernandez Date 05/09/14

# Attachment 3

P.C. Reso. No. R-25-16



1 existing single family neighborhoods and specifically within this neighborhood as reviewed  
2 and inspected by the City and State Department of Social Services inspectors.

3 2. *That the proposed Use, together with the conditions applicable thereto will not be*  
4 *detrimental to the public health, safety or welfare, or materially injurious to properties or*  
5 *improvements in the vicinity;* The proposed Large Family Care Center will not be  
6 detrimental to the public health, safety or welfare or materially injurious to properties or  
7 improvements in the vicinity for the following reasons:

8 A. The proposed use hours of operation are acceptable for the residential neighborhood of  
9 the subject site and the surrounding properties.

10 B. The proposed business is located in an area of the City consisting of residential uses  
11 where such services area commonly found to serve families of a neighborhood.

12 C. Conditions have been placed on the Large Family Care Center which will mitigate any  
13 potential impacts created by the use and ensure that the use will not negatively affect  
14 the surrounding community.

15 3. *That the proposed Use complies with each of the applicable provisions of this title;* While  
16 there are nonconforming development standards at this location, the use conforms with the  
17 requirements of the Colton Zoning Code, as conditioned. The subject property is zoned  
18 R-1 (Low Density Residential) which permits Large Family Care Centers, subject to  
19 Conditional Use Permit. The R-1 (Low Density Residential) Zone is intended to provide  
20 places for child care services to serve the community and to establish those standards of  
21 development necessary to insure that such services that are placed in residential areas will  
22 be compatible with adjoining land uses, subject to continued good operation and  
23 compliance with conditions of approval within adopted Planning Commission Resolution.

24 **SECTION 3.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the  
25 Planning Commission hereby approves **Conditional Use Permit DAP-001-316**, subject to the  
26 attached conditions of approval (Exhibit "A").

27 **SECTION 4.** This action by the Planning Commission shall be final unless an appeal of  
28 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.** This land use entitlement shall become null and void if not exercised within  
one (1) year of this approval and the applicant has not been granted an extension of time by the  
Planning Commission, pursuant to Section 18.58.070 of the Colton Municipal Code.

**SECTION 7.** The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of July 2016.

\_\_\_\_\_  
Planning Commission Chairperson  
Richard Prieto

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I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Colton at a meeting held on July 12, 2016, by the following vote of the Planning Commission:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

ATTEST:

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Planning Commission Secretary  
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 CONDITIONS OF APPROVAL.

**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**

2. This approval is for a Conditional Use Permit to allow a Large Family Day Care Center located at 928 Award Drive in the R-1 (Low Density Residential) Zone, as shown on the plans stamped and dated May 10, 2016, by the Development Services Department, except as amended by the conditions herein.
3. 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 implementation of the modification. Significant deviations from the approved plans or conditions of approval shall be subject to review and approval by the Planning Commission. The applicant requesting the modification shall supply information deemed necessary by the Director and/or Commission to make a determination.
4. All signs shall conform to the Sign Code.
5. Separate submittals and permits are required for all accessory structures such as but not limited to patios and storage buildings.
6. The applicant shall post the State of California Department of Social Services License in a visible area of the home as required by state law.
10. This establishment must comply with the City of Colton Municipal Code Section Performance Standards Title 18 (Zoning Code), Chapter 18.42 includes: Fire and explosion hazards; electrical interference; noise; vibration; smoke; odors; air quality; light; glare; liquid; and solid waste.
11. 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.
12. The Applicant and/or Property Owner shall, at all times, maintain the property so as not to constitute a nuisance in the community as related to traffic, parking, and noise.

1  
2 13. This action by the Planning Commission shall be final unless an appeal of the action is filed  
3 with the City Clerk’s office in writing, pursuant to Section 18.58.100 of the Colton  
Municipal Code.

4 14. This land use entitlement shall become null and void if not exercised within one (1) year of  
5 this approval.

6 **POLICE – CODE ENFORCEMENT DIVISION**

7 15. Comply with the requirements of the City of Colton **Code Enforcement/Police**, including  
8 the following:

9 a. **Landscaping:** Property manager or tenant will maintain all approved landscaping in  
10 good condition, including but not limited to adequate irrigation, mowing of grass, and  
replacing dead trees and shrubs. Above ground landscaping controls or backflow valves  
will be secured in a locked metal cage to prevent theft or vandalism.

11 b. **Loitering:** Loitering is prohibited on or about the premises. No exterior fixtures or  
12 furnishings at or adjacent to the location that encourage loitering and nuisance  
behavior. No exterior pay telephones.

13 c. **Litter/Graffiti:** The exterior of the business and areas adjacent to the business over  
14 which they have control, including all signs and accessory buildings and structures, shall  
be maintained free of litter and graffiti at all times. The owner or operator shall provide  
15 for daily removal of trash, litter and debris from the premises and on all abutting  
16 sidewalks and parking lots within twenty (20) feet of the premises. Graffiti shall be  
17 completely removed or covered with a color-matching paint within forty-eight (48)  
hours upon notification. The expectation for graffiti cover up is to produce an  
18 appearance the graffiti never existed.

19 d. The applicant shall grant “right of access” by the City or agent to remove graffiti.

20 e. **Exterior Lighting:** All lightning will be maintained in good working order. All lighting  
shall be shown on the required plot plans. Lighting shall be designed and installed in  
21 such a manner that provides adequate illumination to all parking spaces, stalls,  
walkways, corridors, and stairways, insuring there are no dim, dark, or shadowed areas  
22 (other than shadows naturally cast beneath the actual vehicles.) Lighting level will be  
a minimum of 1 footcandle and average of 2 footcandle. Lighting fixtures shall be such  
23 that the angle of projected light does not interfere or hinder the vision of police officers  
or security personnel patrolling the areas. All lighting will be properly shielded so as to  
24 not trespass or disturb neighboring residences, adjacent businesses, or persons while  
driving vehicles upon the roadway. In the event a lighting fixture becomes inoperable,  
25 property management will have the lighting repaired within 72 hours.

26 f. **General Parking:** Parking lot shall be maintained in accordance with Title 18 of the  
27 Colton Municipal Code, zoning ordinance requirements for paving and striping.  
28

- 1 g. **Storage:** Parking and trash areas will not be used for storage of hazardous materials,  
2 including but not limited to tires, waste oil, and inoperable or unregistered  
3 vehicles. Property manager or tenant shall promptly abate hazardous materials or  
4 inoperable vehicles. General exterior storage areas will be screened from public view.
- 5 h. **Advertisements:** Handbills or advertisements may be distributed in public places  
6 person-to-person but will not be placed or left upon unoccupied vehicles or otherwise  
7 left unattended in public places.
- 8 i. **Surveillance Monitoring:** The permittee shall install a video surveillance monitoring  
9 system, the video system shall be capable of recording a clear view of all areas of the  
10 subject property including, but not limited to, parking lots, walkways, corridors, all sides  
11 of buildings, the perimeter landscape and grass areas. Recordings shall be retained for  
12 a minimum of 30 days. Copies of recordings will be provided to the Colton Police  
13 Department upon request.
- 14 j. **Right of Access:** Permittee shall grant “right of access” to the City of Colton and its  
15 employees or agents for the purposes of monitoring compliance with these conditions,  
16 patrolling, investigating crimes, and enforcing laws and ordinances on the subject  
17 property. Permittee shall grant “right of access” to the City of Colton and its employees  
18 or agents to remove graffiti and to determine if the applicant is in compliance with these  
19 conditions.
- 20 k. **Exterior collection bins,** donation receptacles, or storage containers are not permitted  
21 except by express approval of Development Services Director.
- 22 l. **Compliance with Applicable Laws.** The permittee shall comply with all federal, state  
23 and local laws, including the Alcohol Beverage Control (ABC) Act. Any material  
24 violations of such laws in connection with the authorized use shall be grounds for  
25 revocation of this conditional use permit.
- 26 m. **Interior Lighting:** All interior areas of the premises will be illuminated in a manner  
27 that provides lighting sufficient to illuminate and make easily discernable the  
28 appearance of all persons on or about the premises.
- 29 n. **Complaints.** Three (3) or more verified complaints or occurrences within a one (1)  
month period, or six (6) or more verified complaints or occurrences within a three (3)  
month period, or twelve (12) or more verified complaints or occurrences within a one  
(1) year period regarding disturbances or criminal activity caused by patrons, staff or  
other persons at or near or leaving from the business facility on the subject property,  
shall be grounds for revocation of this conditional use permit. For purposes of this  
condition, verified complaints shall be defined as complaints received by the City of  
Colton, Colton Police Department, or any other law enforcement agency or any  
governing agencies regarding the violations of federal, state, or local laws. Occurrences  
shall be defined as any violation of federal, state, or local laws, including but not limited  
to the Alcohol Beverage Control (ABC) Act, for which patrons, staff or other persons  
frequenting the location are cited or arrested at, near or leaving from the subject  
property. These grounds for revocation are not exclusive.

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- o. **Revocation or Modification:** Should the Chief of Police, in his sole and subjective discretion, deem the number of calls for police service attributable to the location to be excessive, or pose a burden to the time and resources of the Colton Police Department, or a nuisance to the City of Colton or surrounding neighborhood, the conditional use permit will be subject to review and potential revocation or modification. The permittee acknowledges that any violations of these conditions of approval or violations of federal, state or local laws and ordinances shall constitute good cause and subject the conditional use permit to revocation or modification proceedings

**BUILDING AND SAFETY DIVISION**

- 16. The above project shall comply with the current California Codes (CBC, CEC, CMC and the CPC) as well as city ordinances. The 2013 edition of the California Codes became effective for all permit applications submitted after January 1, 2014.

# Attachment 4

## Plans and Aerial

### DIBUJO DEL ESTABLECIMIENTO (Patio) - Hogar que proporciona cuidado de niños

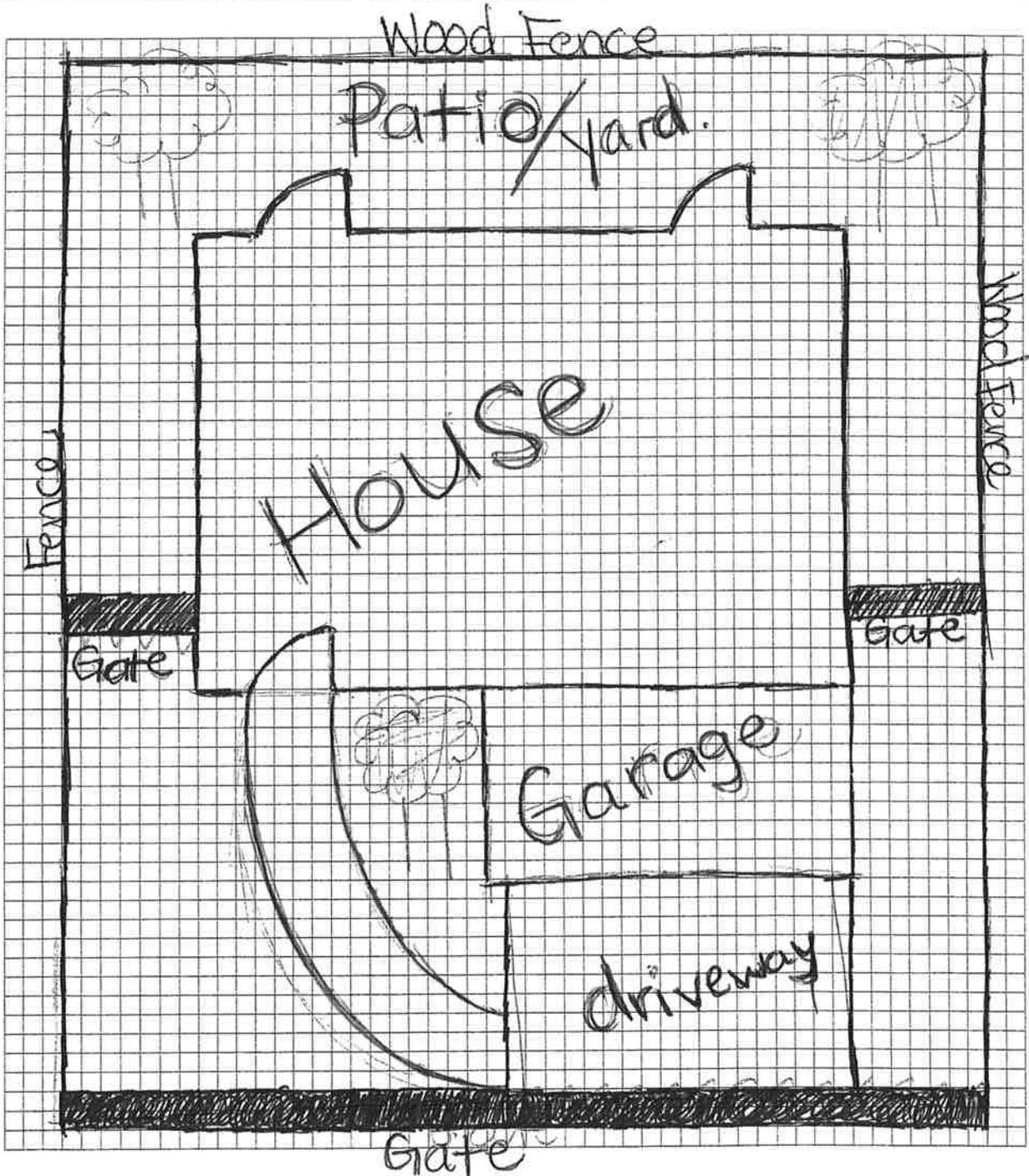
El dibujo del patio debe mostrar todos los edificios que haya en el mismo, incluyendo el edificio del hogar (sin detalles), la cochera, y el edificio para almacenamiento (bodega). Incluya senderos (aceras/banquetas), áreas a la entrada de la cochera (driveway), áreas para jugar, cercas, y puertas. Por favor identifique cualquier área que estará "prohibida" para los niños. Muestre cualquier área de posible peligro, tal como albercas (piscinas), lugar de almacenamiento de basura, chiqueros (corrales) para animales, etc. Muestre el tamaño total del patio. En lo posible, mantenga el plano a escala. Use el espacio a continuación.

NOMBRE DEL ESTABLECIMIENTO:

Hernandez Family Child Care

DIRECCIÓN:

928 Award Drive Colton CA 92324

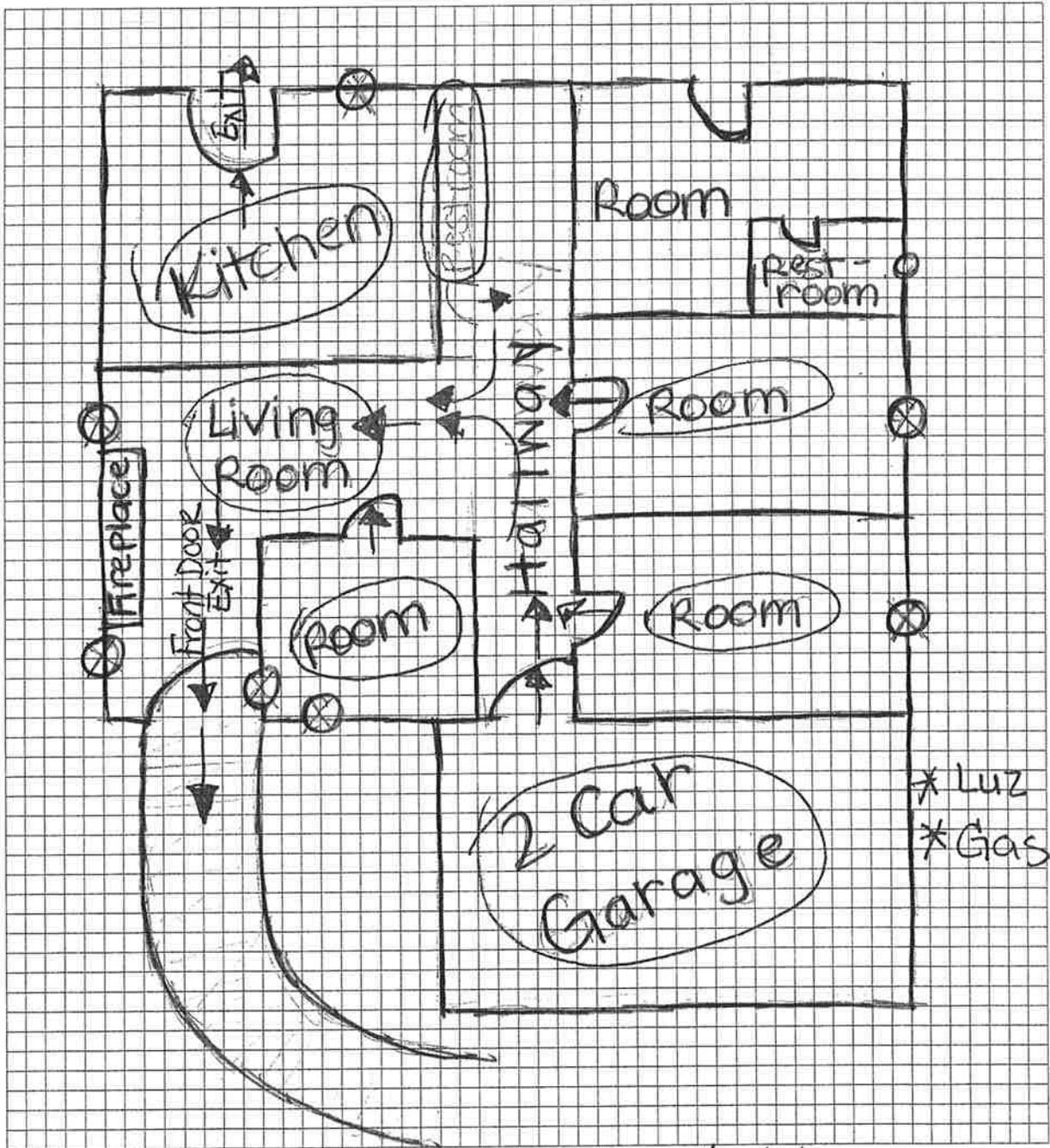


### DIBUJO DEL ESTABLECIMIENTO (Plano del piso) - Hogar que proporciona cuidado de niños

Se requiere que los solicitantes proporcionen un dibujo del plano de piso del hogar o establecimiento y del patio exterior. El dibujo del plano del piso tiene que identificar a los cuartos como la cocina, el baño, la sala, etc. Por favor identifique cualquier área que estará "prohibida" para los niños. Indique cuáles son las puertas y ventanas de salida en casos de emergencia (vea el Plan de emergencia en caso de desastre). Anote el tamaño de los cuartos (por ejemplo, 8.5 x 12). En lo posible, mantenga el plano a escala. Use el espacio a continuación. Vea la siguiente página para el dibujo del patio.

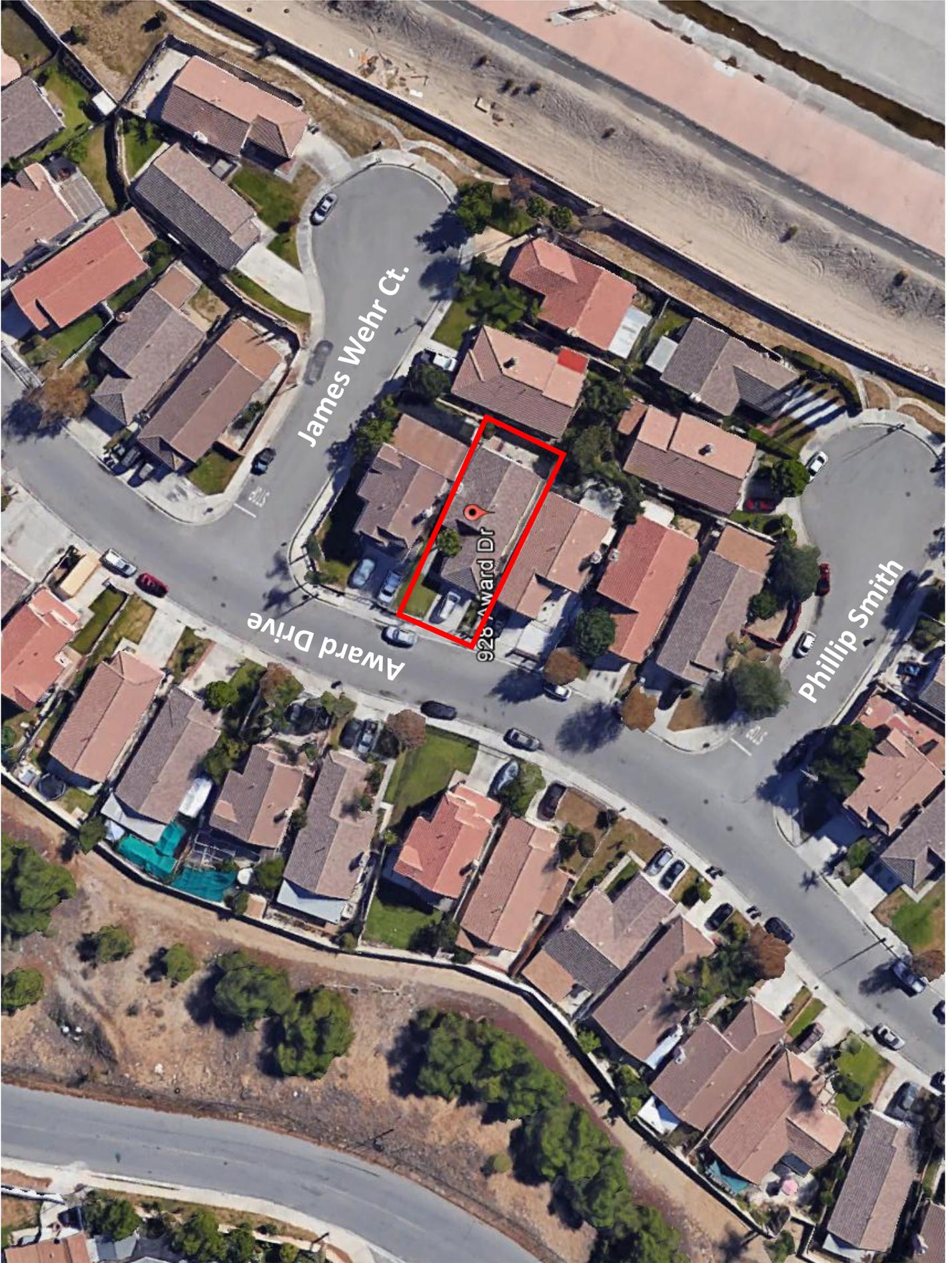
NOMBRE DEL ESTABLECIMIENTO:  
Hernandez Family Child Care

DIRECCIÓN:  
928 Award Drive Colton CA 92324



Key: ⊗ - Window

\* Water shut off

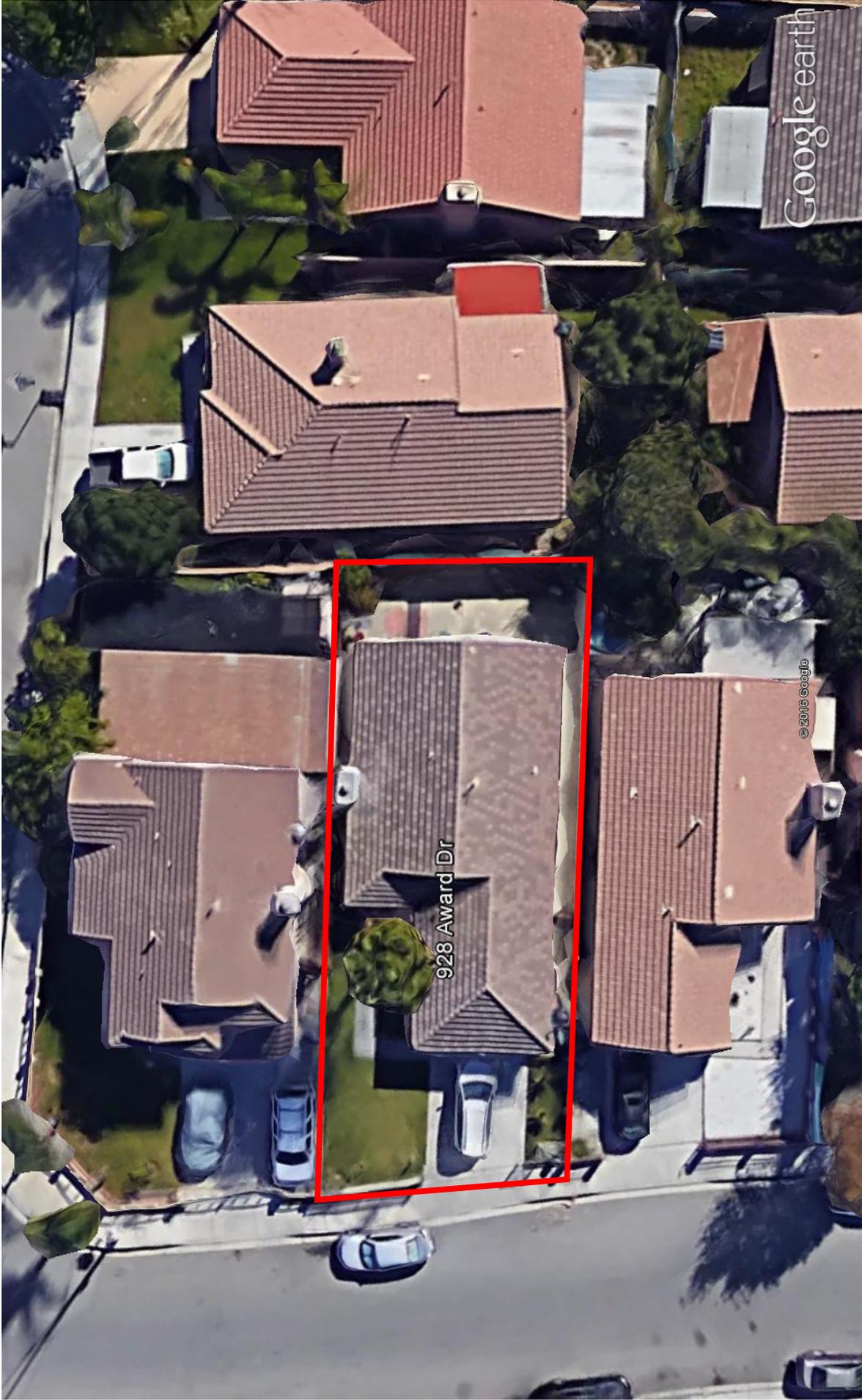


James Wehr Ct.

Award Drive

928 Award Dr

Phillip Smith



928 Award Dr

**CITY OF COLTON  
INITIAL STUDY FOR:**

***GENERAL PLAN UPDATE FOLLOW-UP &  
SDA-O ZONE CHANGE & TEXT  
AMENDMENT***

**DATE:**  
May 2016

**PREPARED FOR:**

City of Colton

**PREPARED BY:**

City of Colton

**CEQA INITIAL STUDY**  
**GENERAL PLAN UPDATE & SDA-O ZONE CHANGE/TEXT AMENDMENT – MAY 2016**

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The California Environmental Quality Act (CEQA) requires the preparation of an Initial Study when a proposal must obtain discretionary approval from a governmental agency and is not exempt from CEQA. The purpose of the Initial Study is to determine whether or not a proposal, not exempt from CEQA, qualifies for a Negative Declaration or whether or not an Environmental Impact Report (EIR) must be prepared.

1. **Project Title:** General Plan Update Follow-Up & SDA-O Zone Change & Text Amendment (File Index No. DAP-001-277)
  
2. **Lead Agency Name:** City of Colton  
**Address:** 659 N. La Cadena Dr.  
Colton, CA 92324  
Tel: 909-370-5079
  
3. **Contact Person:** Mark Tomich, Development Services Director  
**Phone Number:** (909) 370-5185; mtomich@colton.gov
  
4. **Property Location:** VARIOUS (refer to attached maps with locations)
  - Area 1 – 223,225,275 S Rancho Ave (3 parcels) – APN 0163-051-11, -27, & -30
  - Area 2 – 105, 143 S 7<sup>th</sup> Street; 240,248,252,264,274,294 West K Street (8 parcels)- APN 0163-071-12,-13,-14,-15,-16,-17,-18,-19
  - Area 3 – 134, 148, 162, ~174, 190 West K St (5 parcels) – APN 0163-081-12,-13,-14,-15,-16
  - Area 4 – 551,555 S Fogg St, ~402,452,454,502 S 12<sup>th</sup> St, 500 E M St- APN 0163-232-01,-02,-24; 0163-135-01,-03,-04; 0163-141-17(7 parcels)
  - Area 5 – 500, 620, 680 S Rancho Av; 510,555,565,575,585 W Birch St; ~550 Maple St – APN 0163-161-39,-45,-46,-47,-48,-49,-50,-65,-66 (9 parcels)
  - Area 6 – 309 W Congress St, APN 0163-202-21 (1 parcel)
  - Area 7 – 430 W Agua Mansa, APN 0163-261-34 & ~1089 S La Cadena, APN 0163-271-25 (2 parcels)
  - Area 8 –generally located at the southwest corner of La Cadena Drive & Santa Ana River (7 parcels):
    - 8a- (1 parcel) 3 acre portion of the parcel APN 0275-192-06 (~1601 S La Cadena)
    - 8b – (3 parcels) ~17-acre remainder portion of the parcel APN 0275-192-06 (~1601 S La Cadena) & three parcels between Tropicana Ranch Rd & Santa Ana River – APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr)
    - 8c –(2 parcels) ~11585 S Bostick (~1600 S Bostick) –APN 0275-192-03
    - 8d (2 parcels)- APN 0275-192-02, -04 (~1701 S Bostick)
  - Area 9 – 1070 S La Cadena Drive - APN 0163-273-07 (1 parcel)
  - Area 10 (2 parcels)–
    - 10a: 234 E O Street - APN 0163-221-39
    - 10b: 271 E Congress – APN 0163-221-35

**CEQA INITIAL STUDY**  
**GENERAL PLAN UPDATE & SDA-O ZONE CHANGE/TEXT AMENDMENT – MAY 2016**

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5. **Project Sponsor/Applicant:** City of Colton (909) 370-5079  
**Address:** 659 N. La Cadena  
Colton, CA 92324
6. **General Plan Designation:** See Projection Description
7. **Description of Project:** To implement City Council Direction contained in Resolution No. R-69-13, including: City-initiated amendments to Colton General Plan Land Use Element, Chapter 18 (Zoning) of the Colton Municipal Code, and the Official Zoning Map to
- (a) – **SDA-O TEXT AMENDMENT:** amend the text of the Municipal Code relating to the SDA-O, Sensitive Development Area Overlay zone;
- (b) – **SDA-O ZONE CHANGE:** place properties in Areas 1 through 7, as described above, within the SDA-O, Sensitive Development Area Overlay zone with the underlying zones to remain unchanged as follows:
- M-2, Heavy Industrial for parcels identified above in Area 3.
  - I-P, Industrial Park for parcels identified above in Areas 4 & 5 ,
  - M-1, Light Industrial for parcels identified above in Areas 1, 2, 6, & 7.
- (c) – **GENERAL PLAN AMENDMENT/ZONE CHANGE:** change the general plan land use designation and corresponding zoning classification for parcels identified above in Areas 8 through 10, as follows:
- Area 8a –HDR/R-3/R-4, High Density/ Multiple-Family Residential (from IP/I-P, Industrial Park)
  - Area 8b - from IP/I-P, Industrial Park to NC/C-1, Neighborhood Commercial
  - Area 8c - from IP/I-P, Industrial Park to VLDR/ V-L, Very Low Density Residential
  - Area 8d – from IP/I-P, Industrial Park to RU/R-U, Railroad Utility
  - Area 9 – from LI/M-1, Light Industrial to GC/C-2, General Commercial
  - Area 10a – from LI/M-1, SDA-O - Light Industrial, Sensitive Development Area-Overlay to MDR/R-2, Medium Density Residential
  - Area 10b – from LDR/R-1, Low Density Residential to OS-R, Open Space-Recreation
8. **Surrounding Land Uses and Setting:** The project areas are surrounded by various land uses including residential, commercial, and industrial uses. The project is not proposing any construction at this time.
9. **Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):**
- City of Colton Planning Commission.
  - City of Colton City Council

**CEQA INITIAL STUDY**  
**GENERAL PLAN UPDATE & SDA-O ZONE CHANGE/TEXT AMENDMENT – MAY 2016**

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**EVALUATION FORMAT**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on eighteen (18) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

**CEQA INITIAL STUDY  
GENERAL PLAN UPDATE & SDA-O ZONE CHANGE/TEXT AMENDMENT – MAY 2016**

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**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning      |
| <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Mandatory Findings of Significance |   |
| <input type="checkbox"/> Utilities / Service Systems   |   |   |

On the basis of this Initial Study, the City of Colton Planning Commission finds:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Approved by:



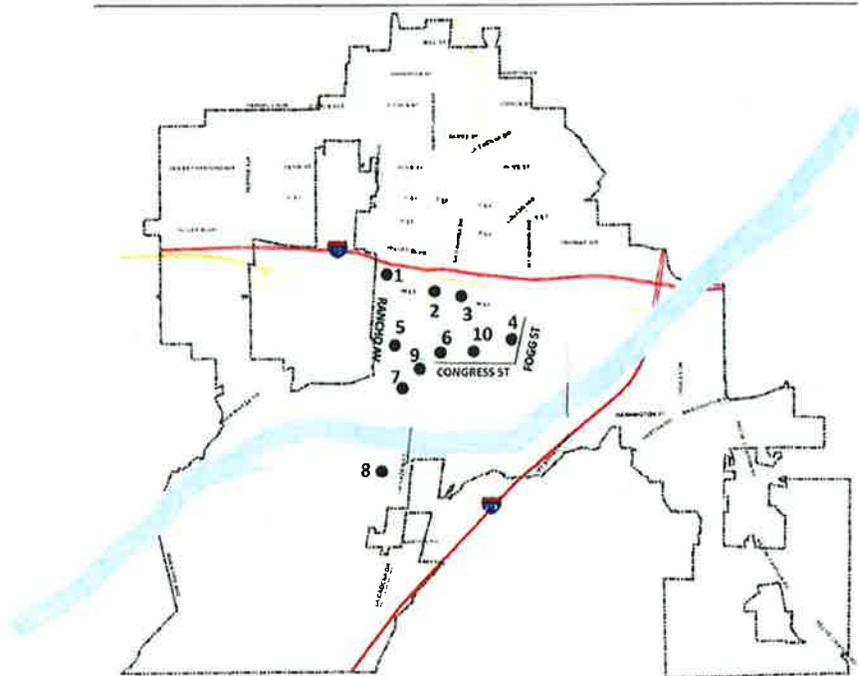
Mark Tomich, Director of Development Services

Date: May 2016

# Map Exhibit – DAP-001-277

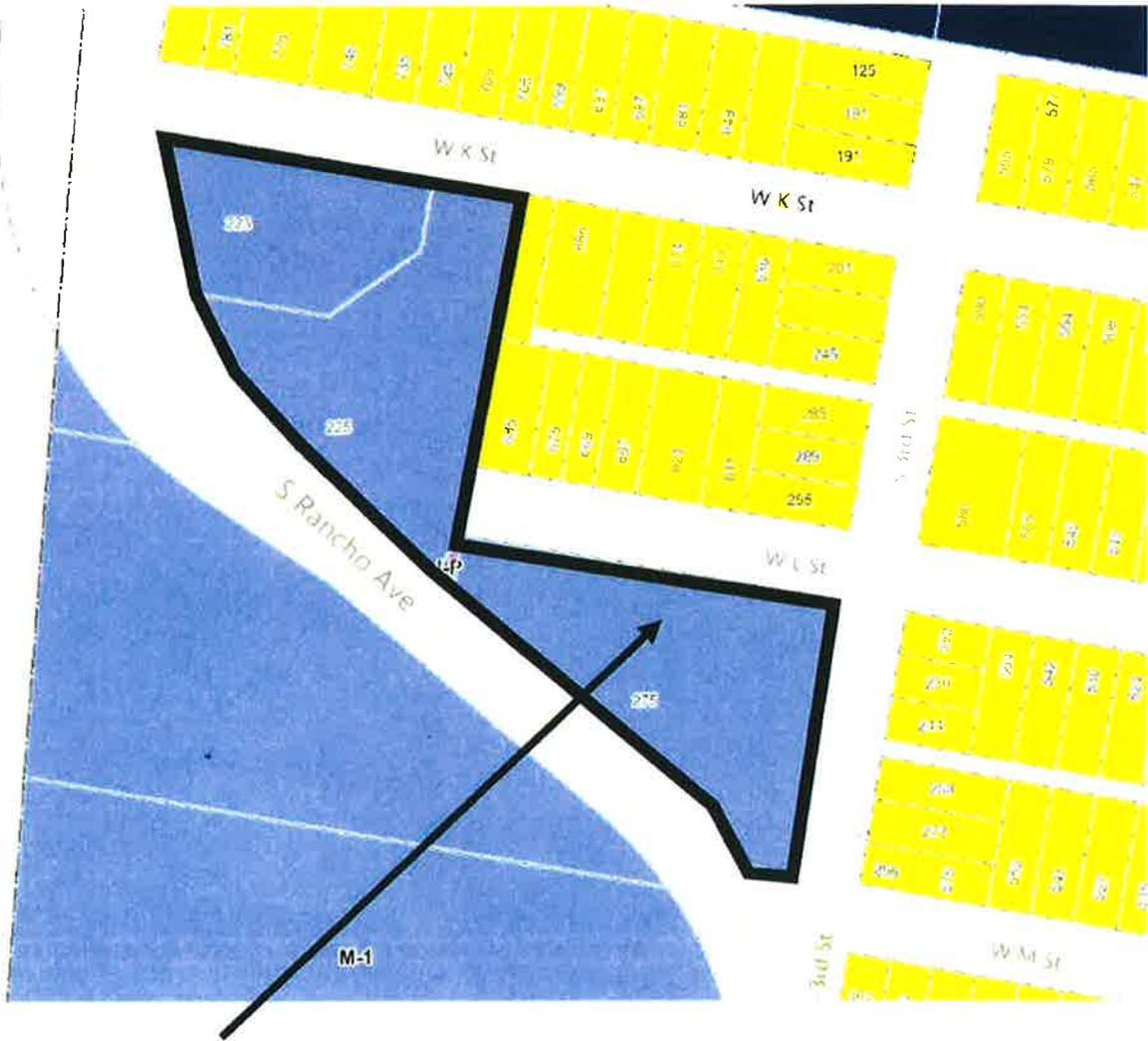
## Index Map to Areas Maps (1 through 10)

- Area 1 – 223,225,275 S Rancho Ave – APN 0163-051-11, -27, & -30
- Area 2 – 105, 143 S 7<sup>th</sup> Street; 240,248,252,264,274,294 West K Street - APN 0163-071-12,-13,-14,-15,-16,-17,-18,-19
- Area 3 – 134, 148, 162, ~174, 190 West K St – APN 0163-081-12,-13,-14,-15,-16
- Area 4 – 551,555 S Fogg St, ~402,452,454,502 S 12<sup>th</sup> St, 500 E M St- APN 0163-232-01,-02,-24; 0163-135-01,-03,-04; 0163-141-17
- Area 5 – 500, 620, 680 S Rancho Av; 510,555,565,575,585 W Birch St; ~550 Maple St –APN 0163-161-39,-45,-46,-47,-48,-49,-50,-65,-66
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  - 8a- 3 acre portion of the parcel APN 0275-192-06 (~1601 S La Cadena)
  - 8b –~17-acre remainder portion of the parcel APN 0275-192-06 (~1601 S La Cadena) & three parcels between Tropicana Ranch Rd & Santa Ana River – APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr)
  - 8c - ~11585 S Bostick (~1600 S Bostick) –APN 0275-192-03
  - 8d -APN 0275-192-02, -04 (~1701 S Bostick)
- Area 9 – 1070 S La Cadena Drive - APN 0163-273-07
- Area 10 -10a: 234 E O Street - APN 0163-221-39
  - 10b: 271 E Congress – APN 0163-221-35



# Area 1

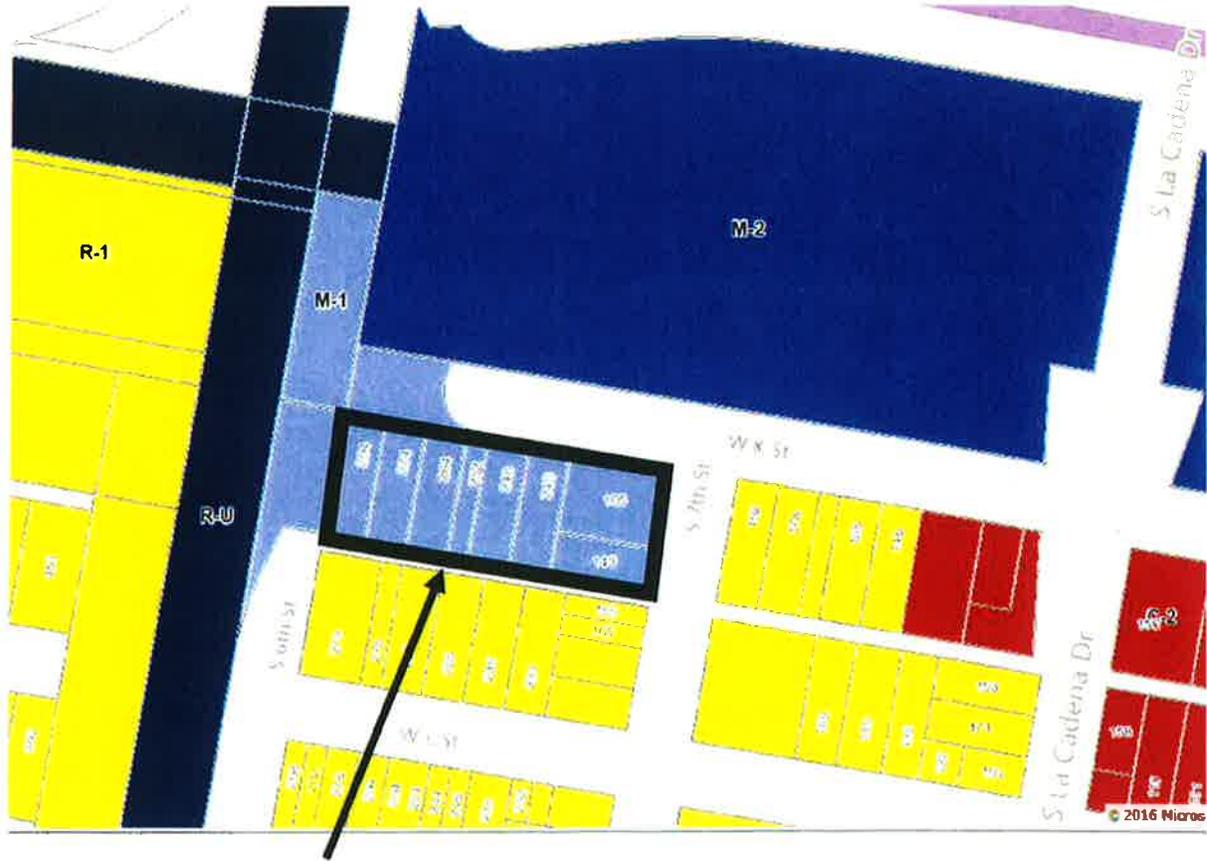
223, 225, 275 S Rancho Ave  
APN-0163-051-11,27, & -30



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

# Area 2

105, 143 S 7<sup>th</sup> St; 240, 248, 252, 264, 274, 294 W K St  
APN-0163-071-12,-13,-14,-15,-16,-17,-18,-19

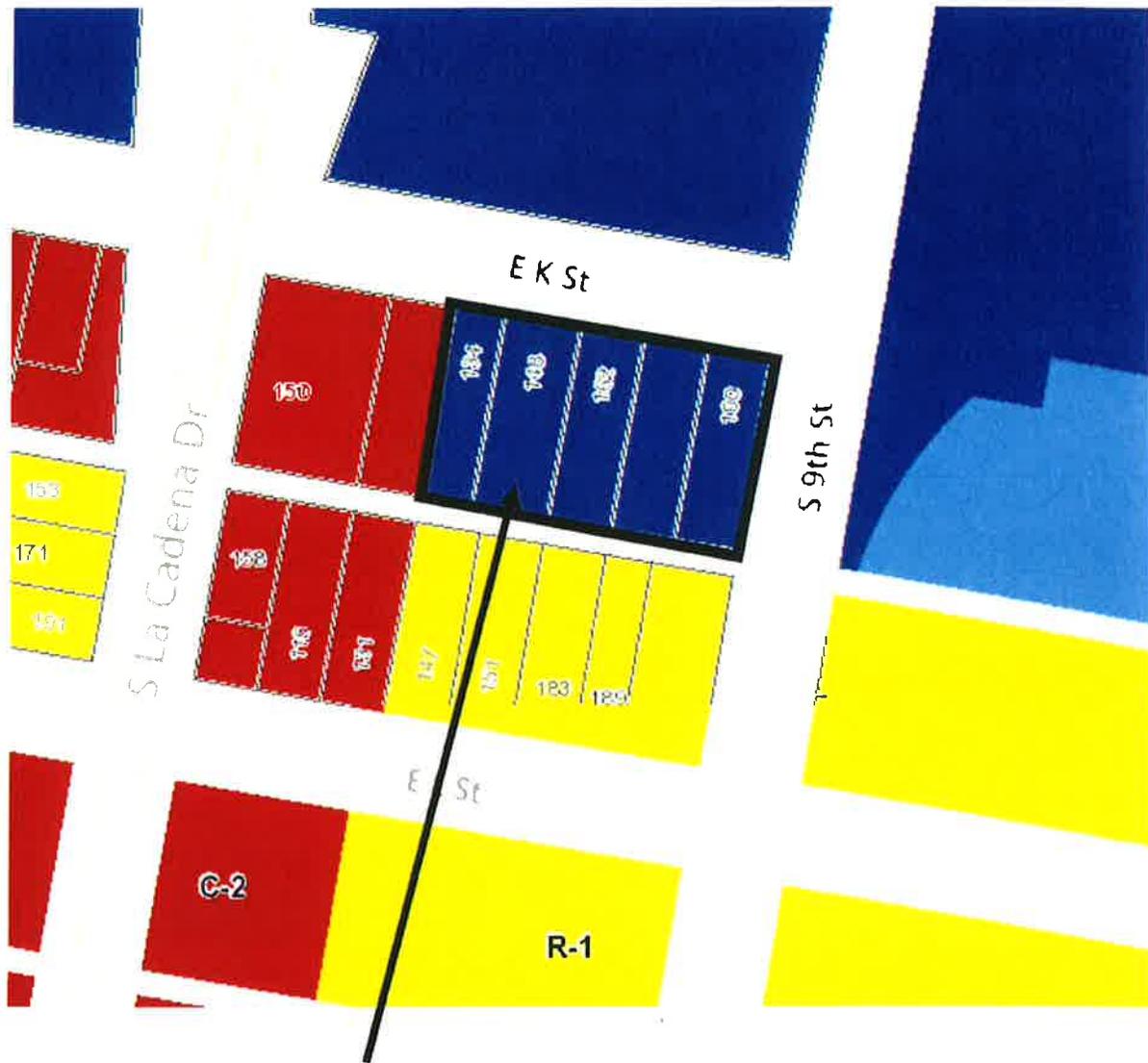


**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

# Area 3

134, 148, 162, 174, 190 W L St

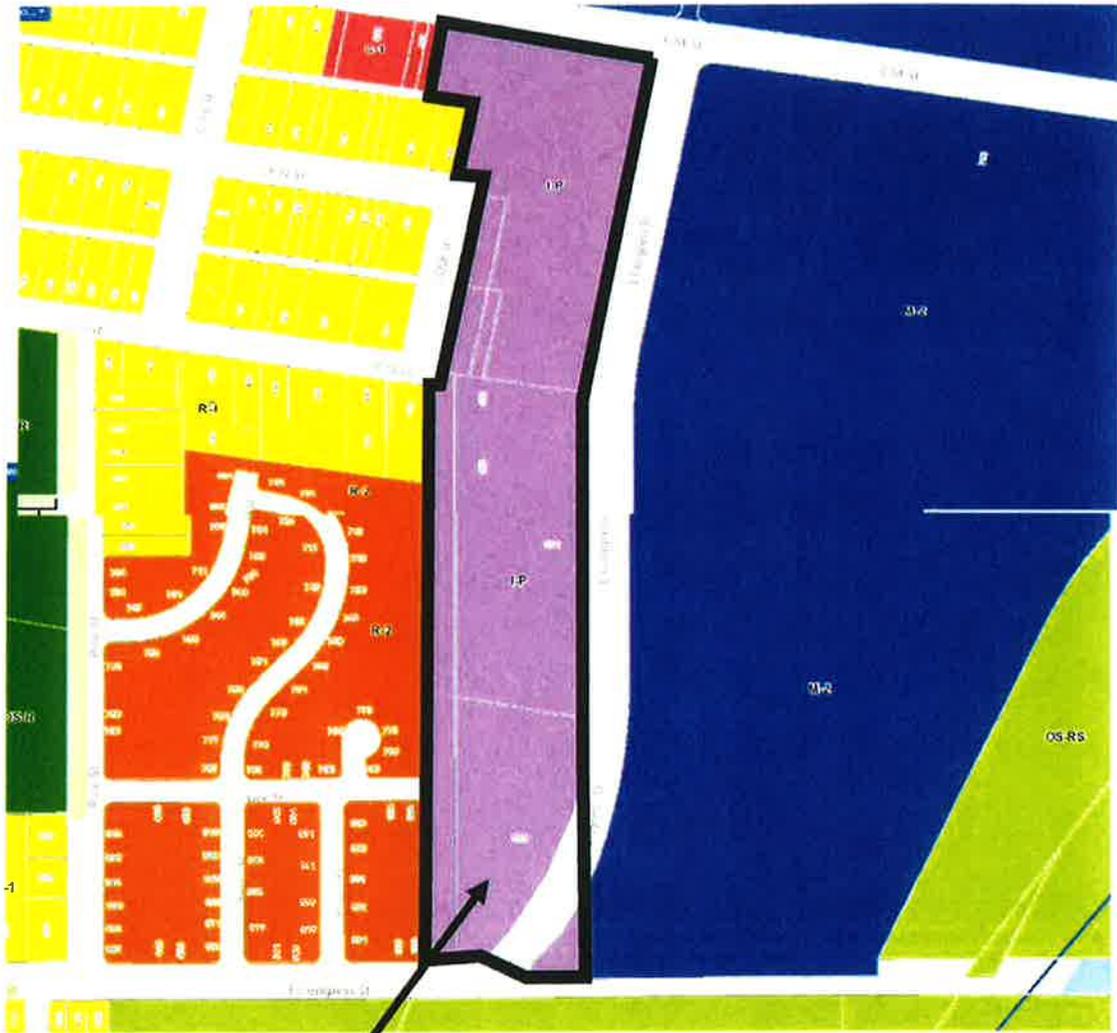
APN 0163-081-12,-13,-14,-15,-16



**PROPOSED ZONE CHANGE**  
FROM: M-2, HEAVY INDUSTRIAL  
TO: M-2 - SDA-O, HEAVY INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY

# Area 4

551, 555, S Fogg St, 402,452,454,502 S 12<sup>th</sup> St,  
500 E M St  
APN: 0163-135-01-03-04; 0163-141-17

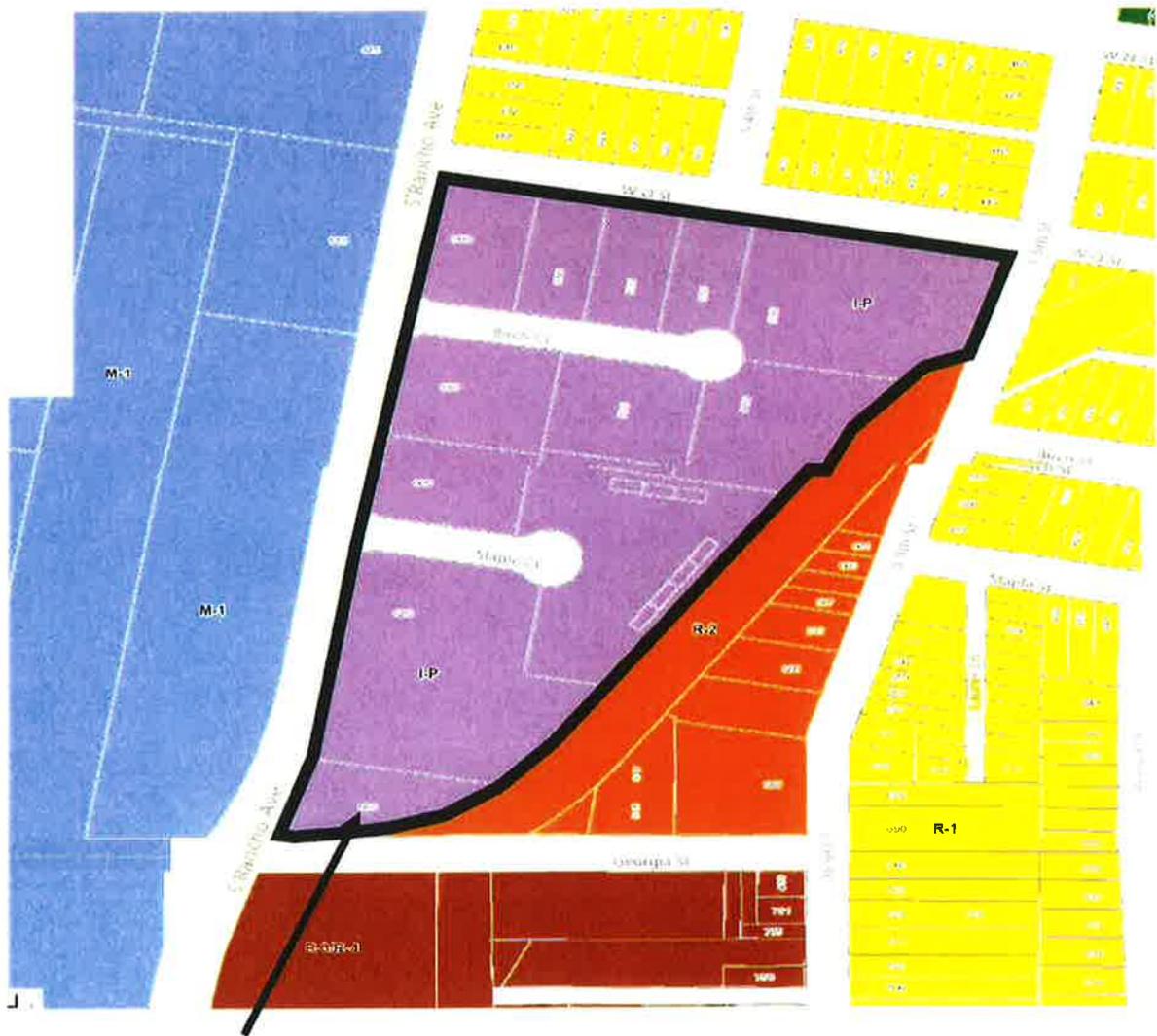


**PROPOSED ZONE CHANGE**  
FROM: I-P – IP, INDUSTRIAL PARK  
TO: I-P - SDA-O, INDUSTRIAL PARK– SENSITIVE DEVELOPMENT AREA OVERLAY

# Area 5

500,620,680 S Rancho Ave; 510,555,565,575,585 W Birch St

APN:0163-161-39,-45,-46,-47,-48,-49,-50,-65,-66

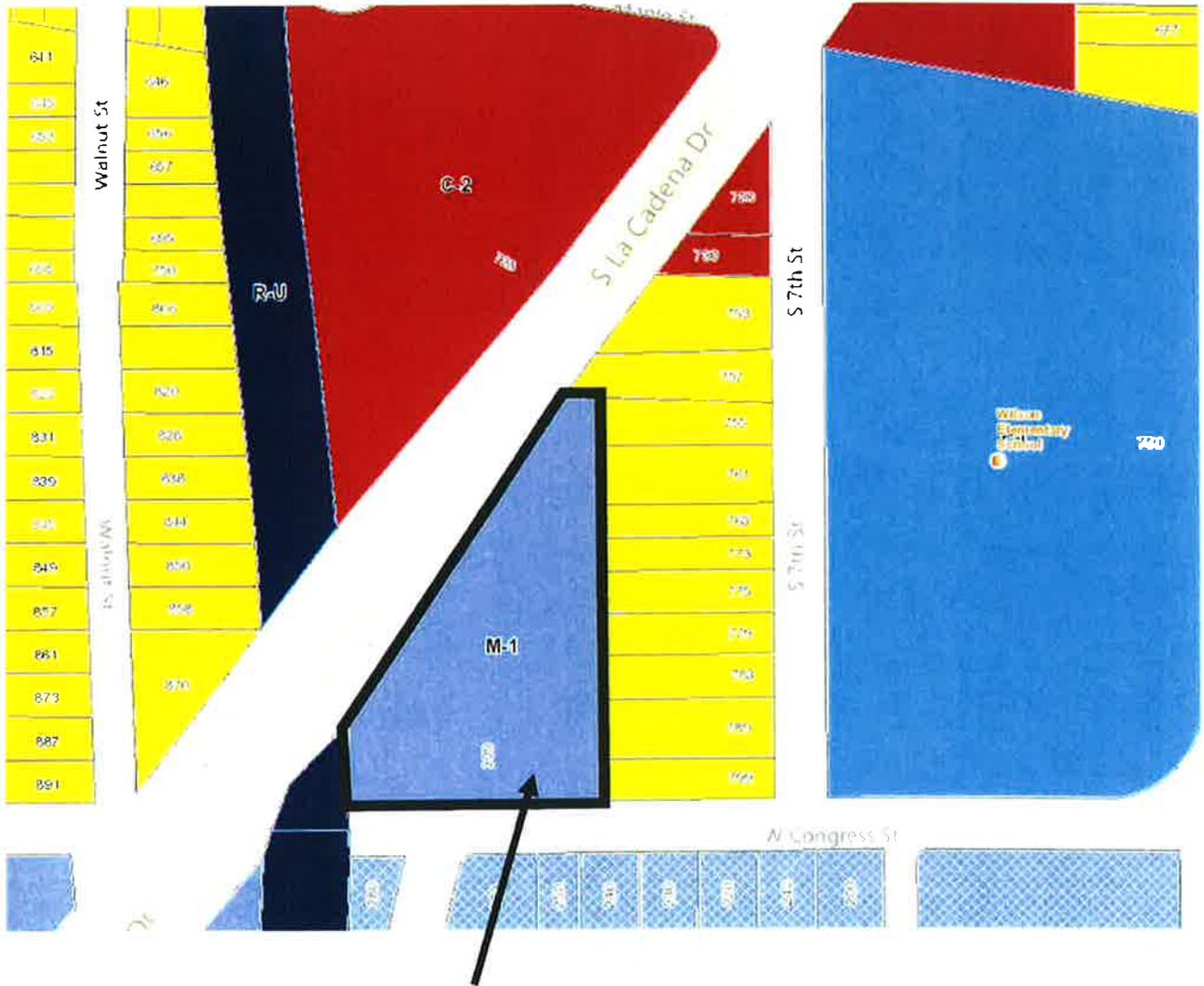


**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

# Area 6

309 W Congress St

APN:0163-202-21

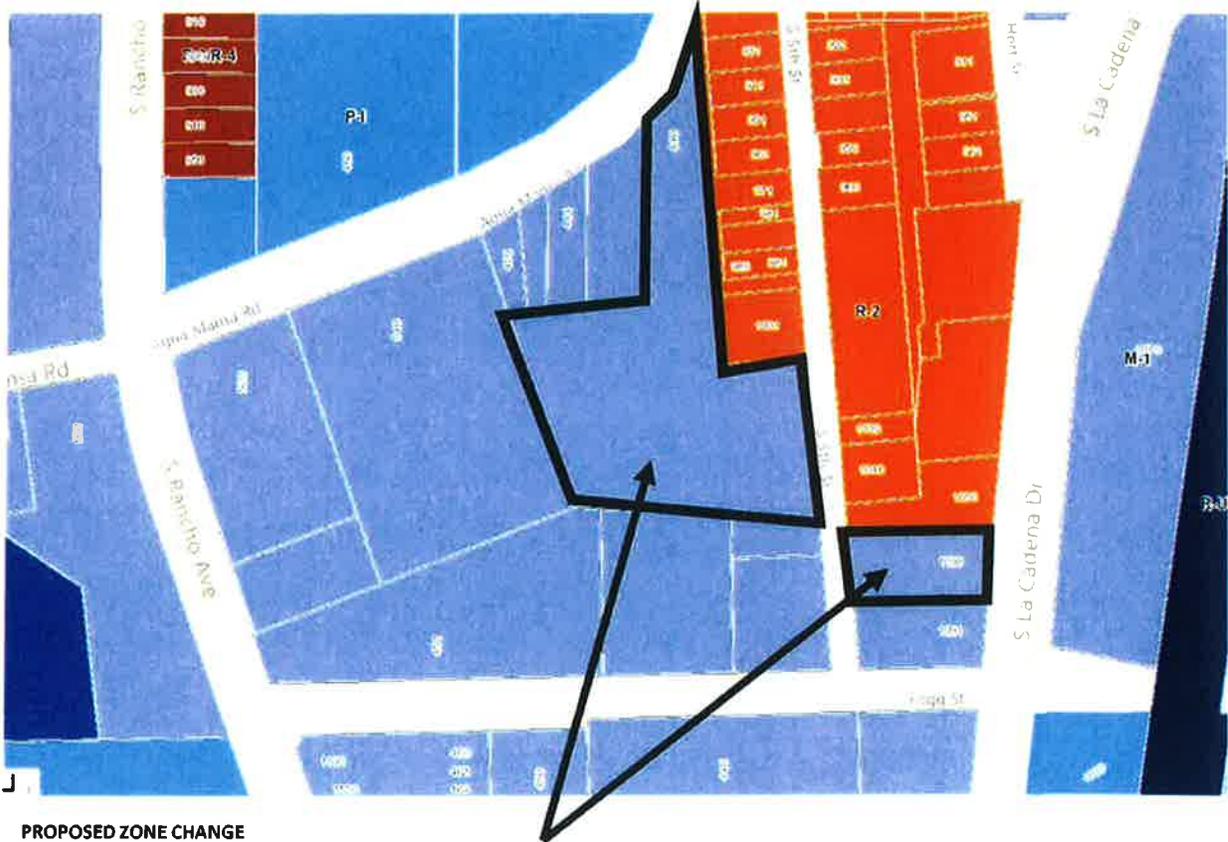


**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

# Area 7

430 W Agua Mansa  
1089 S La Cadena Dr

APN:0163-261-34  
APN:0163-271-25



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

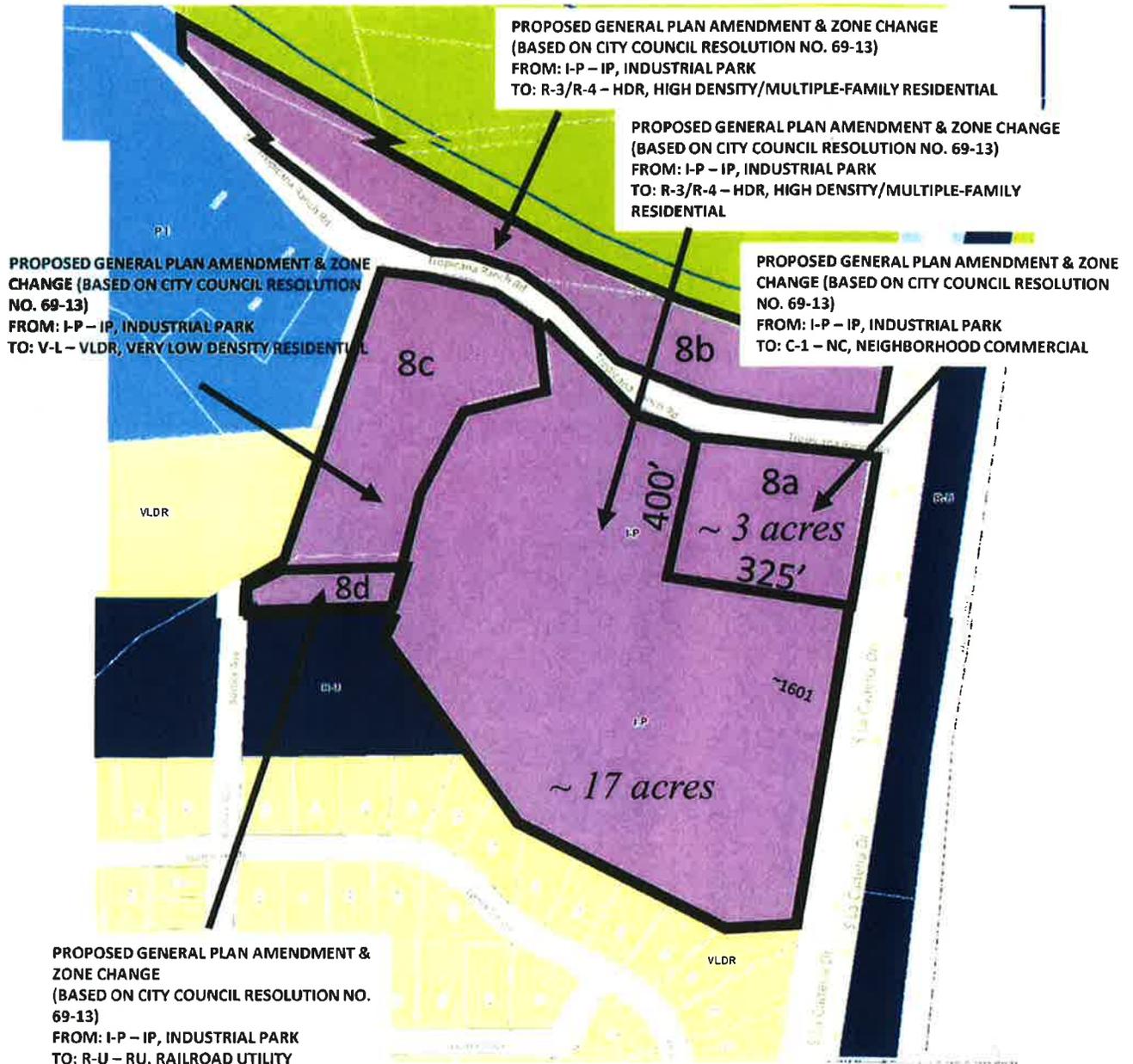
# Area 8

8a (1 parcel) 3 acre portion of the parcel APN 0275-192-06 (~1601 S La Cadena)

8b (3 parcels) ~17-acre remainder portion of the parcel APN 0275-192-06 (~1601 S La Cadena) & three parcels between Tropicana Ranch Rd & Santa Ana River – APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr)

8c (2 parcels) ~11585 S Bostick (~1600 S Bostick) –APN 0275-192-03

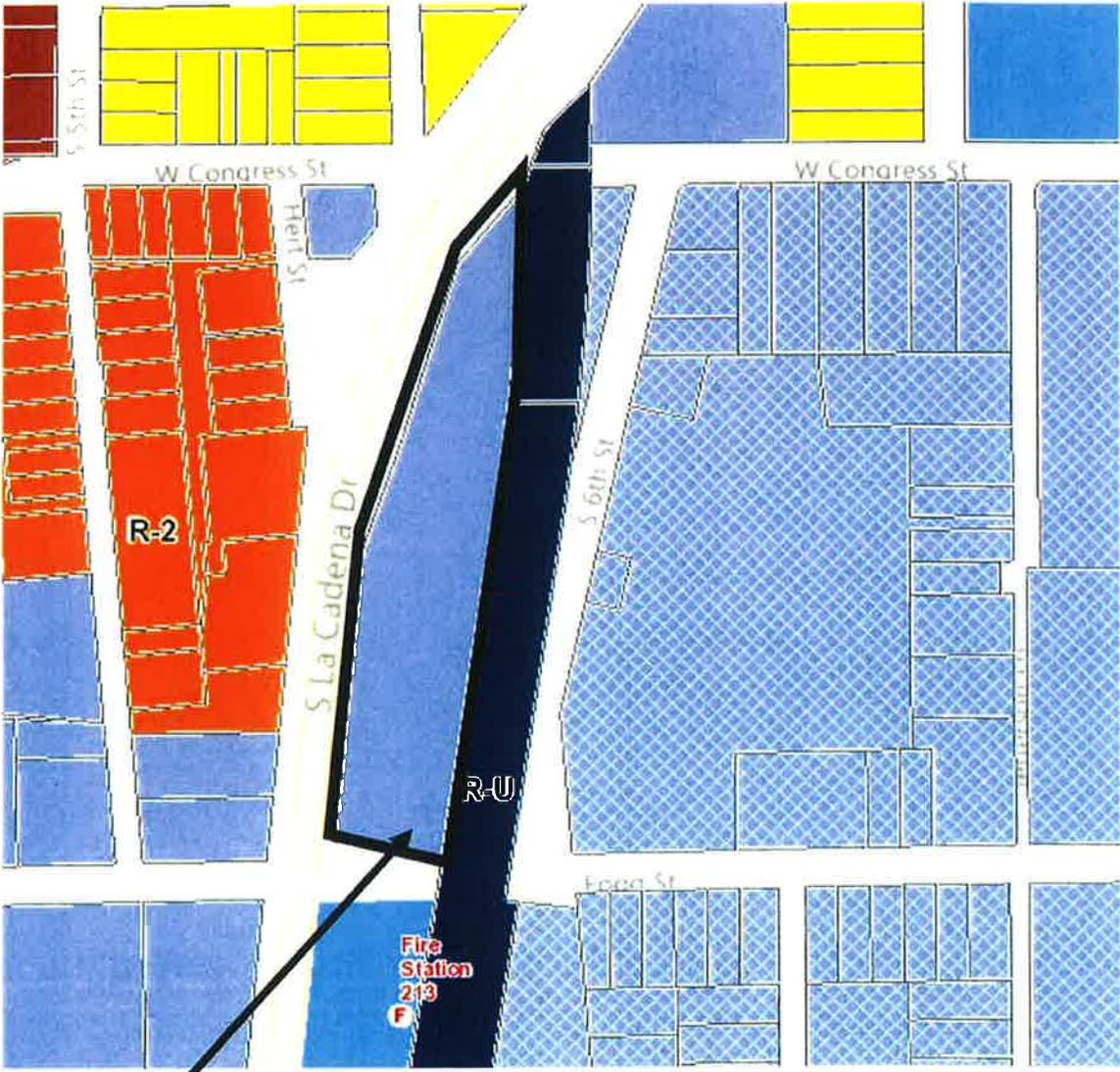
8d (2 parcels)- APN 0275-192-02, -04 (~1701 s Bostick)



# Area 9

1070 S La Cadena Dr

APN:0163-273-07



PROPOSED GENERAL PLAN AMENDMENT & ZONE CHANGE  
(BASED ON CITY COUNCIL RESOLUTION NO. 69-13)  
FROM: M-1 - LI, LIGHT INDUSTRIAL  
TO: C-2 - GC, GENERAL COMMERCIAL

# Area 10

234 E O St

APN:0163-221-39

271 E Congress St

APN:0163-221-35



**PROPOSED GENERAL PLAN AMENDMENT & ZONE CHANGE**  
 (BASED ON CITY COUNCIL RESOLUTION NO. 69-13)  
 FROM: M-1, SDA-0/L-I, LIGHT INDUSTRIAL, SENSITIVE  
 DEVELOPMENT AREA OVERLAY  
 TO: R-2/ MDR, MEDIUM DENSITY RESIDENTIAL

**PROPOSED GENERAL PLAN AMENDMENT & ZONE CHANGE**  
 (PROPOSED TO BE CONSISTENT WITH EXISTING USE AS  
 PUBLIC PARK PARKING LOT)  
 FROM: R-1/ LDR , LOW DENSITY RESIDENTIAL  
 TO: OS-R/ OS-R, OPEN SPACE-RECREATION

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista as identified in the City’s General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- I.a No scenic resources or vistas are located in or adjacent to the project areas. Therefore, no publicly recognized scenic resources have been identified within, adjacent to, or visible from the project areas. Views of the San Bernardino and San Gabriel Mountains form a scenic backdrop for the northern portion of the City. These mountains are well outside the project areas and the jurisdiction of the City of Colton. Thus, implementation of the proposed project would have no impact on a scenic vista.
- I.b No officially designated or eligible State scenic routes or highways occur in the City of Colton, and thus none are within or near the project areas. Thus, implementation of the proposed project would have no impact on scenic resources within a state scenic highway.
- I.c The proposed project does not include any new construction. Thus implementation of the proposed project will not degrade the existing visual character or quality of the project areas or its surroundings.
- I.d The proposed project areas are currently urbanized and contain various forms of lighting. Adoption of the proposed project would not create a new source of light or glare that would adversely affect day or nighttime views because any future development within the project areas are required to meet Municipal Code requirements addressing the provision for compatible lighting and glare reduction from any new development. Thus, implementation of the proposed project would have less than significant impacts.

**CEQA INITIAL STUDY  
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE AND FORESTRY RESOURCES:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production(as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

II.a The California Resources Agency defines Prime Farmland, Unique Farmland, or Farmland of Statewide Importance for San Bernardino County as farmlands which include dryland grains of wheat, barley, oats, and dryland pasture. The project area does not contain any land that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance. Therefore, no impacts would occur in this regard.

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- II.b-e Williamson Act<sup>1</sup> contracts restrict land development of contract lands. The contracts typically limit land use in contract lands to agriculture, recreation, and open space, unless otherwise stated in the contract. The project areas are not located within an area covered by a Williamson Act contract; therefore, no cancellation or non-renewal action would occur. Neither the project areas nor surrounding properties are currently utilized or planned on being utilized for agricultural uses. The proposed project does not include any new construction and thus would not result in the conversion of Williamson Act contract land or conversion of agriculturally zoned land to a non-agricultural use. No impact related to these issues would occur.

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<sup>1</sup> The Williamson Act is a procedure authorized under State law to preserve agricultural lands as well as open space. Property owners entering into a Williamson Act contract receive a reduction in property taxes in return for agreeing to protect the land's open space or agricultural values.

**CEQA INITIAL STUDY  
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY – Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan? (South Coast Air Basin)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation based on the thresholds in the SCAQMD’s “CEQA Air Quality Handbook?”	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people based on the information contained in Project Description Form?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

III.a The project is located within the South Coast Air Basin (Basin) and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. It includes all of Orange County, the non-Antelope Valley portions of Los Angeles County, and the non-desert portions of Riverside and San Bernardino Counties.

The current regional air quality plan is the 2012 Air Quality Management Plan (AQMP) adopted by the SCAQMD on December 7, 2012. The 2007 AQMP proposes attainment demonstration of the federal PM<sub>2.5</sub> standards through a more focused control of sulfur oxides (SO<sub>x</sub>), directly emitted PM<sub>2.5</sub>, and nitrogen oxides (NO<sub>x</sub>) supplemented with volatile organic compounds (VOC) by 2015. The 8-hour ozone control strategy builds upon the PM<sub>2.5</sub> strategy, augmented with additional NO<sub>x</sub> and VOC reductions, to meet the standard by 2024 assuming a bump-up is obtained.<sup>2</sup> Bump up means a change in classification. The South Coast Air Management District has requested that California Air Resources Board (CARB) formally submit a

<sup>2</sup> Final 2012 Air Quality Management Plan, South Coast Air Quality Management District. Adopted December 7, 2012.

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request to EPA for voluntary re-designation (bump-up) of the South Coast Air Basin from a designation of “severe-17” to “extreme” for 8-hour average ozone and modify the attainment date to June 15, 2024. The Basin is currently a federal and state non-attainment area for PM<sub>10</sub> and ozone.

The AQMP incorporates local General Plan land use assumptions and regional growth projections developed by the Southern California Association of Governments (SCAG) to estimate stationary and mobile source emissions associated with projected population and planned land uses. If a new land use is consistent with the local General Plan and the regional growth projections adopted in the AQMP, then the added emissions generated by the new project has been evaluated and contained in AQMP and would not conflict with or obstruct implementation of the regional AQMP. The General Plan and General Plan Update EIR accounted for some type of future development within the project areas. The proposed project would not conflict with or obstruct implementation of any of the control measures in the AQMP. Thus, less than significant impacts would occur in this regard.

- III.b. The General Plan and General Plan Update EIR accounted for some type of future development within the project areas. In addition, compliance with the City Development Standards and the Zoning Code updates and General Plan Amendment ensure that air quality impacts would be confirmed in the application process. Thus, any potential impacts on air quality would be avoided or minimized to less than significant levels. As a result, implementation of the proposed project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, less than significant impacts would occur in this regard.
- III.c. As stated in the response to Checklist Question III.a, the project is in a non-attainment basin for PM<sub>10</sub> and ozone. The AQMP incorporates local General Plan land use assumptions and regional growth projections developed by SCAG to estimate stationary and mobile source emissions associated with projected population and planned land uses. The General Plan Update EIR accounted for some type of future development within the project areas. Implementation of the proposed project would not result in accumulatively considerable net increase in any criteria pollutant because future development within the project areas would be constructed and operated in compliance with City Development Standards and the proposed Zoning Code Updates and General Plan Amendment. Therefore, adoption and implementation of the proposed project would not create new impacts beyond those already identified in General Plan Update EIR. Thus, less than significant impacts would occur in this regard.
- III.d. Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. Sensitive receptors exist today within the project areas. Compliance with City Development Standards and the proposed Zoning Code updates and General Plan Amendment ensure that potential exposure of sensitive receptors to substantial pollutant concentrations would be confirmed in the application process. Therefore, less than significant impacts would occur in this regard.
- III.e. The proposed project does not proposed new construction. Therefore, adoption an implementation of the proposed project would not create new impacts beyond those already identified in the General Plan update EIR, which accounted for future development within the project areas. Thus, less than significant impacts would occur in this regard.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES – Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Discussion:

IV.a Sensitive biological resources are those defined as (1) habitat area or vegetation communities that are unique, are of relatively limited distribution, or are of particular value to wildlife; and (2) species that have been given special recognition by federal, state, or local government agencies and organizations because of limited, declining, or threatened populations.

The project areas encompass an urbanized area of the City, which includes no candidate, sensitive, or special status species or habitat areas. Thus, implementation of the proposed project would result in no impacts in this regard.

IV.b No riparian habitat is located within the project limits. No impact related to this issue would occur.

IV.c There are no drainages located within the project limits. No federally protected wetlands are located within the project limits. No impact related to this issue would occur.

IV.d The proposed project areas are located in a urbanized area of the City. Due to its predominantly urban developed condition, the project site is not conducive for foraging ground and localized movement for wildlife. In light of the existing development in the project vicinity, impacts to regional wildlife movement associated with this project is not a factor. No impact related to this issue would occur.

IV.e The City of Colton does not have an adopted ordinance protecting biological resources. Implementation of the proposed project would have no impact.

IV.f There are no adopted Habitat Conservation Plans, Natural Community conservation Plans or other approved local, regional, or state habitat conservation plans applicable to the project areas. Thus, implementation of the proposed project would result in no impacts in this regard.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Other?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:**

V.a A “historic resource” includes, but is not limited to any object, building, site, area, place, record, or manuscript that is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.<sup>3</sup> CEQA mandates that Lead Agencies consider a resource to be “historically significant” if it meets the criteria for listing on the California Register of Historic Resources. Such resources meet this requirement if they are (1) associated with events that have made a significant contribution to the broad patterns of California history, (2) associated with the lives of important persons in the past, (3) embody distinctive characteristics of a type, period, region, or method of construction, and/or (4) represent the work of an important creative individual or possesses high artistic value.

CEQA establishes that a significant effect on the environment would occur only where a project causes a “substantial adverse change in the significance of a historic resource.” Because the proposed project does not propose any new construction, no historic resources will be impacted by the project; No impact related to this issue would occur.

V.b The project areas encompass an urbanized area of the City with land area have been previously disturbed. The City’s existing development permit process provides a manner to review specific locations to conduct resources analysis if determined to be needed for future uses within the project areas. Thus, less than significant impacts would occur in this regard.

V.c Excavation and other earthmoving activities required for future development pursuant to the General Plan within surface and subsurface exposures could disturb paleontological resources. However, the General Plan update EIR includes Mitigation Measure 4.5-1, which ensures that future development sites, if applicable, are surveyed and monitored and resources avoided, if possible, or identified, recovered, and catalogued to disseminate and preserve applicable paleontological information. Therefore, less than significant impacts would occur in this regard.

V.d The project areas encompass an urbanized area of the City, and this urbanized area is not anticipated to include human remains. Future development within the project areas would be required to comply with local, regional, state, and federal regulations related to human remains, should any be found during construction. Thus, less than significant impacts would occur in this regard.

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<sup>3</sup> Public Resources Code, Section 5020.1(j).

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS – Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located in a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Discussion:

- VI.a. The proposed project does not include any construction. All future development with regard to grading is required to conform with the recommendations of a prepared soils report that is required to be submitted with the technical building plans and prior to issuance of a grading permit; therefore, a less than significant impact is anticipated to occur.
- a.i) No activity or potentially active faults are located within the project areas as delineated on an Alquist-Priolo Earthquake Fault Map. Therefore, no impacts would occur in this regard.
- a.ii) The City's building plan check and building code compliance procedures include requirements to design structures in accordance with the appropriate ground-shaking design parameters set forth in the California Building Code. The California Building Code would be applied for all future development in the project areas. Thus, impacts would be less than significant in this regard.
- a.iii) Earthquakes, due to their ground acceleration and shifting, can cause major damage to buildings and create dangerous hazards to people through injury or death. Development in the seismically active southern California region must mitigate these potential hazards through strict adherence to the California Building Code (CBC) and recommendations by geotechnical engineers. The proposed project areas are located outside the Alquist-Priolo Special Studies Zone, and all future development will be required to meet established building construction requirements. The impact from earthquake hazards is therefore found to be less than significant.
- a.iv) All future development is required to obtain a grading permit with an accompanying soils geotechnical report to determine construction measures necessary to mitigate any potential impacts related to landslides. Thus, impacts would be less than significant in this regard.
- VI.b Implementation of erosion control measures as stated in Colton Municipal Code 14.05, as well as adherence to all requirements set forth in the National Pollutant Discharge Elimination System (NPDES) permit for construction activities would reduce potential impacts for future development to less than significant levels.
- VI.c-d Soil testing to determine expansive characteristics is required for new future development, pursuant to California Building Code. The City would continue to administer the California Building Code regulations, and any updates thereto, for all new development in the project areas. Thus, implementation of the project would result in less than significant impacts.
- VI.e The disposal of waste water generated by any proposed future development in the project areas will be through the City maintained sanitary sewerage system. No impact related to this issue would occur.

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<b>VII. GREENHOUSE GAS EMISSIONS – Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

VII.a-b The proposed project would not generate direct or indirect greenhouse gas emissions, and it would not conflict with a plan, policy, or regulation related to greenhouse gas emissions; however, future development within the project areas would generate emissions in a manner consistent with the provisions of the City of Colton’s Climate Action Plan (Greenhouse Gas Emissions Reduction Plan Implementation Policies adopted by the City Council on November 3, 2015).

The General Plan and General Plan Update EIR accounted for future development within the project areas. Therefore, implementation of the project would not conflict with an applicable plan, policy, or regulation related to reducing the emissions of greenhouse gases and will have less than significant impacts in this regard.

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity if a private airstrip, would the project result in a safety hazard for people residing or working in the project area.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:**

- VIII.a-b The project areas encompasses an urbanized area of the City. The General Plan and the General Pln EIR accounted for future development the project areas. Future development shall conduct Phase I and Phase II analysis, if determined needed, which provides safeguards to ensure future projects avoid the release of hazardous materials into the environment. Thus, implementation of the proposed project would result in less than significant results.
- VIII.c Future development in proximity to an existing school would be subject to City review concerning potential environmental effects, in accordance with the City’s CEQA compliance procedures. If potentially significant effects are identified, measures to avoid or reduce impacts to less than significant would need to

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be identified. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

- VIII.d Pursuant to the California Government Code (Section 65962.5[E]), the project areas are not listed in the State of California Hazardous Waste and Substances Site List (Cortese list).<sup>4</sup> No impact related to this issue would occur.
- VIII.e The project areas are not located within an Airport Influence Area<sup>5</sup> or within 2.0 miles of an airport. No impact related to this issue would occur.
- VIII.f The proposed project areas are not located within the vicinity of a private airstrip. No impact related to this issue would occur.
- VIII.g Future development within the project areas will be required to be designed, sited, constructed, and maintained in accordance with applicable emergency response evacuation standards set by the City. No impacts related to this issue would occur.
- VIII.h The project areas are not located in an urban-wildland interface area. No impacts related to this issue would occur.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**IX. HYDROLOGY AND WATER QUALITY –**

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

<sup>4</sup> Hazardous Waste Substance and Sites List (Cortese List), California Department of Toxic Substance Control, <http://www.envirostor.dtsc.ca.gov/public/search.asp>, site accessed May 2, 2016.

<sup>5</sup> City of Colton General Plan Update, Environmental Impact Report, May 2013 – Hazards and Hazardous Materials, p. 4.8-2

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, such as from areas of material storage, vehicle or equipment maintenance (including washing or detailing), waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Panel No. 06071C7930H )  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- IX.a Adoption and implementation of the proposed project would not create new impacts with respect to violation of water quality standards or waste discharge requirements beyond those already identified in the General Plan EIR, which accounted for future development. Future development within the project areas would be subject to existing City requirements related to the submission

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of Water Quality Management Plans to ensure safeguards that future development projects would not result in violation of any water quality standards. Thus, implementation of the project would result in less than significant impacts in this regard.

- IX.b The proposed project areas will utilize domestic water for landscaping and for domestic uses for future development. The proposed commercial development would be included in the City of Colton’s determination of future water demand. Thus, implementation of the proposed project would result in less than significant results.
- IX.c/d Future development within the project areas would continue to be regulated by provisions in the Colton Municipal Code related to erosion and drainage, including the drainage improvement requirements provided in Title 14(Storm Drain and Flood Management), Title 15 (Building and Construction), and title 16 (Division of Land). Thus, implementation of the proposed project would result in less than significant results.
- IX.e/f All future development within the project areas would be required to adhere to storm drainage requirements found within the NPDES permit process as well as provisions required by the City of Colton, Thus, a less than significant impact related to this issue is anticipated to occur with the implementation of the proposed project.
- IX.g/h General Plan Update EIR Exhibit 4.9-3, Hydrologic Hazards shows a portion of the project area is located with Zone X and Zone AE, which includes areas subject to moderate flooding and areas subject to 100 year floods respectively. Implementation of the proposed project would continue to require future development compliance with Colton Municipal code, regional, and state requirements related to flooding. Thus, a less than significant impact related to this issue is anticipated to occur with the implementation of the proposed project.
- IX.i/j Implementation of the proposed project would continue to require future development compliance with Colton Municipal code, regional, and state requirements related to flooding. The project areas are not located within the potential inundation area of dams. The project areas are not in proximity to the ocean or other water bodies to be affected by a tsunami or seiche. Flood control in the City provides an integrated approach to manage regional and local drainage flows. Thus, a less than significant impact related to this issue is anticipated to occur with the implementation of the proposed project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:**

- X.a The project areas encompass an urbanized area of the City. Thus, implementation of the proposed project would result in no impacts in this regard.
- X.b Adoption of the Zoning Code updates and General Plan Amendment would not conflict with applicable land use plans or policies because some type of future development within this area was included within the General Plan Update EIR and impacts mitigated for potential environmental effects. The proposed project areas are subject to a variety of Federal, State, and locally adopted plans designated to mitigate environmental impacts or to preserve important resources. Thus, a less than significant impact related to this issue is anticipated to occur with the implementation of the proposed project.
- X.c There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable to the project areas. Thus, implementation of the proposed project would result in no impacts in this regard.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XI. MINERAL RESOURCES – Would the project:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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- c) Be located in a Mineral Resource Zone as adopted by the State Mining and Geology Board and identified in the City's General Plan?

Discussion:

XI.a-c Natural sand and gravel deposits in Cajon Wash, Lytle Creek, Warm Creek, City Creek, and the Santa Ana River contain the bulk of the regions' aggregate resources. A small portion of the proposed project area is located within the MRZ-2 Zone, which includes areas where geologic data indicates that significant PCC-Grade aggregate resources are present. Adoption of the Zoning Code updates and General Plan Amendment would not create new impacts to mineral resources beyond those already identified in the General Plan Update EIR, which accounted for future development. Thus, a less than significant impact related to this issue is anticipated to occur with the implementation of the proposed project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XII. NOISE – Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the City's General Plan or Development Code, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundbourne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or Airport Influence Area, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

XII.a-d Adoption of the Zoning Code Updates and General Plan Amendment would not expose persons to excessive noise levels because some type of future development within this area was included within the General Plan Update EIR. Compliance with the Colton Municipal Code detailed in Title 18 (Zoning Code), as well as all other provisions of the Development Code would be confirmed in the application to ensure noise levels for future development does not exceed noise standards. Thus, a less than significant impact related to this issue is anticipated to occur with the implementation of the proposed project.

XII.e-f The project areas are not located within the San Bernardino International Airport’s Planning Boundaries, or within the noise contours identified for this air facility, or within a private airstrip. No impact related to this issue would occur.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XIII. POPULATION AND HOUSING – Would the project:**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion:

XIII.a According to Department of Finance 2016 estimates, the City of Colton has an estimated population of 53,351. The proposed Zoning Code Update and General Plan Amendment could potentially induce future population growth that would not otherwise have occurred. Portions of the proposed project areas are

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proposed to be amended to change the land use designation from non-residential uses to residential uses. If the estimated potential new housing units allowed by the proposed land use amendments were to be built out to the maximum units allowed and occupied, this would yield approximately 585 new residential units and an approximate population increase of 2,024 persons in the City limits and would bring the total population of the City to 55,375. This is an approximately 3.7 percent increase in population over the current (2016) population estimate. However, the population and housing growth is consistent with SCAG's 2012-2035 Regional Transportation Plan (RTP) forecasts. SCAG's 2012-2035 RTP forecasts Colton's population to increase to 60,700 and 71,700 in 2020 and 2035, respectively. Growth induced by a project could be considered a significant impact if it directly or indirectly affects the ability of public agencies to provide services. Public services with regard to implementation of the proposed project will be provided by a number of public agencies, including the City of Colton. Service providers will be able to serve the project. Therefore, the population growth associated with implementation of the proposed project would have less than significant impacts in this regard.

XIII.b/c Implementation of the proposed project would not cause a loss of existing housing, or the displacement of existing residents. No impact would result from implementation of the proposed project.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XIV. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection, including medical aid?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

XIV.a **Fire Protection.** Fire prevention, fire protection, and emergency medical assistance (initial paramedical response) in the City of Colton are provided by the Colton Fire Department (CFD). Future development within the project areas has been identified within the General Plan Update EIR, and would be subject to

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the City’s development requirements including reviews from the City’s Fire Department. Future development within the project areas would be required to be designed and constructed per applicable fire prevention/protection standards, including the determination of the water supply to meet fire flow requirements. Adherence to standards and regulations contained in the City’s municipal and development codes and the payment of required fees would reduce potential impacts related to the provision of fire protection services to a less than significant level.

**Police Protection.** Police protection services are provided by the City of Colton Police Department (CPD) located at 650 North La Cadena Drive. The proposed project will not result in an increase in demand for police protection services sufficient to require the construction of new police facilities. Future development would be required to pay required fees to offset law enforcement impacts that may result from future development and occupation of future residential uses, if any. Adherence to these standards and the payment of required fees would reduce potential impacts related to the provision of police protection services to a less than significant level.

**School Facilities.** The proposed project areas are located within the Colton City Unified School District (District.). The local school district will monitor growth within the proposed project areas and update facilities plans to identify new facilities needs including locations, timing, and funding for expanded or new classrooms and related facilities. The district will continue to collect development impact fees to pay for the costs of expanded facilities, in accordance with state law. With the payment of the District’s required development fee, implementation of the proposed project will have less than significant impacts in this regard.

**Parks or Other Recreation or Government Services.** The project areas are located within a portion of the City that is urbanized. The existing General Plan Open Space and Conservation Element Includes proposals for acquisition, maintenance, and financing of parkland and open space. These are implemented by the City primarily through collection of Quimby fees and Development Impact Fees during building plan check of development projects. Future development within the project areas would be required to adhere to standards and provisions set forth by the City in the event that it would affect other governmental services. Because adherence to these standards and provisions is required of all future development projects, implantation of the proposed project, less than significant impacts related to this issue are anticipated to occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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recreational facilities which might have an adverse physical effect on the environment?

- c) Other:

Discussion:

XV.a-c The project areas are located within a portion of the City that is urbanized. The existing General Plan Open Space and Conservation Element Includes proposals for acquisition, maintenance, and financing of parkland and open space. These are implemented by the City primarily through collection of Quimby fees and Development Impact Fees during building plan check of development projects. Future development within the project areas would be required to adhere to standards and provisions set forth by the City in the event that it would affect other governmental services. Because adherence to these standards and provisions is required of all future development projects, implantation of the proposed project, less than significant impacts related to this issue are anticipated to occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| e) Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Result in inadequate parking capacity?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:**

XVI.a The City of Colton adopted a new Mobility (Circulation) Element for its General Plan in 2013. Because implementation of the proposed project would amend certain land use designations, the City completed a trip generation sensitivity assessment to compare the existing approved land use and zoning designations against those proposed, and to determine if any major streets or intersections would be potentially impacted with implementation of the proposed project. The proposed General Plan land use changes were evaluated similar to that as the original Traffic Impact Analysis prepared for the City’s General Plan Update EIR Circulation Element, which analyzed potential impacts to peak hour traffic conditions. For analysis purposes, all sites of the proposed project areas have been grouped together as a single “project”. Traffic impacts were evaluated by estimating the net trip generation change for the cumulative set of General Plan land use changes, rather than through a separate analysis for each site.

The Traffic Impact concluded that while the proposed land use changes with implementation of the proposed project would result in an additional 694 daily, two-way trips, the net change in AM and PM peak hour trips will decrease. The net change in AM and PM peak hour trips due to the land use changes with implementation of the proposed project is -238 hourly vehicle trips and -119 hourly vehicle trips during the weekday AM and PM peak hours, respectively. Therefore it has been concluded that the proposed land use changes would not significantly impact any of the critical study intersections analyzed in the General Plan Update EIR during weekday peak hours.

Through the development permit application process, future development projects within the project areas would be reviewed by the City Contract Traffic Engineer, if deemed necessary and specific conditions of approval may be included. Thus, a less than significant impact related to this issue is anticipated to occur with the implementation of the proposed project.

XVI.b Implementation of the proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management plan (CMP) for designated roads and highways. The existing and the future condition without the project is what is measured to determine the impact of the project or the cumulative impacts. Future development would be reviewed for compliance with the County congestion management program, off street parking and circulation patterns. Therefore, implementation of the proposed project would result in less than significant impacts in this regard.

XVI.c The nearest airport to the project site is San Bernardino International Airport, located approximately 7.0 miles northeast of the project site. Future development within the project areas would not result in change in air traffic patterns for the San Bernardino International Airport. Therefore, no impact would occur with the implementation of the proposed project.

XVI.d All proposed future development projects within the proposed project areas are required to adhere to the City of Colton Public Works Department’s policies and guidelines as per industry standards for traffic

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engineering design. These city and industry standards dictate the construction of additional roadway infrastructure as well as procedures for submittal, review, and approval of the project’s circulation system. The design of roadways must provide adequate distance and traffic control measures. This provision is normally realized through proper signing and traffic sequencing to facilitate roadway traffic flows. Adherence to applicable City standards would ensure that no significant roadway design- or hazard-related impact occurs. Impacts would be less than significant.

- XVI.e. The design, construction, and maintenance of structure, roadways, and facilities for any proposed future development projects must comply with applicable City standards related to emergency access and evacuation plans. Any future construction activity that may temporarily restrict vehicular traffic would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Adherence to applicable City access control measures would reduce potential impacts related to this issue to a less than significant level.
- XVI.f The proposed project does not propose new construction. All future development projects within the proposed project areas would be required to meet all parking requirements of the Colton Zoning Code (Title 18). Therefore, no impact would occur with the implementation of the project.
- XVI.g The proposed project does not propose new construction. All future development projects within the project areas would be required to comply with all City development policies, standards, and programs pertaining to supporting alternative modes of transportation; therefore, no impact related to this issue would occur.

**XVII. UTILITIES AND SERVICE SYSTEMS –**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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and resources, or are new or expanded entitlements needed?

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:**

XVII.a Future development within the project areas would not violate any water quality standards or waste discharge requirements, as proponents are required to comply with requirements of the City Public works Department and ensure that Best Management Practices (BMP's) are followed during construction. Because future development would be required to adhere to wastewater discharge requirements found within the NPDES permit process as well as provisions required by the City of Colton, a less than significant impact related to this issue would result from implementation of the proposed project.

XVII.b Water and wastewater facilities and services are presently provided to the overall vicinity. Future development within the proposed project areas will be accommodated by existing services and facilities; therefore, impacts related to the installation and operation of wet utility infrastructure would be less than significant.

XVII.c The proposed project does not propose new construction. All future development projects within the project areas would be required to control storm water consistent with the existing requirements of the Regional Water Quality Control Board (RWQCB). Thus, implementation of the proposed project would result in less than significant impacts in this regard.

XVII.d The City of Colton owns, operates and maintains a water treatment system and a wastewater collection, pumping and treatment system and will be providing the water service and wastewater collection in the proposed project areas. Through the development permit application process for future development, the City's Engineering staff would review the development's compliance for the provision of adequate short and long term water supplies and compliance with groundwater management and public water supply systems. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

XVII.e Future development within the proposed project areas would be required to comply with the Colton Municipal Code and other applicable local, regional, or state regulations related to wastewater. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

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XVII.f-g Future development within the proposed project areas would be required to comply with the Colton Municipal Code and other applicable local, regional, or state regulations related to solid waste. Therefore, implementation of the proposed project would not result in impacts related to landfill capacity and compliance with solid waste regulations. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion:**

XVIII.a Implementation of the proposed project would not result in impacts to wildlife and habitat resources. The proposed project does not have the potential to reduce the habitat of a fish or wildlife species, cause fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animals. In general, the proposed project areas does not contain areas of sensitive habitat or where sensitive species may be found. Future

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development within the project areas would be subject to the City's development permit process, which would require review of a development project for compliance with all City development standards and CEQA. Therefore, no impact would occur with the implementation of the proposed project in this regard.

- XVIII.b Adoption and implementation of the Zoning Code updates and the General Plan Amendment would not result in impacts that are individually limited, but could be incrementally considerable. There are no other past, current, or probable future projects or proposed projects that would combine with the Zoning code updates and a General Plan Amendment to result in a cumulatively adverse impact. Thus, less than significant impacts would occur in this regard.
- XVIII.c Previous sections of this Initial Study reviewed the proposed project's potential impacts related to aesthetics, air quality, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, noise, and public services and utilities. As concluded in these previous discussions, implementation of the proposed project would result either in no impact or less than significant impacts. Thus, implementation of the proposed project would not result in environmental impacts that would cause substantial adverse effects on human beings.

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**REFERENCES.** The following references were utilized during preparation of this Initial Study/Environmental Checklist.

1. City of Colton General Plan
2. City of Colton General Plan Land Use Plan and Zoning Districts Maps
3. Final EIR for the City of Colton General Plan Update
4. City of Colton Development Code (Title 18 of the Colton Municipal Code)
5. South Coast Air Quality Management District, CEQA Air Quality Handbook
6. Traffic Impact Sensitivity Assessment – TO#84 (City of Colton’s General Plan Mobility Element Proposed Land Use & Zoning Changes) January 26, 2016 – Mingar & Associates, Inc. - Attached
7. State of California Public Resource Code
8. Hazardous Waste Substance and Sites List.





## **Background**

The City of Colton adopted a new Mobility (Circulation) Element for its General Plan (GP) in 2013. Since this update, several new land use and zoning designations have been proposed, prompting the City to look into the potential traffic impacts associated with these changes with respect to the approved GP Update. In order to evaluate these potential impacts, the City has requested that Minagar & Associates, Inc. conduct a trip generation sensitivity assessment to compare the existing approved land use and zoning designations against those proposed, and to determine if any major streets or intersections would be potentially impacted by the proposed changes.

## **Methodology**

The following describes the approach used to conduct the comparative trip generation analysis. The contemplated GP Update land use changes were evaluated in a similar manner to that as the original Traffic Impact Analysis (TIA submitted 10/29/12) prepared for the City's General Plan Update EIR Circulation Element, which analyzed potential impacts to peak hour traffic conditions through the following steps:

- (1) Identifying various traffic analysis zones (total of 111 TAZs) for analysis throughout the City;
- (2) Separating future citywide development into various residential and commercial/non-residential uses for input into SCAG's EVTMM (East Valley Transportation Model, maintained by the Southern California Association of Governments);
- (3) Estimating the incremental (net) increase/decrease in development by TAZ, by subtracting the intensity of the then-existing General Plan land uses from that of the then-proposed General Plan land uses;
- (4) Calculating the corresponding trip generation changes due to the incremental (net) development increase/decrease, based on ITE's *Trip Generation* data; and
- (5) Distributing the net trip generation change to the surrounding transportation system of streets and intersections, and evaluating the resultant impact on the future forecast traffic conditions.

For the currently proposed land use changes, it was first assumed that for planning purposes all of the sites would be grouped together as a single "project". Individual traffic impacts were evaluated by estimating the net trip generation change for the cumulative set of GP land use changes, rather than through a separate analysis of each site. **Figure 1** depicts the locations of the sites which are proposed for land use changes in the GP Update. **Table 1** summarizes the current General Plan land use designations for the subject sites provided by the City of Colton, as well as the proposed land use modifications for each site.





**Figure 1**  
**Location of GP Update**  
**Land Use Change Sites**



**Table 1**  
**Land Use Designation Changes – Current GP vs. Proposed GP**

Site #	Location <sup>[1]</sup>	Property Size	Existing Condition		Proposed Conditions	
			Current General Plan LU <sup>[2]</sup>	Site Use	Proposed General Plan <sup>[2]</sup>	Size <sup>[3]</sup>
<b>Southern Sites</b>						
1-a1	1601 S. La Cadena Dr.	16.92 Ac	IP (0.5 FAR)	Vacant unimproved	HDR (22 DU/Ac)	368,517 SF (8.46 Ac)
1-a2	1601 S. La Cadena Dr.	3.0 Ac	IP	Vacant unimproved	NC	65,340 SF (1.5 Ac)
1-b	1501 S. La Cadena Dr.	4.8 Ac	IP	Vacant unimproved	HDR	104,544 SF (2.4 Ac)
1-c	11585 S. Bostick Ave.	4.54 Ac	IP	Single-family house	VLDR	98,881 SF (2.27 Ac)
1-d	1700 S. Bostick Ave.	0.74 Ac	IP	Utility ROW	RU	16,117 SF (0.37 Ac)
1-e	1710 S. Bostick Ave.	0.01 Ac	IP	Utility ROW	RU	217 SF (0.005 Ac)
<b>Northern Sites</b>						
2	1070 S. La Cadena Dr.	3.56 Ac	LI (0.5 FAR)	Vacant (Water Co. building)	GC	77,536 SF (1.78 Ac)
3-a	234 E. O St.	6.15 Ac	LI	Manufacturing use	MDR	133,947 SF (3.08 Ac)
3-b	271 E. Congress	1.39 Ac	LDR (8 DU/Ac)	Parking Lot (City Park)	OS-R	11.12 DU (1.39 Ac)

**Notes:**

Ac - Acres; DU - Dwelling Unit; FAR - Floor Area Ratio

<sup>[1]</sup> Locations are approximate.

<sup>[2]</sup> Land Use Categories:

GC	General Commercial	HDR	High Density Residential
IP	Industrial Park	LI	Light Industrial
LDR	Low Density Residential	MDR	Medium Density Residential
NC	Neighborhood Commercial	OS-R	Open Space Recreation
RU	Railroad/Utility/ROW Zone	VLDR	Very Low Density Residential

<sup>[3]</sup> Maximum SF/Du (based on FAR)

Since the City's original TIA report does not include any comprehensive detail or discussion on the aggregate or individual trip rates used for the anticipated future development changes, Minagar & Associates, Inc. applied industry-standard data derived from the Institute of Transportation Engineers' "Trip Generation Manual" (ITE, 9<sup>th</sup> Edition) to estimate the relative changes in the AM peak hour, PM peak hour and daily trip volumes.

A list of related ITE-defined land uses and their corresponding trip generation properties are provided in **Table 2**, below. This data was then compared to the applicable existing and proposed GP land uses, and consolidated into a new set of trip rates developed to match the various developmental characteristics of the City of Colton's Land Use Element (see **Table 3**).





**Table 2**  
**Trip Generation Rates for Applicable GP Land Uses**

ITE Code	Land Use	Unit	Trip Rate								
			Daily			AM Peak Hour			PM Peak Hour		
			Total	In (%)	Out (%)	Total	In (%)	Out (%)	Total	In (%)	Out (%)
<b>Residential</b>											
210	Single-Family Detached Housing	DU	9.52	50%	50%	0.75	25%	75%	1.00	63%	37%
220	Apartment	DU	6.65	50%	50%	0.51	20%	80%	0.62	65%	35%
221	Low-Rise Apartment	DU	6.59	50%	50%	0.46	21%	79%	0.58	65%	35%
222	High-Rise Apartment	DU	4.20	50%	50%	0.30	25%	75%	0.35	61%	39%
223	Mid-Rise Apartment	DU	--	--	--	0.30	31%	69%	0.39	58%	42%
230	Residential Condominium/Townhouse	DU	5.81	50%	50%	0.44	17%	83%	0.52	67%	33%
231	Low-Rise Residential Condominium/Townhouse	DU	--	--	--	0.67	25%	75%	0.78	58%	42%
232	High-Rise Residential Condominium/Townhouse	DU	4.18	50%	50%	0.34	19%	81%	0.38	63%	38%
<b>Industrial</b>											
110	General Light Industrial	KSF	6.97	50%	50%	0.92	88%	12%	0.97	12%	88%
120	General Heavy Industrial	KSF	1.50	50%	50%	0.51	--	--	0.68	--	--
130	Industrial Park	KSF	6.83	50%	50%	0.82	82%	18%	0.85	21%	79%
140	Manufacturing	KSF	3.82	50%	50%	0.73	78%	22%	0.73	36%	64%
150	Warehousing	KSF	3.56	50%	50%	0.30	79%	21%	0.32	25%	75%
151	Mini-Warehouse	KSF	1.65	50%	50%	0.11	52%	48%	0.19	53%	47%
152	High-Cube Warehouse/Distribution Center	KSF	1.68	50%	50%	0.11	69%	31%	0.12	31%	69%
160	Data Center	KSF	0.99	50%	50%	0.09	52%	48%	0.09	21%	79%
170	Utilities	KSF	--	--	--	0.76	90%	10%	0.76	15%	85%
<b>General Commercial/Retail/Office</b>											
820	Shopping Center	KSF	42.70	50%	50%	0.96	62%	38%	3.71	48%	52%
826	Specialty Retail Center	KSF	44.32	50%	50%	--	--	--	2.71	44%	56%
710	General Office Building	KSF	11.03	50%	50%	1.56	88%	12%	1.49	17%	83%
715	Single Tenant Office Building	KSF	11.65	50%	50%	1.80	89%	11%	1.74	15%	85%
720	Medical-Dental Office Building	KSF	36.13	50%	50%	2.39	79%	21%	3.57	28%	72%
750	Office Park	KSF	11.42	50%	50%	1.71	89%	11%	1.48	14%	86%
760	Research & Development Center	KSF	8.11	50%	50%	1.22	83%	17%	1.07	15%	85%
770	Business Park	KSF	3.44	50%	50%	0.43	85%	15%	0.39	20%	80%
<b>Recreational</b>											
411	City Park	Ac	1.89	50%	50%	4.50	56%	44%	3.50	57%	43%

**Notes:**

[1] *Trip Generation (9<sup>th</sup> Edition)*, Volumes II & III, Institute of Transportation Engineers.

-- Trip generation data





**Table 3**  
**Revised Trip Generation Rates Developed for**  
**Land Use Designations in the City of Colton**

Land Use Designation		Unit	Trip Rates								
			Daily			AM Peak Hour			PM Peak Hour		
LU Code	LU Type		Total	In (%)	Out (%)	Total	In (%)	Out (%)	Total	In (%)	Out (%)
<b>Residential Uses</b>											
VLDR	Very Low Density Residential	DU	9.52	50%	50%	0.75	25%	75%	1.00	63%	37%
LDR	Low Density Residential	DU	9.52	50%	50%	0.75	25%	75%	1.00	63%	37%
MDR	Medium Density Residential	DU	7.31	50%	50%	0.58	22%	78%	0.72	63%	37%
HDR	High Density Residential	DU	5.01	50%	50%	0.36	24%	76%	0.44	62%	38%
<b>Non-residential Uses</b>											
GC	General Commercial	KSF	25.38	50%	50%	1.68	80%	21%	2.63	27%	73%
NC	Neighborhood Commercial	KSF	16.82	50%	50%	1.12	86%	14%	1.41	23%	77%
IP	Industrial Park	KSF	6.83	50%	50%	0.82	82%	18%	0.85	21%	79%
LI	Light Industrial	KSF	4.78	50%	50%	0.65	82%	18%	0.67	24%	76%
OS-R	Open Space Recreational	Ac	8.00*	50%	50%	4.50	56%	44%	3.50	57%	43%

\*Note: Due to limited available data, the daily rate is comprised of the combined AM and PM peak hour trip generation rates.

In order to assist the City in determining the potential for traffic impacts on the surrounding street system, the cumulative developments were considered as a singular “project” alternative. This scenario assumes a maximum allowable density/intensity of each site—based on dwelling units (DU for residential type projects) or maximum floor area ratio (FAR for non-residential developments)—in accordance with the allowable intensity/density thresholds provided in the City of Colton's Land Use Element, shown in **Table 4**.

As shown in **Table 5**, below, the representative trip generation rates from Table 4 were then applied to each land use under the existing and proposed maximum sizes and intensities of the proposed developments, in order to estimate the corresponding trip generation change due to the land use re-designations proposed by the City. The trip generation rates are based on data derived from ITE's current standardized *Trip Generation Manual*.

The incremental (net) changes in developmental trips, calculated as the balance of the Existing General Plan and the proposed land use/trip generation conditions, are summarized below in Table 5.



**Table 4**  
**Development Density/Intensity Requirements for Applicable GP Land Uses**

Land Use Designation	LU Code	Density/Intensity <sup>[1]</sup>				Description / Sample Uses
		Unit <sup>[2]</sup>	Range		Avg.	
			Min	Max		
<b>Residential Uses</b>						
Very Low Density Residential	VLDR	DU/Ac	0.1	2.0	1.0	Characterized generally by single-family detached homes on large, individual lots in areas where terrain, access, and the presence of natural resources may limit the extent to which development can occur (e.g., hillside area).
Low Density Residential	LDR	DU/Ac	2.1	8.0	5.0	Characterized generally by single-family detached homes on individual lots that form a cohesive neighborhood (e.g., residential subdivisions).
Medium Density Residential	MDR	DU/Ac	8.1	16.0	12.0	Characterized generally by detached and attached single-family homes on small lots, alley-loaded homes, duplexes, triplexes, townhouses and condominiums with common open space and small private patios or yards.
High Density Residential	HDR	DU/Ac	16.1	22.0	19.0	Multi-family housing with higher intensities, including condos, apartments, stacked flats, and senior housing.
<b>Non-residential Uses</b>						
General Commercial	GC	FAR	-	0.5	0.5	Wide range of retail and commercial services, professional offices, and medical facilities, supporting higher-intensity commercial uses (e.g., fast-food and sit-down restaurants, offices, auto services, community retail centers).
Neighborhood Commercial	NC	FAR	-	1.0	1.0	Variety of retail, office and service-oriented business activities that serve the local neighborhood area and population. Incorporates a smaller scale, with lower intensity for compatibility with the character of surrounding residential neighborhoods.
Industrial Park	IP	FAR	-	0.5	0.5	Single- and multi-tenant office and industrial buildings that house professional offices, R&D, light industrial and similar uses.
Light Industrial	LI	FAR	-	0.5	0.5	Various fabrication, manufacturing, assembly, distribution and warehouse uses compatible with nearby commercial and residential districts.
Railroad Utility	RU	n/a	n/a	n/a	n/a	Railroad corridors, energy transmission and utility lines.
Open Space Recreational	OS-R	n/a	n/a	n/a	n/a	Outdoor parks, recreational activity fields, trails, passive areas.

Notes:

<sup>[1]</sup> Per the City of Colton Land Use Element.

<sup>[2]</sup> DU/Ac - Dwelling Units per Acre; FAR - Floor Area Ratio.





**Table 5**  
**Incremental (Net) Change in General Plan Trips\***

Site No.	Trip Generation - Maximum Allowable Density												Net Change		
	Existing Condition					Proposed Conditions**									
	Land Use	Size	Daily	AM	PM	Land Use	Density / Intensity	Daily	AM	PM	Daily	AM	PM		
1-a1	IP	16.92 Ac	2,517	302	313	HDR	22.00 DU/Ac	1,865	134	164	-652	-168	-149		
	In		1,258	248	66	In		932	32	102	-326	-216	36		
	Out		1,258	54	247	Out		932	102	62	-326	48	-185		
1-a2	IP	3.00 Ac	446	54	56	NC	0.50 FAR	1,099	73	92	653	20	37		
	In		223	44	12	In		550	63	21	326	19	9		
	Out		223	10	44	Out		550	10	71	326	0	27		
1-b	IP	4.80 Ac	714	86	89	HDR	22.00 DU/Ac	529	38	46	-185	-48	-42		
	In		357	70	19	In		265	9	29	-92	-61	10		
	Out		357	15	70	Out		265	29	18	-92	14	-52		
1-c	IP	4.54 Ac	675	81	84	VLDR	2.00 DU/Ac	86	7	9	-589	-74	-75		
	In		338	66	18	In		43	2	6	-294	-64	-12		
	Out		338	15	66	Out		43	5	3	-294	-10	-63		
1-d	IP	0.74 Ac	110	13	14	RU	-	0	0	0	-110	-13	-14		
	In		55	11	3	In		0	0	0	-55	-11	-3		
	Out		55	2	11	Out		0	0	0	-55	-2	-11		
1-e	IP	0.01 Ac	1	0	0	RU	-	0	0	0	-1	0	0		
	In		1	0	0	In		0	0	0	-1	0	0		
	Out		1	0	0	Out		0	0	0	-1	0	0		
2	LI	3.56 Ac	371	50	52	GC	0.50 FAR	1,968	130	204	1,597	80	152		
	In		185	41	12	In		984	104	55	799	63	43		
	Out		185	9	39	Out		984	27	149	799	18	110		
3-a	LI	6.15 Ac	640	87	90	MDR	16.00 DU/Ac	719	57	71	79	-30	-19		
	In		320	71	22	In		360	13	45	40	-58	23		
	Out		320	16	68	Out		360	45	26	40	29	-42		
3-b	LDR	1.39 Ac	106	8	11	OS-R	1.00 FAR	8	5	4	-98	-4	-8		
	In		53	2	7	In		4	3	2	-49	1	-5		
	Out		53	6	4	Out		4	2	2	-49	-4	-2		
										<b>Total</b>	<b>Daily:</b>	<b>AM:</b>	<b>PM:</b>		
											<b>694</b>	<b>-238</b>	<b>-119</b>		
										<b>In</b>	<b>347</b>	<b>-327</b>	<b>101</b>		
										<b>Out</b>	<b>347</b>	<b>93</b>	<b>-218</b>		

\* Maximum Allowable Density  
 \*\* Provided by the City of Colton in SF, converted to acreage.  
 LU – Land Use  
 DU/Ac – Dwelling Units per Acre  
 FAR – Floor Area Ratio



The findings shown in Table 5 indicate that while the proposed land use changes to the General Plan Update would result in +694 additional daily, two-way trips, the net change in AM and PM peak hour trips will decrease and is therefore estimated to yield a less-than-significant peak hour traffic impact on the surrounding street system. The net change in peak hour trips due to the land use changes is -238 hourly vehicle trips and -119 hourly vehicle trips during the weekday AM and PM peak hours, respectively.

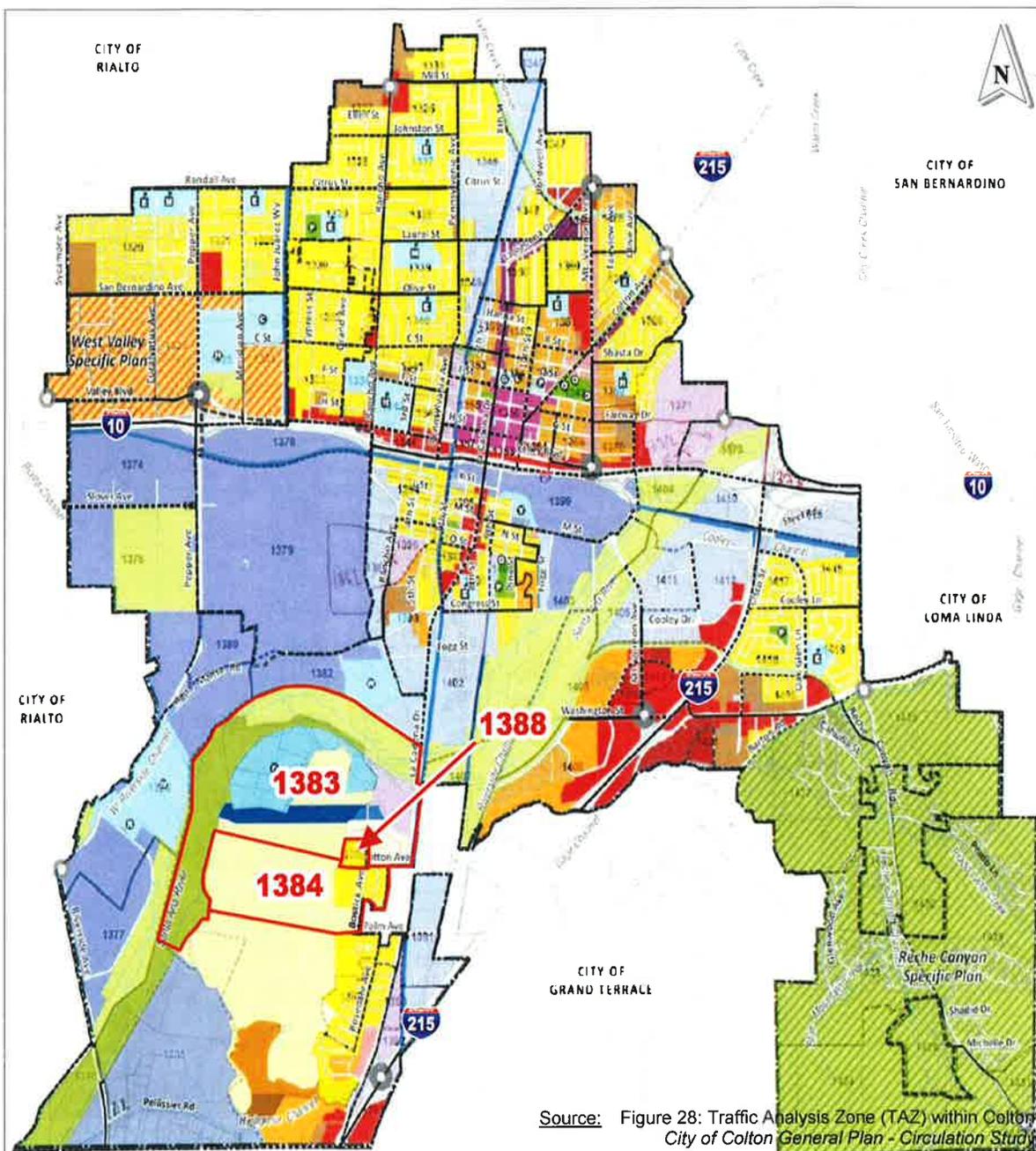
The principal cause of this net trip reduction is the proposed change in land use for several of the project sites from non-residential to residential use. Since the density and trip generation rates for Very Low, Medium and High Density Residential land uses are on the whole lower than the intensity and trip generation rates for the non-residential uses outlined in the existing General Plan, the result is that of a lower overall trip generation during the AM and PM peak hours. It is therefore concluded that the proposed land use changes would not significantly impact any of the critical study intersections analyzed in the EIR for the GP Update (shown in **Figure 2**, below) during the weekday peak hours.

It is acknowledged that the cumulative "project" will yield a net increase in daily (two-way) trips on the surrounding roadway network. The majority of these added trips will occur in the south portion of the study area, west of South La Cadena Drive in the vicinity of TAZs 1383, 1384 and 1388 (see **Figure 3**). At this time there are no site-specific project plans for these sites; therefore, project layouts, driveway locations, intersection modifications, land use types, or exact intensities are unknown, and on-going development proposals for these properties must be reviewed on a case-by-case basis as they arise to ensure that the future roadway capacities are not overloaded by the projected daily traffic anticipated to travel through these zones.





**Figure 2**  
**Location of Critical Study Intersections**



**Figure 3**  
**Location of Traffic Analysis Zones (TAZ) 1383, 1384 and 1388**



# Planning Commission Staff Report

City of Colton  
Development Services Department

**TYPE OF ACTION:** Recommendation to City Council

**MEETING DATE:** July 12, 2016

**FILE INDEX NUMBER:** DAP-001-277  
**GENERAL PLAN UPDATE FOLLOW-UP & SENSITIVE DEVELOPMENT AREA-OVERLAY ZONE CHANGE/TEXT AMENDMENT**

**APPLICANT:** City-initiated

**PROJECT DESCRIPTION:** Amendments to the Colton General Plan Land Use Element, Chapter 18 (Zoning) of the Colton Municipal Code, and the Official Zoning Map for:

**(a) – SDA-O TEXT AMENDMENT:** amend the text of Title 18 (Zoning) of the Colton Municipal Code relating to the SDA-O, Sensitive Development Area Overlay zone.

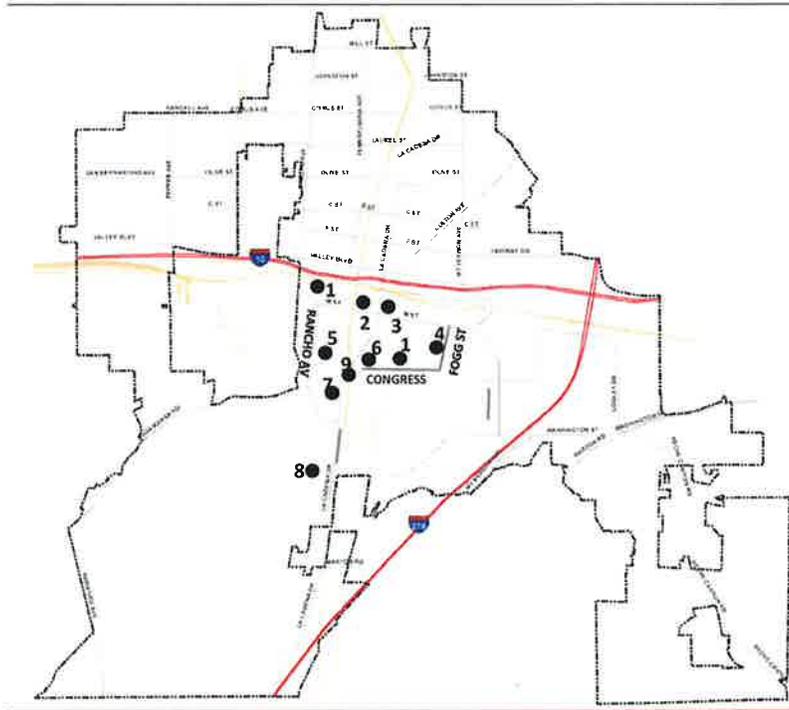
**(b) – SDA-O EXPANSION:** place properties in Areas 1 through 7, as described below, within the SDA-O, Sensitive Development Area Overlay, zone with the underlying zones to remain unchanged as follows:

- I-P, Industrial Park for parcels identified below as Areas 4 & 5.
- M-1, Light Industrial for parcels identified below as Areas 1, 2, 6, & 7.
- M-2, Heavy Industrial for parcels identified below as Area 3.

**(c) – GENERAL PLAN AMENDMENT/ZONE CHANGE:** change the General Plan land use designations and corresponding zoning classifications for parcels identified below as Areas 8 through 10, as follows:

- Area 8a
  - 3 acres at the northeast part - from IP/I-P, Industrial Park to NC/C-1, Neighborhood Commercial
  - ~17 acre remaining part - from IP/I-P, Industrial Park to HDR/R-3/R-4, High Density/ Multiple-Family Residential
- Area 8b – from IP/I-P, Industrial Park to HDR/R-3/R-4, High Density/ Multiple-Family Residential
- Area 8c - from IP/I-P, Industrial Park to VLDR/ V-L, Very Low Density Residential
- Area 8d – from IP/I-P, Industrial Park to RU/R-U, Railroad Utility
- Area 9 – from LI/M-1, Light Industrial to GC/C-2, General Commercial

- Area 10a – from LI/M-1, SDA-O - Light Industrial, Sensitive Development Area-Overlay to MDR/R-2, Medium Density Residential
- Area 10b – from LDR/R-1, Low Density Residential to OS-R, Open Space-Recreation



**ACTIONS:**

**ENVIRONMENTAL DETERMINATION: Recommendation: Negative Declaration.**

**PUBLIC REVIEW PERIOD FOR CEQA INITIAL STUDY: 5/21/2016-6/13/2016**

**PUBLIC NOTICE: 7/2/2016**

**PLANNING COMMISSION: 7/12/2016; Recommendation to Council: \_\_\_\_\_.**

**CITY COUNCIL HEARING: 8/2/2016; Decision: \_\_\_\_\_.**

**BACKGROUND**

On August 20, 2013, the City Council considered and adopted comprehensive updates to the Land Use Element, Housing Element, and Circulation (“Mobility”) Element of the City of Colton General Plan. As part of its adoption of the General Plan Update, the City Council also adopted Resolution No. 69-13 (attached) providing direction to staff for future actions as a follow-up to the General Plan Update.

Since adoption of the General Plan Update and Resolution No. 69-13, some of these items, including the Hub City Specific Plan, Hillside Ordinance, and the Roquet Ranch Specific Plan have been initiated with some adopted by the City Council. This project implements the remaining item on Resolution No. 69-13 which is to consider changing the General Plan Land Use designation of three industrially-designated and zoned areas to other designations (identified as “General Plan Follow-Up”). A fourth area identified by Resolution No. 69-13 and located at 240 East Congress Street (Pico Rivera Pallet/ Largo Concrete)

identified as APN 0163-391-11 was not included in this project due to litigation and provisions of the Settlement Agreement.

This project also includes Amendments to the Official Zoning Map and the Zoning Code relating to the SDA-O, Sensitive Development Area Overlay. These amendment were considered as part of another Amendment (File Index No. DAP-001-184) with the following meetings held:

- May 13, 2014, Planning Commission Workshop
- July 24, 2014 Stakeholders Meeting
- September 23, 2014, Planning Commission Workshop
- November 19, 2014, Joint City Council and Planning Commission Meeting

At the Joint City Council and Planning Commission Meeting, staff was directed to:

1. initiate amending Chapter 18.30 of Title 18 of the Colton Municipal Code (identified as “SDA Text Amendment”).
2. Allow for a Master CUP process.
3. initiate a Zone Change to place additional properties in the SDA-O zone (identified as “SDA Expansion”) but to exclude expansion of the SDA-O zone to industrial areas north of the I-10 Freeway along Pennsylvania Avenue.

This General Plan Update/Zone Change includes the SDA Text Amendment & Expansion, with the necessary environmental analysis, including analysis of potential traffic impacts of the changes of zones.

## **DISCUSSION**

### **1. SDA-O Text Amendment**

Chapter 18.30 of the Colton Municipal Code contains regulations applicable to properties within the SDA-O, Sensitive Development Area Overlay, zone. The overlay zone is in addition to the underlying zone, which is M-1, Light Industrial, in most cases. Pursuant to Section 18.30.030, the approval by the Planning Commission of a conditional use permit (CUP) is required in the SDA-O zone prior to any development, which includes change of use.

Below are the proposed text changes to the Zoning Code proposed relating to the SDA-O zone with existing text to be deleted in strike through (~~text~~) and new proposed text in underline (text).

In summary, the changes clarify that the purpose of the SDA-O is to minimize impacts on residential areas, clarify the findings necessary to approve a CUP or deny a proposed use, and allow for a Master CUP approval so subsequent development/use proposals do not require CUP approval if consistent with the Master CUP approval.

## Chapter 18.30 SDA SENSITIVE DEVELOPMENT AREA OVERLAY ZONE

### 18.30.010 Intent and purpose.

The SDA Overlay Zone is intended to **mitigate the impacts of industrial uses near or adjacent to residential neighborhoods. The SDA Overlay Zone allows the Planning Commission to review proposed industrial uses and impose conditions of approval to ensure compatibility between industrial and residential uses.** ~~reduce flexibility in design and restrict Development of Parcels of land in certain areas of the City deemed to require sensitive Development standards.~~

**18.30.020 Map Designation.** This zone Shall be in the form of an Overlay Zone and Shall be established only in conjunction with another zone and Shall be Designated on the Official Zoning Map with the symbol SDA together with the underlying zone symbol, i.e., R-1/SDA.

### 18.30.030 Conditional Use Permit requirements.

- A. Plans for all Development in an SDA Zone Shall be submitted to the Commission for review and Approval under the Conditional Use Permit procedure.
- B. Plans for Development be submitted to the Commission May be proposed as a Master Conditional Use Permit whereby potential future land uses are identified within particular buildings and/or locations within a site or parcel. Subsequent Conditional Use Permits shall not be required for uses within particular buildings and/or locations as identified by an approved Master Conditional Use Permit.**
- C.B. Before approving a proposed **Development** Project, the Commission Must find that the Following conditions are satisfied:
  - 1. That the proposed Development is in conformance with the **goals, policies and land use designations** guidelines in the General Plan for that area;
  - 2. That the proposed Development will not impose significant noise, traffic, air quality, aesthetic or other environmental impacts on adjacent or nearby residential neighborhoods that cannot be mitigated to a level of insignificance.**
  - 3. That the proposed Development meets all requirements of this title for similar Developments Permitted by right.**
- D.C. In granting a Permit, the Commission May impose certain conditions that in its opinion will assist to safeguard the health, safety and Property values in that zone.
- E.D. If the Commission so deems necessary, it May refuse to allow a Use which it considers **incompatible with adjacent or nearby residential neighborhoods.** ~~unfit for the area in question.~~

## 2. SDA-O Expansion

The project includes a Zone Change to place additional properties in the Sensitive Development Area Overlay, SDA-O, zone (identified as “SDA Expansion”) to implement Policy LU-1.9 of the General Plan (below).

**General Plan – Land Use Element**

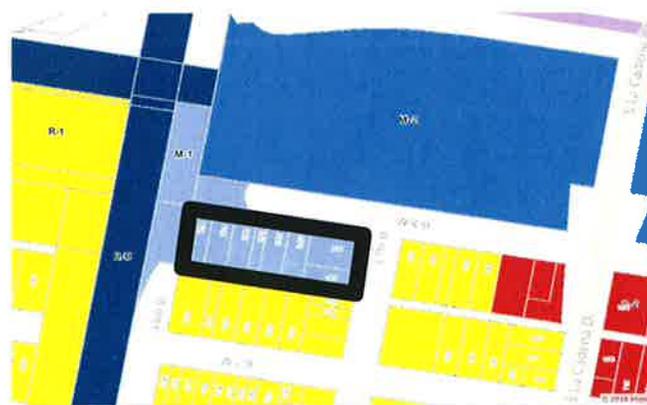
Policy LU-1.9: “Apply a [Sensitive] Special Development Area Overlay [SDA-O] on industrially zoned properties that abut properties zoned for residential uses, and apply appropriate conditions through the discretionary review process to minimize impacts.”

The list of industrially-zoned parcels which abut properties zoned for residential uses (including across public alleys) to be placed with the SDA-O zone are listed below. The underlying zones, as indicated, to remain unchanged. The general location and vicinity of the parcels are depicted on Attachment 2.

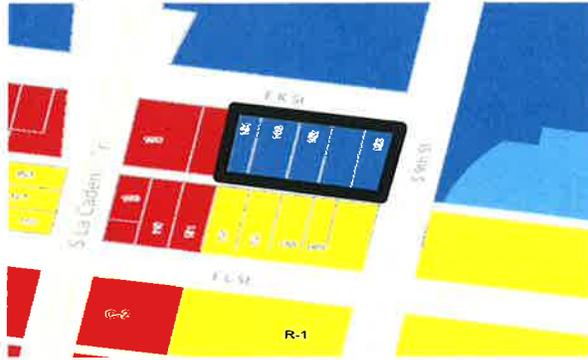
- 223,225,275 S Rancho Ave (3 parcels) – APN 0163-051-11, -27, & -30; underlying zone: M-1, Light Industrial – identified as “Area 1” on attached map exhibits.



- 105, 143 S 7<sup>th</sup> Street; 240,248,252,264,274,294 West K Street (8 parcels)- APN 0163-071-12,-13,-14,-15,-16,-17,-18,-19; underlying zone: M-1, Light Industrial - identified as “Area 2” on attached map exhibits.



- 134, 148, 162, ~174, 190 West K St (5 parcels) – APN 0163-081-12,-13,-14,-15,-16; underlying zone: M-2, Heavy Industrial – identified as “Area 3” on attached map exhibits.



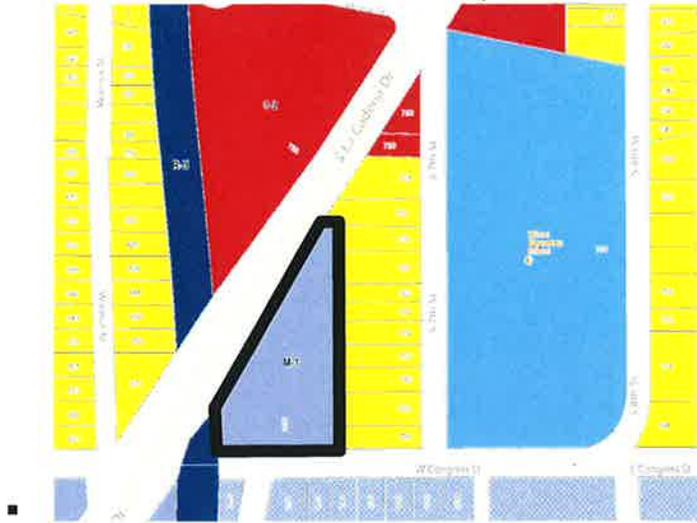
- 551,555 S Fogg St, ~402,452,454,502 S 12<sup>th</sup> St, 500 E M St- APN 0163-232-01,-02,-24; 0163-135-01,-03,-04; 0163-141-17(7 parcels); underlying zone: I-P, Industrial Park – identified as “Area 4” on attached map exhibit.



- 500, 620, 680 S Rancho Av; 510,555,565,575,585 W Birch St; ~550 Maple St –APN 0163-161-39,-45,-46,-47,-48,-49,-50,-65,-66 (9 parcels); underlying zone: I-P, Industrial Park – identified as “Area 5” on attached map exhibit.



- 309 W Congress St, APN 0163-202-21 (1 parcel); - underlying zone: M-1, Light Industrial – identified as “Area 6” on attached map exhibit.



- 430 W Agua Mansa, APN 0163-261-34 & ~1089 S La Cadena, APN 0163-271-25 (2 parcels); underlying zone: M-1, Light Industrial – identified as “Area 7” on attached map exhibit.



### 3. General Plan Update Follow-Up (Reclassification of Industrially-Zoned Properties)

The following are the areas currently zoned and designated for industrial uses that are proposed for a change in General Plan land use designation and corresponding zone changed pursuant to Council direction (Resolution R-69-13).

#### Area 8 - La Cadena Drive & Santa Ana River

The subject area consists of land currently designated “Industrial Park” and bounded by the Santa Ana River to the north, La Cadena Drive to the east, Loma Verde residential tract to the south, and the Colton Landfill to the west. The total acreage is approximately 30 acres within 7 parcels.

Per Resolution R-69-13, the City Council directed staff to change the designation of this area from “Light Industrial” to “an appropriate land use district”. Due to the differences among the parcels, different designations are proposed for the various properties as discussed below.



Area 8a: APN 0275-192-06 (~1601 S. La Cadena Drive)

- Proposed: 3 acres at the northeast part - from IP/I-P, Industrial Park to NC/C-1, Neighborhood Commercial
- Proposed: ~17 acre remaining part - from IP/I-P, Industrial Park to HDR/R-3/R-4, High Density/ Multiple-Family Residential

The subject property is an approximately 20-acre lot bounded on the north by Tropicana Ranch (Tropico) Drive, La Cadena Drive to the east, the Loma Verde residential tract to the south and west. The lot is undeveloped and has a significant grade difference to the abutting residential properties to the south and west. The property slopes gradually to the north and is traversed by overhead utility lines, including transmission lines.

It was determined that either commercial or residential designations would be the most appropriate to replace the industrial designation per Council direction. Staff has determined that utilizing the entire 20 acre site for a large regional-oriented commercial use may not be appropriate due to its location away from regional access routes or higher concentrations of residential neighborhoods. Due to the large size of the property, it was determined that the lot could accommodate both designations. The majority of the property is recommended for residential uses with a smaller portion reserved for a “neighborhood commercial” shopping center that would complement the residential development.

Based on industry standard on the minimum size for a “neighborhood commercial” shopping center of 3 acres, the portion to be designated commercial is proposed at the

northeast part of the slot at the street intersection. It was determined that HDR - High Density Residential, 14.1 to 22.0 units per acre, would be appropriate for the remaining 17 acres since future development of this type could be accommodated by the property due to its large size.

Correspondence was received asking that the existing Light Industrial designation not be changed (Attachment 3). Among the comments was that the lot has constraints to limitations on building and uses underneath the overhead transmission lines, owned by Southern California Edison. Staff has determined that although Edison may have restrictions on the types of buildings and uses that are allowable underneath the transmission lines, these areas could still potentially be used to meet other R-3/R-4 zone standards, such as open space, parking, non-habitable structures, consistent with the proposed HDR designation.

Area 8b: APN 0275-192-07; 0163-361-14 & 15 (~1501 S. La Cadena Drive)

- Proposed: from IP/I-P, Industrial Park to HDR/R-3/R-4, High Density/ Multiple-Family Residential.

This area consists of three properties owned by the same property as Area 8a and immediately north of Area 8a, across the public street (Tropica Rancho Road) and bounded by the Santa Ana River to the north. The total area of the three parcels is 4.8 acres. The lots are irregularly shaped with about 2000 feet of street frontage along the Tropica Rancho Road and only about 170 feet along La Cadena, with a depth of only about 90 feet at the lot's narrowest point. To allow for most flexibility by allowing the broadest range of development types and be consistent with development on Area 8a, it was determined that the HDR - High Density Residential, 14.1 to 22.0 units per acre would be most appropriate.

Area 8c: APN 0275-192-03 (~11585 S Bostick (~1600 S Bostick)

- Proposed: from IP/I-P, Industrial Park to VLDR/ V-L, Very Low Density Residential

This property is a 4.54-acre lot occupied by a single-family home accessible via a street terminus on Bostick Avenue to the south. The Very Low Density Residential, 0.1 to 2 units per acre, designation is proposed to be consistent with the existing actual land use.

Area 8d: APN 0275-192-02 & -04 (~1701 S Bostick)

- Proposed: from IP/I-P, Industrial Park to RUC/R-U, Railroad Utility Corridor

This area consists of two undeveloped properties with a total acreage of .75 acres. The properties are partly underneath overhead transmission lines and are owned by Southern California Edison. The Railroad Utility Corridor designation is proposed to be consistent with other Edison property in the city.

Area 9 - 1070 S. La Cadena Drive (APN 0163-273-07)

Proposed: from LI/M-1, Light Industrial to GC/C-2, General Commercial



The subject property is a 3.96-acre lot located on the east side of La Cadena Drive between Fogg Street and the railroad overpass and bounded by the BNSF railroad line to the east. The lot has an irregular narrow shape with over 1200 feet of frontage along La Cadena Drive but a lot depth of only approximately 200 feet. An area about 270 feet wide at the center of the frontage along La Cadena Drive has been improved (paved) and contains a building last used by a drinking water company (Yosemite Water). The remainder of the parcel is unimproved.

Per Resolution R-69-13, the City Council directed staff to change the designation of this property from "Light Industrial" to a commercial designation appropriate for the site. Due to the possible constraints posed by the irregular lot shape, it was determined that the most appropriate zone would be the C-2, General Commercial zone to allow the broadest range of commercial activities. The C-2 zone provides the most flexibility by allowing certain uses such as auto repair and construction sales/service that are not allowed in other commercial zones.

Area 10

- 234 East O Street (APN 0163-221-39)  
from LI/M-1, SDA-O - Light Industrial, Sensitive Development Area-Overlay to MDR/R-2, Medium Density Residential
- 271 East Congress Drive (APN 0163-221-35)  
from LDR/R-1, Low Density Residential to OS-R, Open Space-Recreation

The subject property is a 7.1-acre property bounded by O Street to the north, Congress Drive to the south, Veterans Park to the east and the BNSF railroad line to the west. The lot has narrow irregular shape with a lot depth of approximately 1340 feet with street frontages of approximately 247 feet along O Street and 177 feet along Congress. The lot is improved with an existing manufacturing operation (Cutting Edge Supply).

Per Resolution R-69-13, the City Council directed staff to change the designation of this property from "Light Industrial" to an "appropriate residential land use designation." Although the lot is surrounded by properties zoned R-1 (2.1 to 8 units per acre), it was determined that conventional R-1 development would not be viable due to the narrow shape of the lot could not accommodate the required lot depth and public street. Since the density of 14.1 to 22 units per acre allowed by the R-3 zone is significantly higher than that in the surrounding R-1 neighborhood, it was determined that the MDR/R-2, Medium Density Residential designation/zone (8.1 to 16 units per acre) would be more appropriate by allowing a broader range of types of developments.



The parcel facing Congress immediately to the east (at 271 East Congress Street) has been added to this project as a clean-up item. The parcel is owned by the City and is developed as a parking lot for the adjacent public park (Veterans Park). The proposed change from Low Density Residential to Open Space-Resource will bring the General Plan land use designation in conformity with the actual current land use.

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (attached) has been prepared to assess environmental impacts for the proposed project. A Traffic Impact Sensitivity Assessment (attached) was prepared to analyze impacts from the land use designation changes part of the General Plan FollowUp. The Assessment found that although the traffic generated by the changes would increase, the number of trips during peak congestion periods would actually decrease and, therefore, the project would have no significant traffic impacts. Based on this, the Initial Study determined that the project would not create any significant adverse impacts on the environment and therefore a Negative Declaration (attached) was prepared for the project.

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend to the City Council approval of the project by adopting the following:

1. **RESOLUTION NO. 21-16. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON AMEND THE COLTON MUNICIPAL CODE AND THE OFFICIAL ZONING MAP FOR THE RECLASSIFICATION OF THREE INDUSTRIALLY ZONED AREAS TO OTHER ZONES, AND THE AMENDMENT OF CHAPTER 18.30 OF TITLE 18 (ZONING) OF THE COLTON MUNICIPAL CODE, PERTAINING TO THE SDA-O, SENSITIVE DEVELOPMENT AREA OVERLAY, ZONE, AND APPLYING THE SDA-O ZONE TO CERTAIN PROPERTIES AND ADOPT A NEGATIVE DECLARATION. (FILE INDEX NO. DAP-001-277)**
  
2. **RESOLUTION NO. R-22-16. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON APPROVE A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATIONS ON THE LAND USE PLAN FOR PROPERTIES LOCATED AT 1070 S. LA CADENA DRIVE; 234 EAST O STREET & 271 EAST CONGRESS DRIVE; AND THOSE PARCELS CURRENTLY DESIGNATED "INDUSTRIAL PARK" AND BOUNDED BY THE SANTA ANA RIVER TO THE NORTH, LA CADENA DRIVE TO THE EAST, LOMA VERDE RESIDENTIAL TRACT TO THE SOUTH, AND THE COLTON LANDFILL TO THE WEST. (FILE INDEX NO. DAP-001-277)**

Prepared by:



Jay Jarrin, AICP, Senior Planner

Approved by:



Mark R. Tomich, AICP, Director

**ATTACHMENTS**

1. City Council Resolution No. 69-13 (for reference)
2. Map Exhibits & Aerial Photographs – for each Area
3. Correspondence Received:
  - a. Letter from Ron Kemper regarding property owned by Highland Service Corporation (Areas 8a & 8b), received June 9, 2016.
  - b. Email from David Mlynarski, Transtech with letter from Patrick O'Brien regarding property owned by Highland Service Corporation (Areas 8a & 8b), received July 6, 2016
4. Draft Planning Commission Resolution No. R-21-16
5. Draft Planning Commission Resolution No. R-22-16
6. CEQA Initial Study and Negative Declaration- DAP-001-177, June 1, 2016
7. Traffic Impact Sensitivity Assessment, Minagar & Associates, January 26, 2016

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**RESOLUTION NO. R-69-13**

**A RESOLUTION OF THE CITY OF COLTON CITY COUNCIL PROVIDING FOLLOW-UP DIRECTION TO STAFF REGARDING IMPLEMENTATION OF GENERAL PLAN AMENDMENTS FOR THE LAND USE ELEMENT, HOUSING ELEMENT AND CIRCULATION (“MOBILITY”) ELEMENT OF THE GENERAL PLAN. (FILE INDEX NO: DAP-001-101).**

**WHEREAS**, local governments are authorized by Government Code section 65350 *et seq.* to prepare, adopt and amend general plans, and by Government Code section 65800 *et seq.* to prepare, adopt and amend zoning ordinance which is consistent with the general plan; and

**WHEREAS**, comprehensive updates to the Land Use Element, Housing Element and Circulation (“Mobility”) Element of the City of Colton General Plan (hereinafter “**General Plan Update**”) were initiated and prepared by the City of Colton; and

**WHEREAS**, on July 16, August 6, August 13 and August 20, 2013, the City Council of the City of Colton held a public hearing and concurrent workshops to discuss the Planning Commission’s recommendations and to consider the project, and at such hearing the City Council heard all persons interested in or opposed to the EIR and/or the project; and

**WHEREAS**, the City Council has determined that it is in the City’s interest to provide specific direction to staff pertaining to future actions to implement the General Plan Update, future General Plan amendments (Land Use Element, Land Use Plan) for identified locations, initiation of comprehensive planning projects, and related zoning ordinance amendments and

**WHEREAS**, such direction for future amendments provide property owners with information upon which to determine future development plans for their properties.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLTON:**

**SECTION 1.** Staff is hereby directed to study the land use mix and proposed residential density of the Colton Hub City Centre Specific Plan (“West Valley Specific Plan”) and initiate a subsequent amendment to the adopted Housing Element amendment for the 2014-2021 planning period for future consideration by the City Council, that implements the City Council’s vision for the West Valley Specific Plan area and includes accommodation of any remaining 2008-2014 Regional Housing Needs Allocation units within alternative locations in the City of Colton and compliance with the California Environmental Quality Act (CEQA).

**SECTION 2.** Staff is hereby directed to develop a work program for consideration by the City Council for a new Specific Plan (or other planning instrument) to facilitate and guide development and revitalization of downtown Colton.

**SECTION 3.** Staff is further hereby directed to study and initiate amendments for future consideration by the City Council to the adopted Land Use Element (Land Use Plan) and zoning ordinance, as appropriate, to implement the following directives:

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- Land currently designated “Low Density Residential” and zoned “Residential Estates” within the Pellissier Ranch area (identified as APN Nos. 1167-01-101, 0277-01-107, 0163-35-125, 0163-34-104, 0163-35-125 and 0163-35-128) shall be studied and designated as “Open Space” or appropriate development are developed that take into account the geology, slope and terrain of the area to ensure that any future residential development will:
    - Protect ridgelines and steep slopes;
    - Require clustering development on flat or gently sloping land; and
    - Limit grading to ensure that contours of existing hillsides are preserved.
  - The General Plan Land Use designation of land bounded by O Street to the north , a BNSF Railroad right-of-way spur to the west, , and Open Space-Recreation, Low Density Residential and Open Space-Resource land uses to the east and south, respectively (identified as APN Nos. 0163-22-139 and 0163-39-111) shall be re-designated from “Light Industrial” to an appropriate residential land use designation with corresponding zoning adopted thereon.

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The General Plan Land Use designation of land bounded by La Cadena Drive to the west, Congress Street to the north, BNSF Railroad right-of-way to the east, and Fogg Street to the south (identified as APN No. 0163-27-307) shall be re-designated from “Light Industrial” to a commercial designation appropriate for the site, with corresponding zoning adopted thereon.

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- The General Plan Land Use designation of land currently designated “Industrial Park” and bounded by the Santa Ana River to the north, La Cadena Drive to the east, “Very Low Density Residential” land use designations to the south (Loma Verde Road tract), and “Public/Institution” land use designation to the west (Colton Landfill) (identified as APN No. 027-19-206), shall be studied and an appropriate land use designation and zoning district shall be recommended to the Planning Commission and City Council.

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Staff is hereby directed to assure that the adopted General Plan remains internally consistent and that all amendments proposed are in compliance with CEQA.

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SECTION 4. The City Council finds that approval of this Resolution (providing follow-up direction to staff with regard to the preparation of an additional amendment proposal regarding the General Plan) is not a “project” as defined by the California Environmental Quality Act (“CEQA”), and therefore is not subject to the requirements of CEQA. Specifically, and without limitation, this finding is based on the facts that the Resolution does not commit the City to a definite course of action in terms of approving any further amendments to the General Plan, as that decision would be considered at a later time; that any further General Plan amendment proposals are, currently, sufficiently conceptual and abstract such as to prevent meaningful environmental review at the present time; that CEQA review will be conducted in conjunction with the Planning Commission and City Council consideration of whatever General Plan amendment proposal is created by City staff in response to this Resolution; and that it can be seen with certainty that the approval of the Resolution will not have an effect on the physical environment.

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**SECTION 5.** The City Clerk shall certify the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 20th day of August, 2013.

  
SARAH S. ZAMORA, Mayor

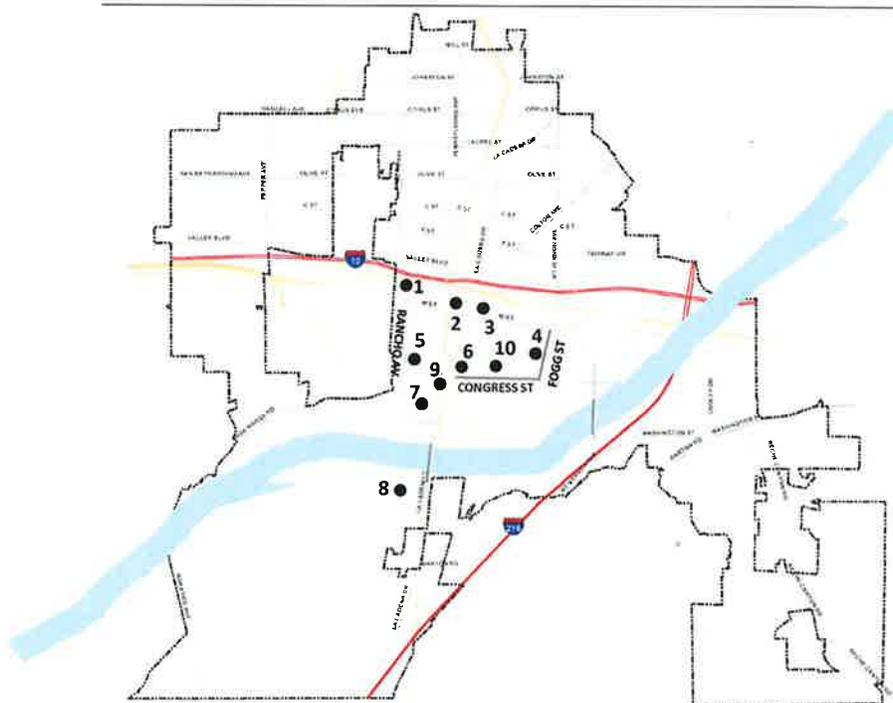
ATTEST:

  
EILEEN C. GOMEZ, CMC  
City Clerk

# Map Exhibit – DAP-001-277

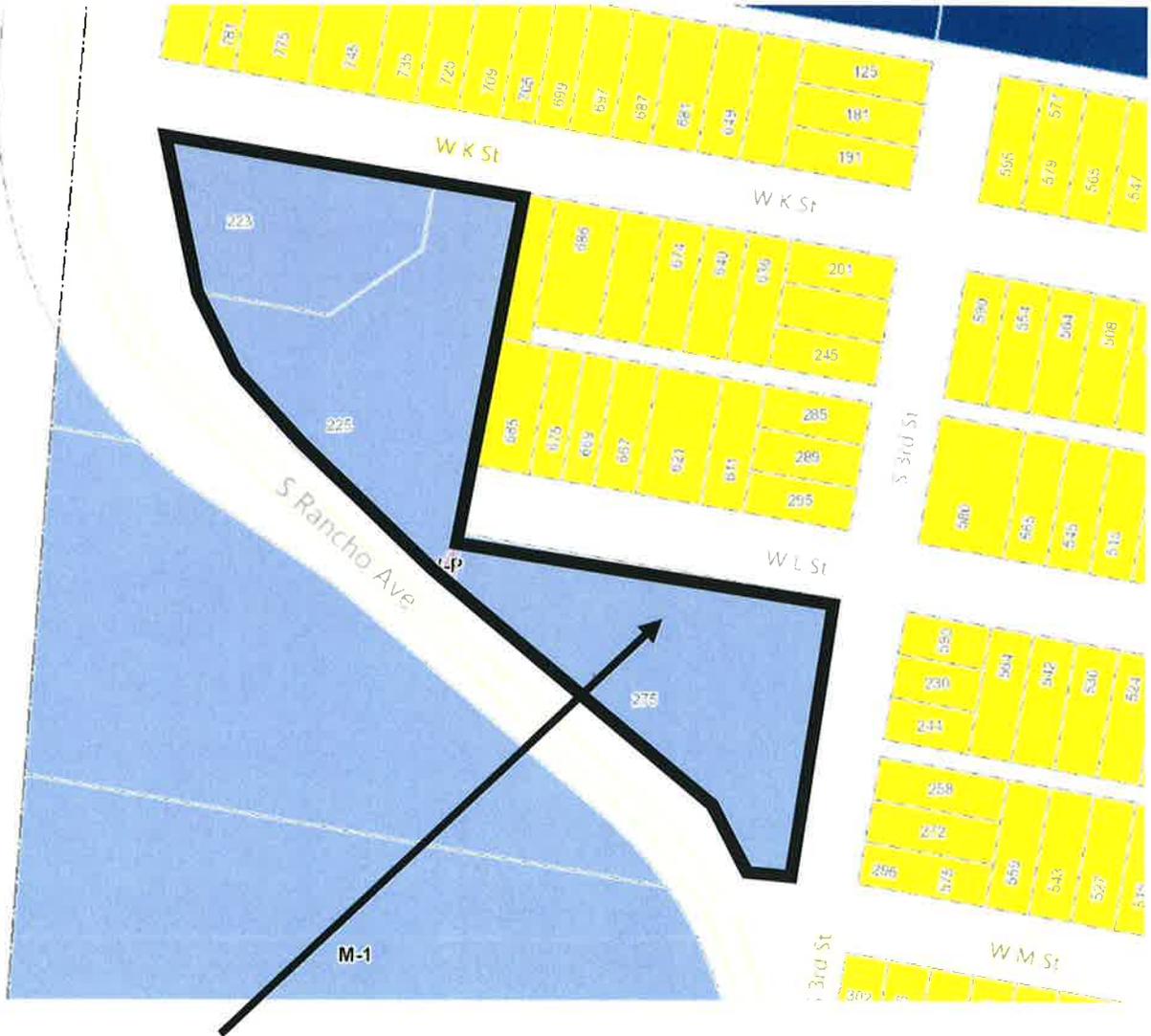
## Index Map to Areas Maps (1 through 10)

- Area 1 – 223,225,275 S Rancho Ave – APN 0163-051-11, -27, & -30
- Area 2 – 105, 143 S 7<sup>th</sup> Street; 240,248,252,264,274,294 West K Street - APN 0163-071-12,-13,-14,-15,-16,-17,-18,-19
- Area 3 – 134, 148, 162, ~174, 190 West K St – APN 0163-081-12,-13,-14,-15,-16
- Area 4 – 551,555 S Fogg St, ~402,452,454,502 S 12<sup>th</sup> St, 500 E M St- APN 0163-232-01,-02,-24; 0163-135-01,-03,-04; 0163-141-17
- Area 5 – 500, 620, 680 S Rancho Av; 510,555,565,575,585 W Birch St; ~550 Maple St –APN 0163-161-39,-45,-46,-47,-48,-49,-50,-65,-66
- Area 6 – 309 W Congress St, APN 0163-202-21
- Area 7 – 430 W Agua Mansa, APN 0163-261-34 & ~1089 S La Cadena, APN 0163-271-25
- Area 8 –generally located at the southwest corner of La Cadena Drive & Santa Ana River:
  - 8a- 3 acre portion of the parcel APN 0275-192-06 (~1601 S La Cadena)
  - 8b –~17-acre remainder portion of the parcel APN 0275-192-06 (~1601 S La Cadena) & three parcels between Tropico Ranch Rd & Santa Ana River – APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr)
  - 8c - ~11585 S Bostick (~1600 S Bostick) –APN 0275-192-03
  - 8d -APN 0275-192-02, -04 (~1701 S Bostick)
- Area 9 – 1070 S La Cadena Drive - APN 0163-273-07
- Area 10 -10a: 234 E O Street - APN 0163-221-39
  - 10b: 271 E Congress – APN 0163-221-35



# Area 1

223, 225, 275 S Rancho Ave  
APN-0163-051-11,27, & -30



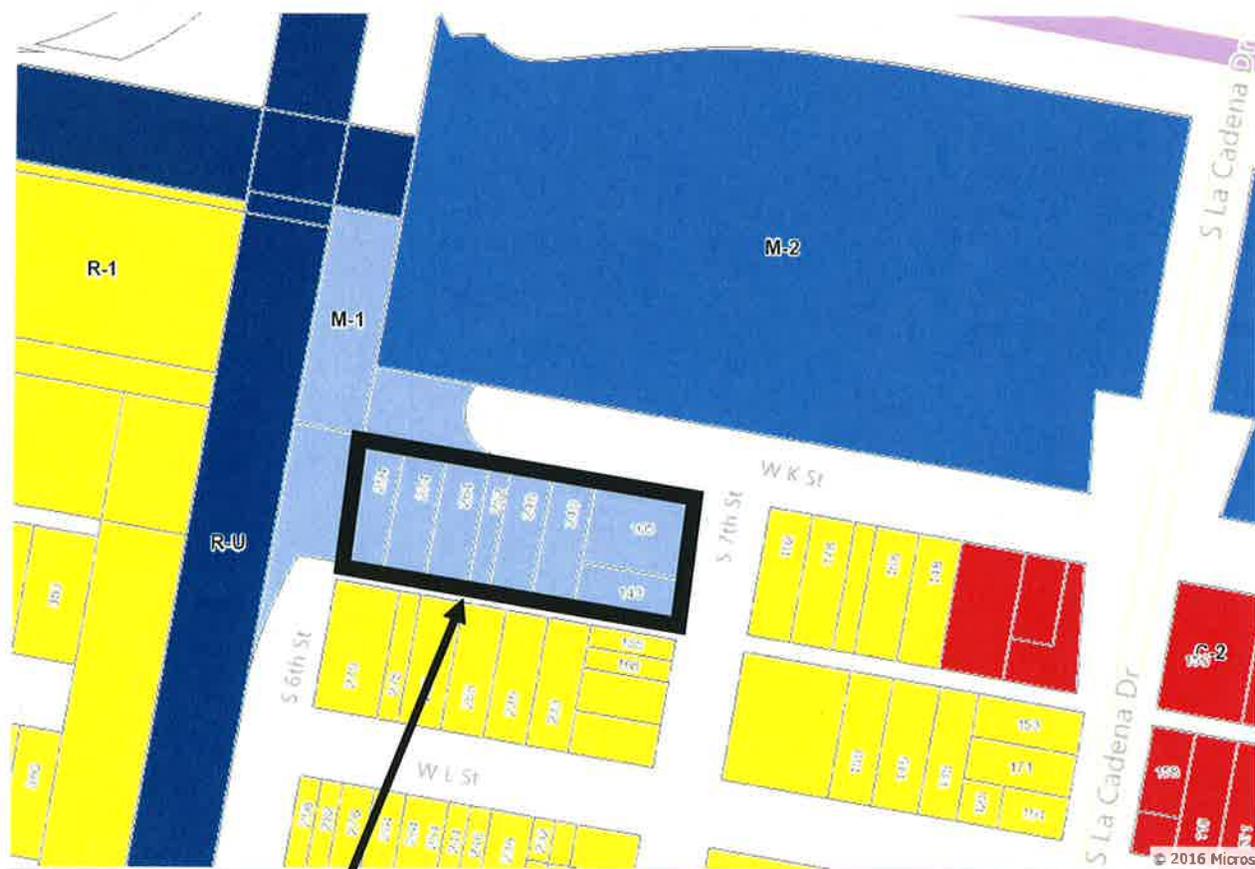
**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

**Area 1 - 223, 225 275 S. Rancho Avenue  
Aerial Photo (DAP-001-277)**



# Area 2

105, 143 S 7<sup>th</sup> St; 240, 248, 252, 264, 274, 294 W K St  
APN-0163-071-12,-13,-14,-15,-16,-17,-18,-19



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

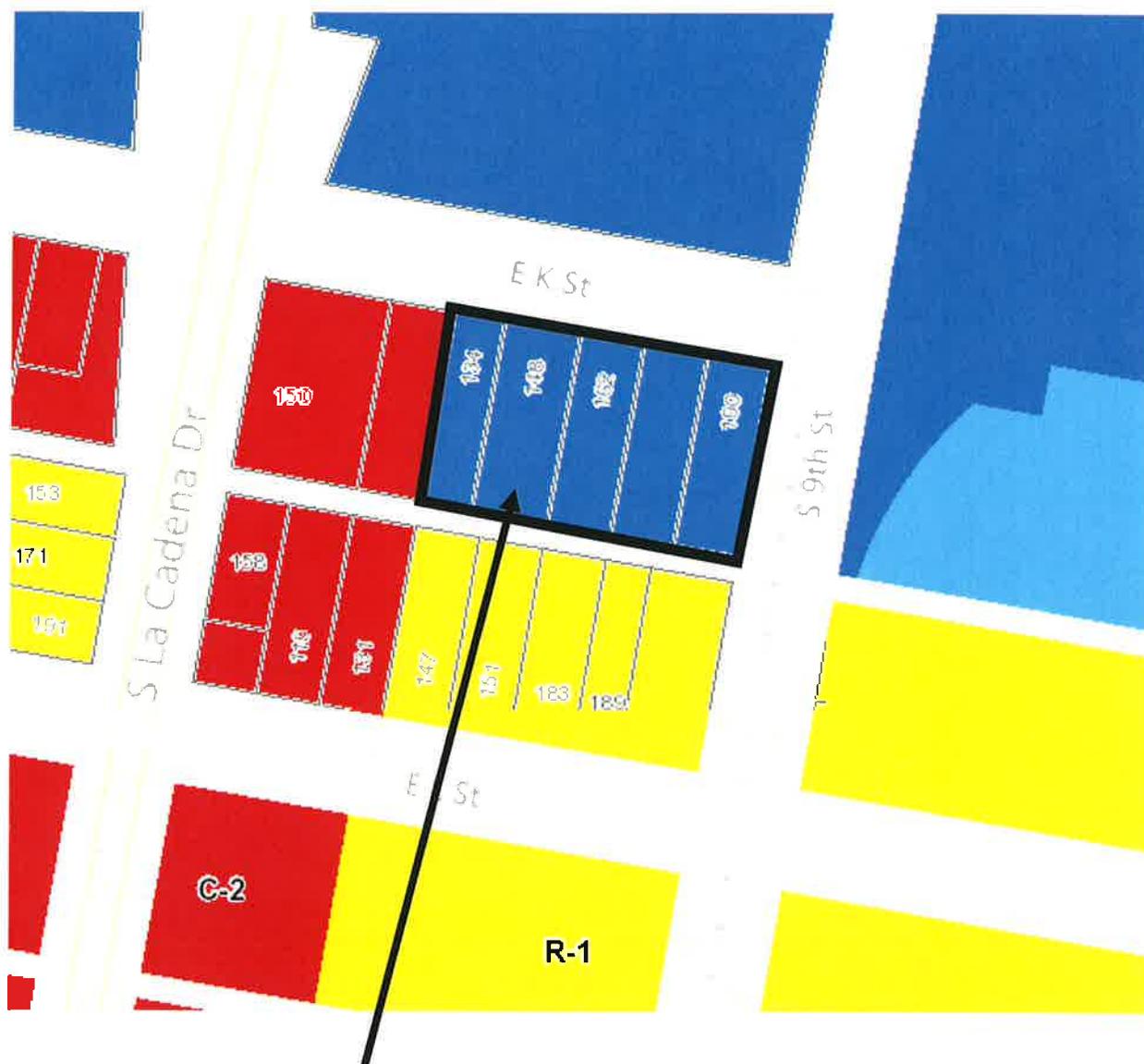
Area 2 – 105, 143 S 7<sup>th</sup> Street; 240,248,252,264,274,294 West K Street  
Aerial Photo (DAP-001-277)



# Area 3

134, 148, 162, 174, 190 W L St

APN 0163-081-12,-13,-14,-15,-16

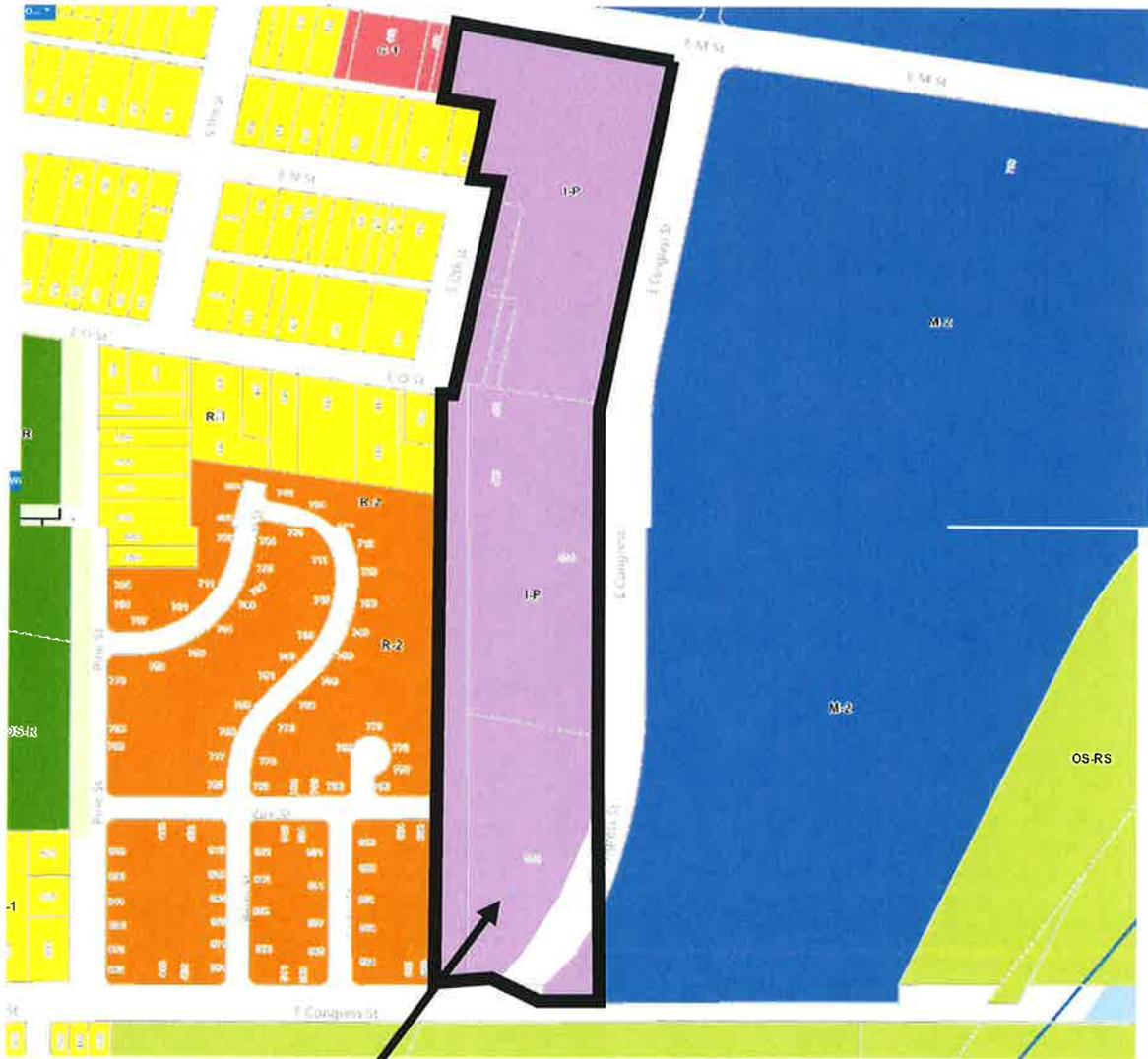


**PROPOSED ZONE CHANGE**  
**FROM: M-2, HEAVY INDUSTRIAL**  
**TO: M-2 - SDA-O, HEAVY INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**



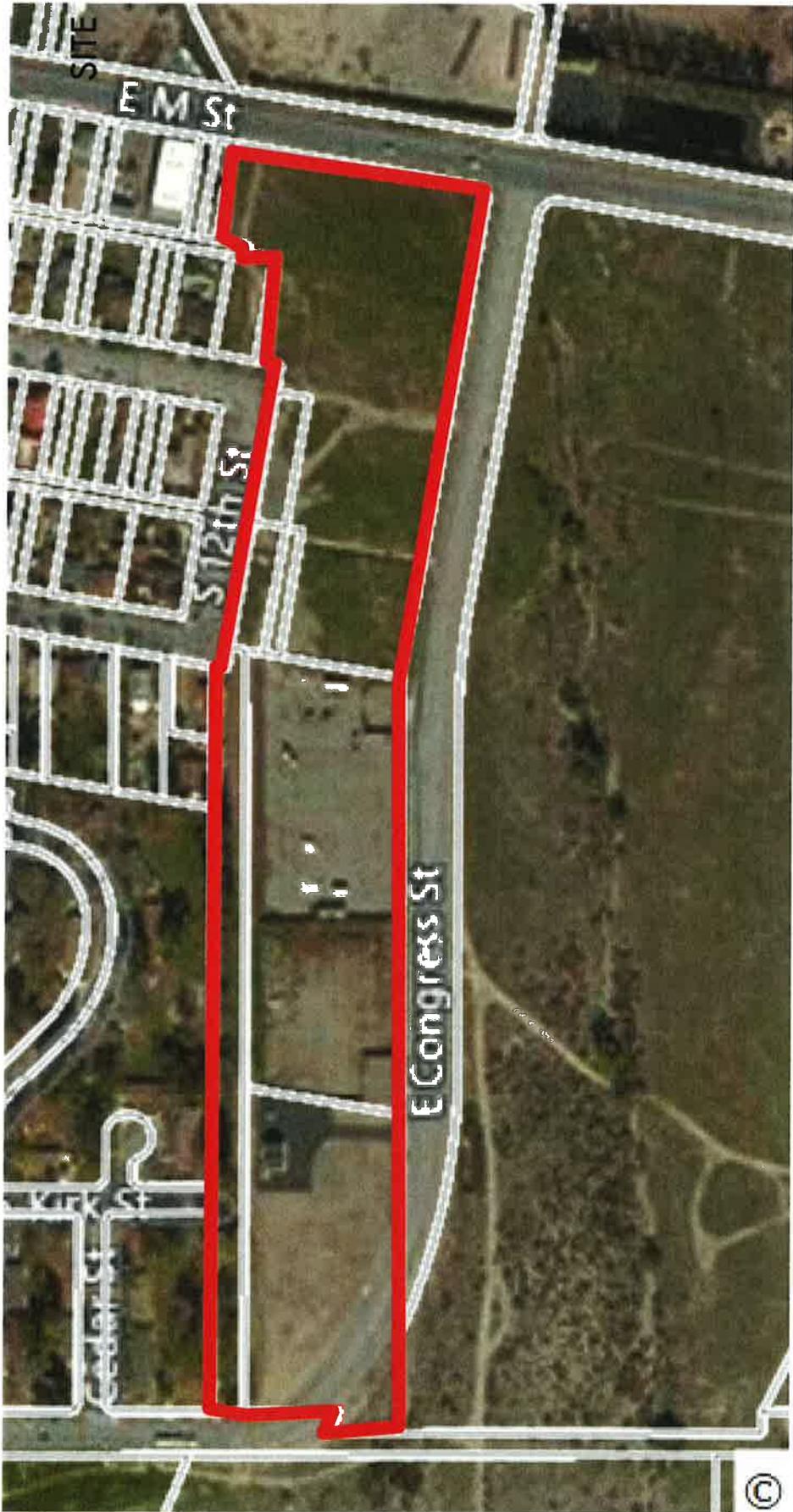
# Area 4

551, 555, S Fogg St, 402,452,454,502 S 12<sup>th</sup> St,  
500 E M St  
APN: 0163-135-01-03-04; 0163-141-17



**PROPOSED ZONE CHANGE**  
**FROM: I-P – IP, INDUSTRIAL PARK**  
**TO: I-P - SDA-O, INDUSTRIAL PARK– SENSITIVE DEVELOPMENT AREA OVERLAY**

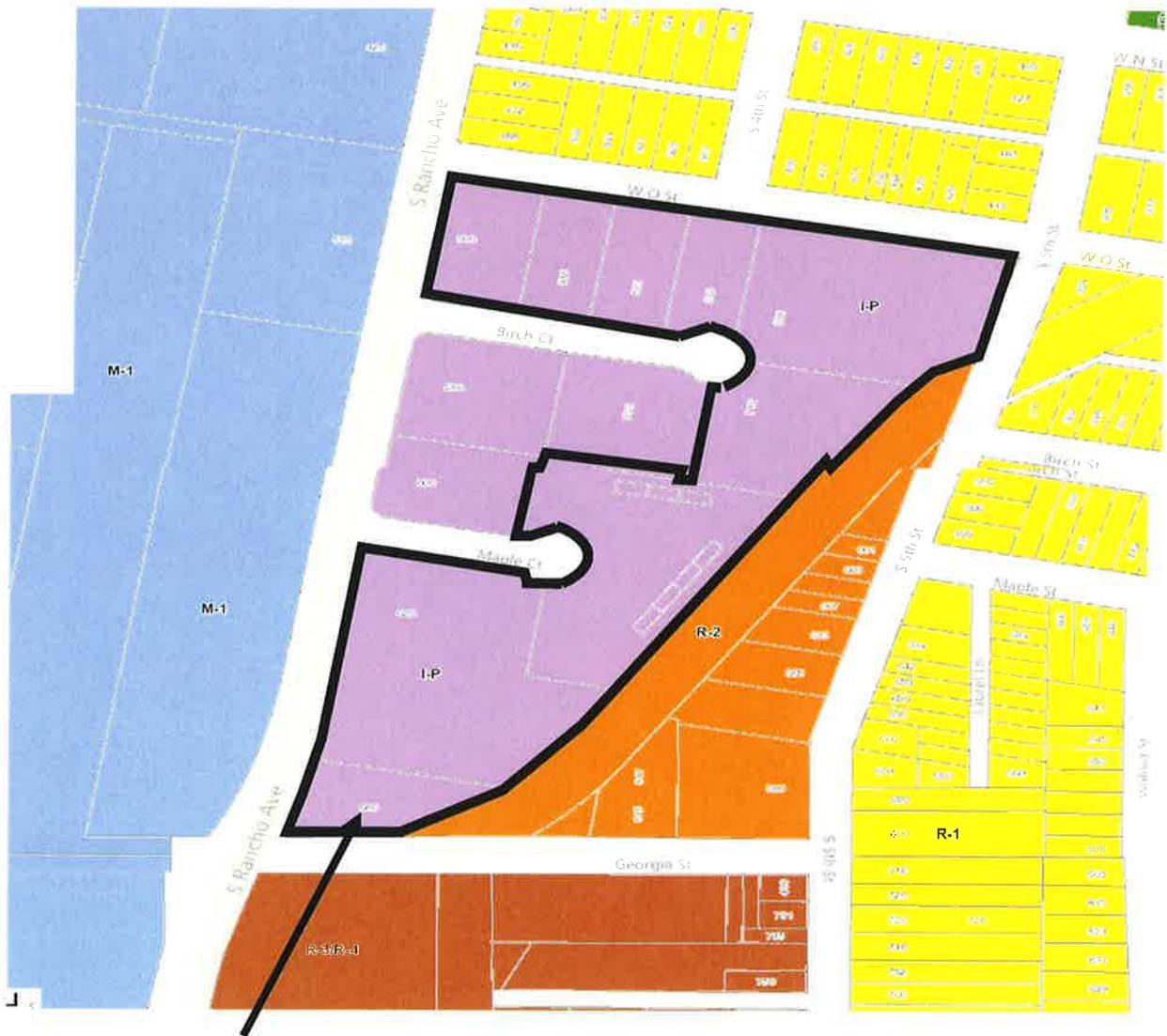
Area 4 - 551,555 S Fogg St, ~402,452,454,502 S 12<sup>th</sup> St, 500 E M St  
Aerial Photo (DAP-001-277)



# Area 5

500,620,680 S Rancho Ave; 510,555,565,575,585 W Birch St

APN:0163-161-39,-45,-46,-47,-48,-49,-50,-65,-66



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

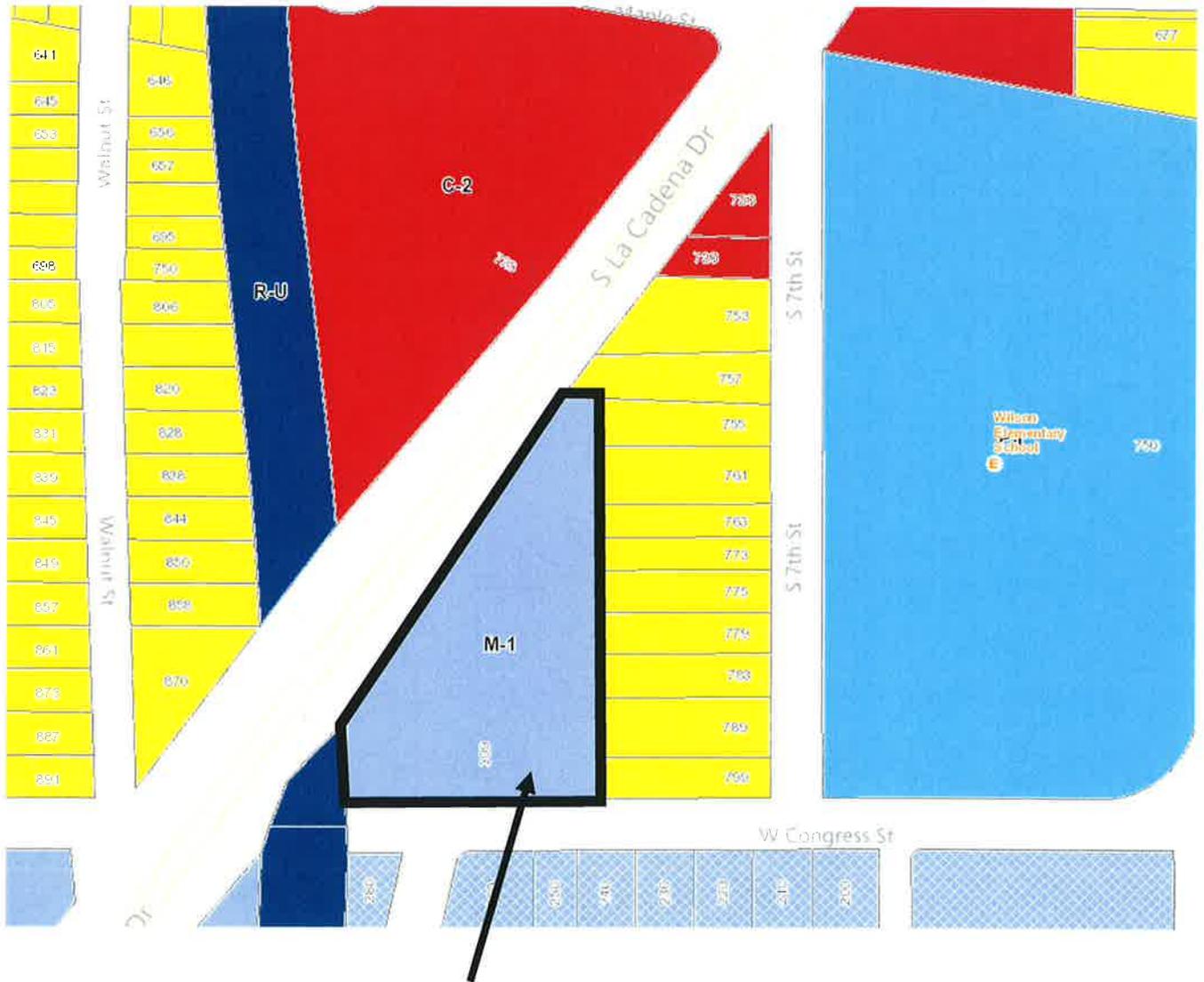
Area 5 - 500, 620, 680 S Rancho Ave; 510,555,565,575,585 W Birch St; ~550 Maple St

Aerial Photo (DAP-001-277)



# Area 6

309 W Congress St  
APN:0163-202-21



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

Area 6 - 309 W Congress St  
Aerial Photo (DAP-001-277)



# Area 7

430 W Agua Mansa

APN:0163-261-34

1089 S La Cadena Dr

APN:0163-271-25



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

**Area 7 - 430 W Agua Mansa & 1089 S. La Cadena Dr.  
Aerial Photo (DAP-001-277)**



# Area 8

8a (1 parcel) 3 acre portion of the parcel APN 0275-192-06 (~1601 S La Cadena)

8b (3 parcels) ~17-acre remainder portion of the parcel APN 0275-192-06 (~1601 S La Cadena) & three parcels between Tropicana Ranch Rd & Santa Ana River – APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr)

8c (2 parcels) ~11585 S Bostick (~1600 S Bostick) –APN 0275-192-03

8d (2 parcels)- APN 0275-192-02, -04 (~1701 s Bostick)



**Area 8 – southwest corner of La Cadena Dr & Santa Ana River**  
APN 0275-192-06 (~1601 S La Cadena); APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr)  
~11585 S Bostick (~1600 S Bostick) –APN 0275-192-03; APN 0275-192-02, -04 (~1701 S Bostick)

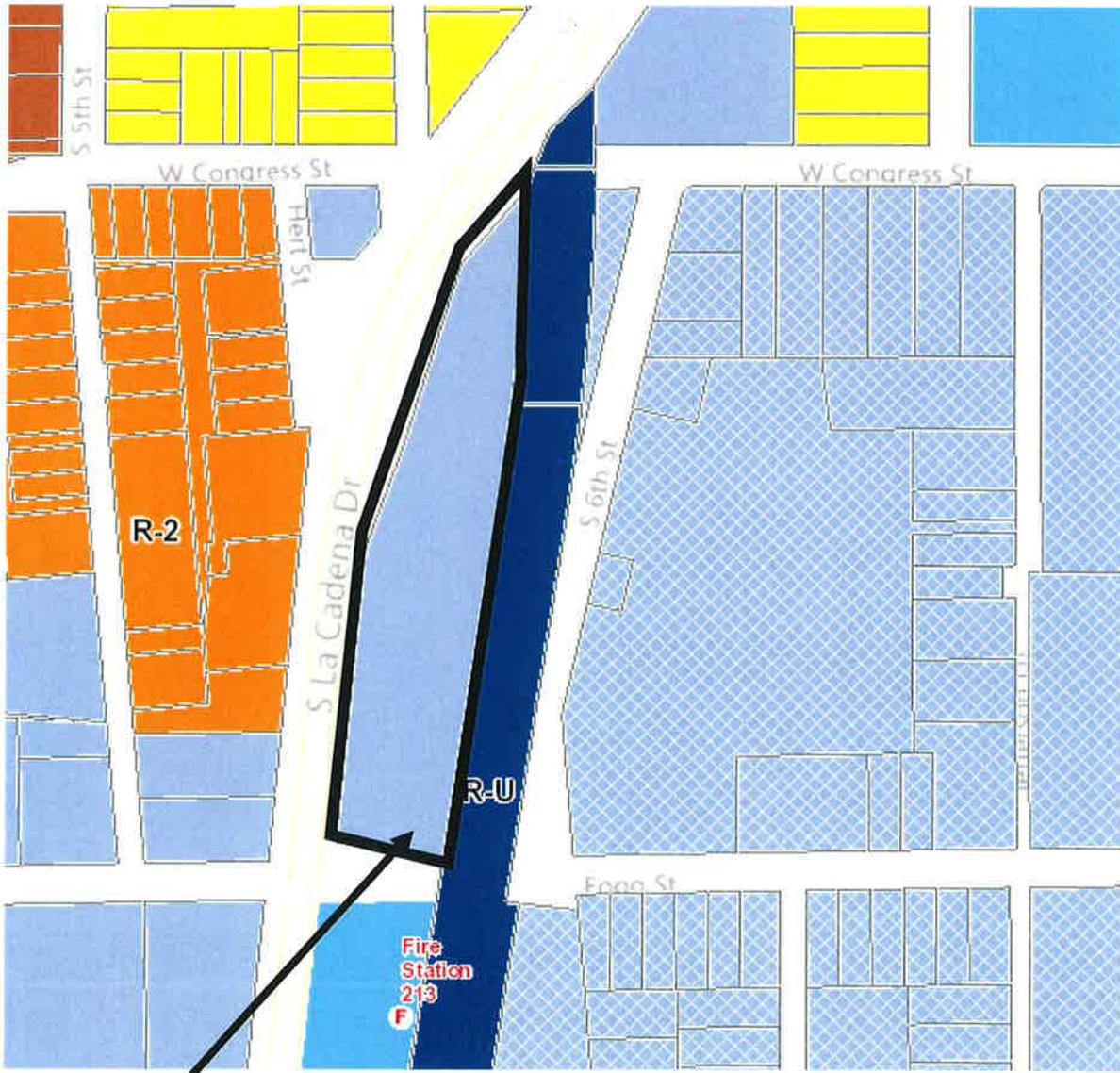
**Aerial Photo (DAP-001-277)**



# Area 9

1070 S La Cadena Dr

APN:0163-273-07



PROPOSED GENERAL PLAN AMENDMENT & ZONE CHANGE  
(BASED ON CITY COUNCIL RESOLUTION NO. 69-13)  
FROM: M-1 - LI, LIGHT INDUSTRIAL  
TO: C-2 - GC, GENERAL COMMERCIAL

Area 9 - 1070 S. La Cadena Drive  
Aerial Photo (DAP-001-277)



# Area 10

234 E O St

APN:0163-221-39

271 E Congress St

APN:0163-221-35



PROPOSED GENERAL PLAN AMENDMENT & ZONE CHANGE  
 (BASED ON CITY COUNCIL RESOLUTION NO. 69-13)  
 FROM: M-1, SDA-0/L-I, LIGHT INDUSTRIAL, SENSITIVE  
 DEVELOPMENT AREA OVERLAY  
 TO: R-2/ MDR, MEDIUM DENSITY RESIDENTIAL

PROPOSED GENERAL PLAN AMENDMENT & ZONE  
 CHANGE  
 (PROPOSED TO BE CONSISTENT WITH EXISTING USE AS  
 PUBLIC PARK PARKING LOT)  
 FROM: R-1/ LDR , LOW DENSITY RESIDENTIAL  
 TO: OS-R/ OS-R, OPEN SPACE-RECREATION

Area 10- 234 East O Street & 271 East Congress St  
Aerial Photo (DAP-001-277)



**Walter Ron Kemper**  
**Broker/ Property Manager**  
**1770 N. Arrowhead Ave. Suite B**  
**San Bernardino, CA 92405**  
**909-882-3393 Fax 909-882-3230**

June 9, 2016

Steve Gonzales, Associate Planner  
City of Colton Development Services  
659 North La Cadena Drive  
Colton CA 92324

[sgonzales@ci.colton.ca.us](mailto:sgonzales@ci.colton.ca.us)



RE: 0275-192-06 & 0163-361-14 & 15  
Owner: Highland Service Corporation  
File Index Number : DAP-001-277

Attn: Mr. Gonzales:

The owners of the subject parcels are opposing the SDA-O Zone change. This property is currently in escrow. The buyer is purchasing the property with intent to use property as it is currently zoned.

The subject properties are buffered from neighboring residential properties on the north by the Santa Ana River bed and industrial Zoned properties; on the east by La Cadena Blvd, the rail road and industrial zoned properties. The South & West sides are buffered by 485 feet of utility easement and a 40 foot +/- elevation differential.

It is the owner's position that the zoning should remain the same and the City should not compromise the sale of subject property.

Respectfully yours,

  
Ron Kemper  
Broker/Property Manager  
[ron@ronkemper.com](mailto:ron@ronkemper.com)

**From:** David Mlynarski [mailto:david.mlynarski@transtech.org]  
**Sent:** Wednesday, July 06, 2016 9:12 AM  
**To:** Jay Jarrin  
**Cc:** Mark Tomich; Bill Smith  
**Subject:** Proposed Land Use Change - La Cadena Avenue

Gentlemen:

Please find the attached letter from one of our Clients relating to a proposed land use change.

We ran across this aerial photo with the heading regarding a fire training facility. We have no idea why this exhibit was titled like this but though it provided some good details about the surrounding area.

The subject property is only the acreage on the west side of La Cadena Avenue although the owner (in-escrow) has an 'option' on the Grand Terrace acreage as well.

We look forward to discussing this with you.

Thank you for your time and interest.

---

David Mlynarski  
Principal



**Civil Engineering and Construction Management**

**Corporate Office**

13367 Benson Avenue

Chino, CA 91710

T: (909) 595-8599 ext: 106      F: (909) 595-8863      C: (909) 841-0071

**San Bernardino Office**

413 MacKay Dr.

San Bernardino | CA 92408

T: (909) 384-7464 ext: 106      F: (909) 384-7475

**Big Bear Lake Office**

T: (909) 866-8400      F: (909) 866-8411

E: [David.Mlynarski@Transtech.org](mailto:David.Mlynarski@Transtech.org)

W: [Transtech.org](http://Transtech.org)

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Please consider the environment before printing this e-mail

July 4, 2016  
City of Colton  
650 N La Cadena Avenue  
Colton, CA 92324

RECEIVED

JUL 08 2016

CITY OF COLTON  
DEPARTMENT OF COMMUNITY DEVELOPMENT

**Re: General Plan Land Use Update  
Area 8 – APN's 0275-192-06 and 07 & APN's 0163-361-14 and 15  
Approximately 21 acres (total)**

Honorable Chairman and Members of the Planning Commission:

My name is Patrick O'Brien and I am in escrow to purchase the subject parcels noted above from Mr. Christopher Crawford. I am writing this letter to your attention requesting that the proposed 'land use change/amendment' being considered for the subject parcels of land be reconsidered. I am in agreement with the current property owner to not change the land use or zoning of the properties.

I have been in escrow since June 7th. I was unaware of the proposed land use/ zoning change being considered by the City as a result of the August 20, 2013 adoption of Resolution No. R-69-13. Further, the current property owner did not inform me of this pending action, nor was he aware of this pending action.

The subject property has been zoned Industrial Park (I-P) for many years. The area adjacent to the subject property provides for access to the old landfill site located westerly of the subject property. The property is also adjacent to the Santa Ana River, a rail system and heavily traveled La Cadena Avenue.

A 360-foot wide utility corridor that runs east/west through the center of the property 'encumbers' the 25 acres. This utility corridor and surrounding area is under the jurisdiction of Southern California Edison (SCE) and is a 'major' transmission line system. In preliminary communications with SCE and Dr. Kolk of the Colton Utility Department it is estimated that the cost to relocate and/or underground this utility is in the millions of dollars and could be very difficult to accomplish.

I realize now (after a brief meeting a few days ago with one of the City Planners) that direction was given to staff to consider alternative land uses for this property and that a 'study' was completed, which recommended other land use such as residential, and retail/commercial. I am not confident that these land uses and the amount of acreage being recommended for each of them is justifiable for the following reasons:

1. There is not enough activity / development in the general area to support major retail. If there was a market demand and absorption study completed I would like to obtain a copy for review.

2. The proximity of major transmission lines is not conducive to residential development. There is great liability to develop residential in close proximity to both major transmission lines and landfill sites.
3. The existing transmission easement prohibits use for any activity accessible by the public. Public parking (for example, a retail center) is also prohibited within this easement area. The easement area is approximately 7 acres in size and this area needs to be recovered for a use permitted by all regulators.
4. The area both north and south of the subject property is developed as different types of light industrial uses. This land use pattern is significant and allows for land use types that are complementary with existing constraints and traffic patterns feeding off of major transportation corridors.

I have invested considerable amount of time and financial resources to date with the intention of developing the subject property and making a significant contribution to the city. I am in agreement with the current property owner and am respectfully requesting that the land uses being proposed for the subject property be reconsidered and to leave the current IP zoning/ land use intact.

In closing, I am only 60 days from closing escrow. Once I am in an ownership position I plan on looking at various types of businesses and operations that will be able to take advantage of the full use of the property. I am happy to meet with city staff and discuss the best methods of developing this property and bring about a project that will enhance the surrounding community to the greatest extent possible.

Thank you in advance for your thoughtful consideration of my request.

Very truly yours,

Patrick O'Brien

CC: Councilman Isaac Suchil, District 6  
Mark Tomich, Director of Development Services  
Bill Smith, City Administrator



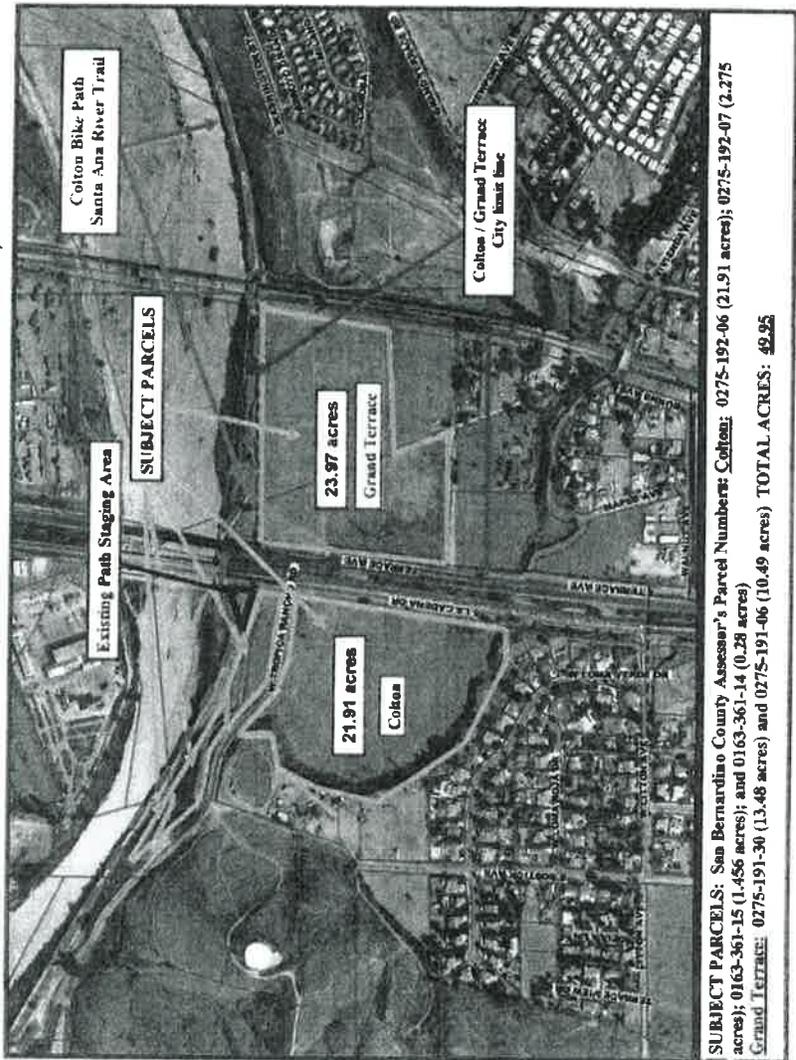
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JUL 06 2016

CITY OF COLTON  
DEVELOPMENT SERVICES DEPARTMENT

SKMBL\_C36015043014170-2.pdf - Adobe Acrobat  
 File Edit View Document Comments Forms Tools Advanced Window Help  
 Create Combine Collaborate Sign Forms 94.4% Comment

### PROPOSED SITE FOR REGIONAL FIRE TRAINING FACILITIES - Colton, CA



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**RESOLUTION NO. 21-16**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON AMEND THE COLTON MUNICIPAL CODE TO AMEND OF CHAPTER 18.30 OF TITLE 18 (ZONING) OF THE COLTON MUNICIPAL CODE, PERTAINING TO THE SDA-O, SENSITIVE DEVELOPMENT AREA OVERLAY, ZONE, AND THE ZONING MAP TO APPLY THE SDA-O ZONE TO CERTAIN PROPERTIES AND REZONE THREE INDUSTRIALLY ZONED AREAS TO OTHER ZONES, AND ADOPT A NEGATIVE DECLARATION. (FILE INDEX NO. DAP-001-277)**

**WHEREAS**, the Planning Commission of the City of Colton (“Planning Commission”) held a public hearing on July 12, 2016, after giving published notice of a City-initiated Amendment to the Colton Municipal Code and Amendment to the Official Zoning Map (hereinafter “Text and Map Amendments”) for the reclassification of three industrially zoned areas to other zones, and the amendment of Chapter 18.30 of Title 18 (Zoning) of the Colton Municipal Code, pertaining to the SDA-O, Sensitive Development Area Overlay, zone, and applying the SDA-O zone to certain properties (File Index No. DAP-001-277).

**WHEREAS**, following the conclusion of said hearing, the Planning Commission adopted Resolution No. R-21-16, recommending approval to the City Council; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF COLTON:**

**SECTION 1.** Pursuant to Section 18.58.050.F of the Colton Municipal Code, the Planning Commissions finds that the following conditions prevail:

1. The proposed changes of zones are consistent with the overall objectives of the Colton General Plan. Removing the existing industrial land use designations from these properties and applying designations that will reduce impacts on residential neighborhoods and community at large is consistent with the following policies in the Land Use Element of the General Plan:
  - Policy LU-1.6: “Ensure that new development projects are compatible with permitted, well-maintained uses and buildings in the surrounding neighborhood or district.”
  - Policy LU-6.2: “Discourage the establishment of incompatible uses in proximity to each other.”
2. The proposed changes of zones are necessary due to the need in the community for more of the types of uses permitted by the proposed zones, which include commercial uses allowed by the C-1 and C-2 zones and residential development allowed by the V-L, R-2, and R-3/R-4 zones. Additionally, the existing uses of the properties to be

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rezoned to the R-U and OS-R zones will become consistent upon rezoning.

3. The proposed changes of zones will not adversely affect the surrounding area or the community in general since the proposed designations will prohibit industrial uses that are most likely to have the greatest impacts on residential neighborhoods and community at large.

**SECTION 2.** The Planning Commission hereby adopts the recitals and findings with respect to the Ordinance prepared for the **Text and Map Amendments**, as set forth in the attached Exhibit "A" as if fully set forth herein.

**SECTION 3.** The Planning Commission hereby recommends that the City Council of the City of Colton ("City Council") adopt the Ordinance, in substantially the form attached hereto as Exhibit "A," which is incorporated by reference.

**SECTION 4.** The Planning Commission of the City of Colton, in accordance with the California Environmental Quality Act (CEQA), finds that, based on the basis of an Initial Study prepared to assess environmental impacts of the project, the project would not create any significant adverse impacts on the environment and a Negative Declaration (ND) has been prepared to meet CEQA requirements.

**SECTION 5.** The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this \_\_\_ day of \_\_, 2016.

\_\_\_\_\_  
Richard Prieto  
Planning Commission Chairperson

ATTEST:

\_\_\_\_\_  
Planning Commission Secretary  
Mark R. Tomich, AICP

**CERTIFICATION**

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss.  
3 CITY OF COLTON )

4 I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning  
5 Commission of the City of Colton at a meeting held on July 12, 2016, by the following vote of the  
6 Planning Commission:

7 AYES:  
8 NOES:  
9 ABSENT:  
10 ABSTAIN:

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

1  
2 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLTON AMENDING THE COLTON**  
3 **MUNICIPAL CODE TO AMEND OF CHAPTER 18.30 OF TITLE 18 (ZONING) OF THE COLTON**  
4 **MUNICIPAL CODE, PERTAINING TO THE SDA-O, SENSITIVE DEVELOPMENT AREA OVERLAY,**  
5 **ZONE, AND THE ZONING MAP TO APPLY THE SDA-O ZONE TO CERTAIN PROPERTIES AND**  
6 **REZONE THREE INDUSTRIALLY ZONED AREAS TO OTHER ZONES, AND ADOPT A NEGATIVE**  
7 **DECLARATION. (FILE INDEX NO. DAP-001-277)**

8 **WHEREAS**, local governments are authorized by Section 65350 of California Government  
9 Code et seq to prepare, adopt and amend general plans, and by Government Code Section 65800  
10 et seq to prepare, adopt, and amend zoning ordinance which is consistent with the general plan;  
11 and

12 **WHEREAS**, comprehensive updates to the Land Use Element, Housing Element, and  
13 Circulation (“Mobility”) Element of the City of Colton General Plan (hereinafter “General Plan  
14 Update”) were initiated and prepared by the City of Colton; and

15 **WHEREAS**, on August 20, 2013, the City Council of the City of Colton (hereinafter “City of  
16 Colton”) adopted Resolution No. 61-13 approving the General Plan Update; and

17 **WHEREAS**, also on August 20, 2013, the City Council adopted Resolution No. 69-13  
18 providing follow-up direction to staff regarding implementation of the General Plan Update; and

19 **WHEREAS**, while certain items noted on Resolution No. 69-13 have been implemented, a  
20 city-initiated application for an **Amendment to the Zoning Map** the reclassification of three  
21 industrially zoned areas to other zones (hereinafter “General Plan Update Follow-Up”) was  
22 initiated as a project (File Index No. DAP-001-277); and

23 **WHEREAS**, the project was expanded to include **Amendments to the Zoning Map and the**  
24 **Zoning Code**, initiated as part of another Amendment (File Index No. DAP-001-184), relating to  
25 the SDA-O, Sensitive Development Area Overlay, including applying additional properties to the  
26 SDA-O zone and amending Chapter 18.30 of Title 18 of the Colton Municipal Code, pertaining to  
27 the SDA-O zone (hereinafter “SDA Expansion”); and

28 **WHEREAS**, the staff report accompanying this resolution is found to be true, adopted as  
Findings and incorporated in this resolution; and

**WHEREAS**, on \_\_\_\_\_, the Planning Commission of the City of Colton (“Planning  
Commission”) held a duly noticed public hearing at which time all persons wishing to testify in  
connection with the project were heard and the project was fully examined; and

**WHEREAS**, the Planning Commission adopted Resolution No. R-21-16 recommending to  
the City Council the approval of the proposed project; and

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**WHEREAS**, pursuant to the Guidelines for the California Environmental Quality Act (“CEQA”), an Initial Study prepared to assess environmental impacts of the project has determined that the project would not create any significant adverse impacts on the environment and, therefore, a Negative Declaration (ND) has been prepared, and

**WHEREAS**, on \_\_\_\_\_, the City Council of the City of Colton (“City Council”) held a duly noticed public hearing at which time all persons wishing to testify in connection with the application were heard and the application was comprehensively reviewed.

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

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

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

**SECTION 2. General Plan Consistency.** Based on the entire record before the City Council and all written and oral evidence presented, including the staff report and the findings made in this Ordinance, the City Council hereby finds and determines that the proposed Ordinance is consistent with the goals and policies of the City of Colton General Plan, or will be consistent upon the concurrent adoption of an Amendment to the General Plan, and is reasonably related to the public welfare of the citizens of the City and surrounding regions. Specifically, the provisions of this Ordinance implement General Plan policies and/or reclassifies properties into appropriate zoning classifications, which will be consistent with new general plan land use designations, which furthers the City’s goals and policies as set forth in the City of Colton General Plan, specifically:

- Policy LU-1.1: “Ensure that all new development conforms to all appreciable provisions of the General Plan and Zoning Code.”

The proposed SDA Expansion will require a discretionary review (conditional use permit) by the Planning Commission for development and uses. The review of conditional use permits includes adoption of findings that confirm consistency with the General Plan and Zoning Code. The General Plan Update Follow-Up will be consistent with a concurrent approval of an Amendment to the General Plan to provide consistency between the General Plan and the Zoning Code.

- Policy LU-1.6: “Ensure that new development projects are compatible with permitted, well-maintained uses and buildings in the surrounding neighborhood or district.”

The proposed SDA Expansion will ensure that development is compatible with surrounding neighborhood through the additional discretionary (conditional use permit) review required by the Planning Commission. The General Plan Update Follow-Up will reclassify

1 properties into classifications that will reduce potential impacts onto surrounding  
2 neighborhoods.

- 3 ○ Policy LU-1.9: “Apply a [Sensitive] Special Development Area Overlay [SDA-O] on  
4 industrially zoned properties that abut properties zoned for residential uses, and apply  
5 appropriate conditions through the discretionary review process to minimize impacts.” ;  
6 Policy LU-6.1: “Protect residential neighborhoods adjacent to industrial areas pursuant to  
7 the policy direction provided in Policy LU-1.9”

8 The proposed SDA expansion will implement this General Plan policy by applying the SDA-  
9 O on industrially zoned properties that abut properties zoned for residential uses and  
10 allow for the applying of appropriate conditions through the conditional use permit  
11 (discretionary) review process to minimize impacts.

- 12 ○ Policy LU-6.2: “Discourage the establishment of incompatible uses in proximity to each  
13 other.”

14 The proposed SDA expansion will help discourage incompatible uses in proximity to other  
15 uses through the conditional use permit process. The proposed general plan update  
16 follow-up will prohibit industrial uses on reclassified properties in proximity to residential  
17 uses and other uses that may be incompatible to industrial uses.

- 18 ○ Policy LU-19.1: “Require that new and expanded industrial and commercial uses adjacent  
19 to residential neighborhoods use physical design features such as buffering, landscaping  
20 setbacks, screening operational standards, and other methods to minimize light, glare,  
21 noise, dust, odor, vibration, traffic, and other impacts. Apply the buffering approach  
22 identified in Policy LU-8.2.”

23 The proposed SDA expansion will provide a method for requiring physical design features  
24 to minimize impacts through the conditional use permit process. The proposed general  
25 plan update follow-up will prohibit industrial uses that are most likely to have the greatest  
26 impacts on residential neighborhoods and community at large.

27 **SECTION 3.** The City Council of the City of Colton, in accordance with the California  
28 Environmental Quality Act (CEQA), finds that, based on the basis of an Initial Study prepared to  
assess environmental impacts of the project, the project would not create any significant adverse  
impacts on the environment and a Negative Declaration (ND) has been prepared to meet CEQA  
requirements. Therefore, the City Council hereby adopts the Negative Declaration.

**SECTION 4.** Based upon the findings set forth in Sections 1, 2, and 3 of this Ordinance, the  
City Council hereby approves the following:

1. Amending Chapter 18.30 of Title 18 of the Colton Municipal Code, pertaining to the  
Sensitive Development Area Overlay Zone, SDA-O, is hereby amended to read as follows:

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Chapter 18.30 SDA SENSITIVE DEVELOPMENT AREA OVERLAY ZONE

18.30.010 Intent and purpose. The SDA Overlay Zone is intended to mitigate the impacts of industrial uses near or adjacent to residential neighborhoods. The SDA Overlay Zone allows the Planning Commission to review proposed industrial uses and impose conditions of approval to ensure compatibility between industrial and residential uses.

18.30.020 Map Designation. This zone shall be in the form of an Overlay Zone and Shall be established only in conjunction with another zone and Shall be Designated on the Official Zoning Map with the symbol SDA together with the underlying zone symbol, i.e., R-1/SDA.

18.30.030 Conditional Use Permit requirements.

- A. Plans for all Development in an SDA Zone Shall be submitted to the Commission for review and Approval under the Conditional Use Permit procedure.
- B. Plans for Development be submitted to the Commission May be proposed as a Master Conditional Use Permit whereby potential future land uses are identified within particular buildings and/or locations within a site or parcel. Subsequent Conditional Use Permits shall not be required for uses within particular buildings and/or locations as identified by an approved Master Conditional Use Permit.
- C. Before approving a proposed Development, the Commission Must find that the Following conditions are satisfied:
  - 1. That the proposed Development is in conformance with the goals, policies and land use designations in the General Plan for that area;
  - 2. That the proposed Development will not impose significant noise, traffic, air quality, aesthetic or other environmental impacts on adjacent or nearby residential neighborhoods that cannot be mitigated to a level of insignificance.
  - 3. That the proposed Development meets all requirements of this title for similar Developments Permitted by right.
- D. In granting a Permit, the Commission May impose certain conditions that in its opinion will assist to safeguard the health, safety and Property values in that zone.
- E. If the Commission so deems necessary, it May refuse to allow a Use which it considers incompatible with adjacent or nearby residential neighborhoods.

2. Amending the Official Zoning Map by placing the following properties within the SDA-O, Sensitive Development Area Overlay, zone with the underlying zones, as indicated, to remain unchanged:

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- 223,225,275 S Rancho Ave (3 parcels) – APN 0163-051-11, -27, & -30; underlying zone: M-1, Light Industrial – identified as “Area 1” on attached map exhibits.
- 105, 143 S 7<sup>th</sup> Street; 240,248,252,264,274,294 West K Street (8 parcels)- APN 0163-071-12,-13,-14,-15,-16,-17,-18,-19; underlying zone: M-1, Light Industrial - identified as “Area 2” on attached map exhibits.
- 134, 148, 162, ~174, 190 West K St (5 parcels) – APN 0163-081-12,-13,-14,-15,-16; underlying zone: M-2, Heavy Industrial – identified as “Area 3” on attached map exhibits.
- 551,555 S Fogg St, ~402,452,454,502 S 12<sup>th</sup> St, 500 E M St- APN 0163-232-01,-02,-24; 0163-135-01,-03,-04; 0163-141-17(7 parcels); underlying zone: I-P, Industrial Park – identified as “Area 4” on attached map exhibit.
- 500, 620, 680 S Rancho Av; 510,555,565,575,585 W Birch St; ~550 Maple St – APN 0163-161-39,-45,-46,-47,-48,-49,-50,-65,-66 (9 parcels); underlying zone: I-P, Industrial Park – identified as “Area 5” on attached map exhibit.
- 309 W Congress St, APN 0163-202-21 (1 parcel); - underlying zone: M-1, Light Industrial – identified as “Area 6” on attached map exhibit.
- 430 W Agua Mansa, APN 0163-261-34 & ~1089 S La Cadena, APN 0163-271-25 (2 parcels); underlying zone: M-1, Light Industrial – identified as “Area 7” on attached map exhibit.

3. Amending the Official Zoning Map to change the zoning classifications for the following parcels:

- APN 0275-192-06 (~1601 S La Cadena Dr; southwest corner of La Cadena & Tropico Ranch Road) – identified as “Area 8a” on attached map exhibits. Change from I-P, Industrial Park to C-1, Neighborhood Commercial for a 3-acre portion of the parcel at the northeast corner of the parcel measuring 400 feet along La Cadena Drive and 325 feet along the north lot line. Change from I-P, Industrial Park to R-3/R-4, Multiple-Family Residential for the ~17-acre remainder portion of the parcel.
- APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr) – identified as “Area 8b” on attached map exhibits. Change from I-P, Industrial Park to R-3/R-4, Multiple-Family Residential
- APN 0275-192-03 (~11585 S Bostick/~1600 S Bostick) – identified as “Area 8c” on attached map exhibits. Change from I-P, Industrial Park to V-L, Very Low Density Residential
- APN 0275-192-02, -04 (~1701 S Bostick) - identified as “Area 8d” on attached map exhibits. Change from I-P, Industrial Park to R-U, Railroad Utility
- 1070 S La Cadena Drive - APN 0163-273-07 - identified as “Area 9” on attached map exhibits. Change from M-1, Light Industrial to C-2, General Commercial
- 234 E O Street - APN 0163-221-39 - identified as “Area 10a” on attached map exhibits. Change from M-1, SDA-O - Light Industrial, Sensitive Development Area-Overlay to R-2, Medium Density Residential

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- 271 E Congress – APN 0163-221-35 - identified as “Area 10b” on attached map exhibits. Change from R-1, Low Density Residential to OS-R, Open Space-Recreation.

**SECTION 5. Invalidation.** If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decisions shall not affect the validity of the remaining provisions of this Ordinance.

**SECTION 6. Effective Date.** This Ordinance shall become effective thirty (30) days after its adoption in accordance with the provisions of California law.

**SECTION 7. Certification/Publication.** The City Clerk shall certify to the passage of the Ordinance and cause the same or a summary thereof to be published within fifteen (15) days after adoption in a newspaper of general circulation published and circulated in the City of Colton.

PASSED, APPROVED AND ADOPTED on this \_\_\_ day of \_\_\_\_\_, 2016.

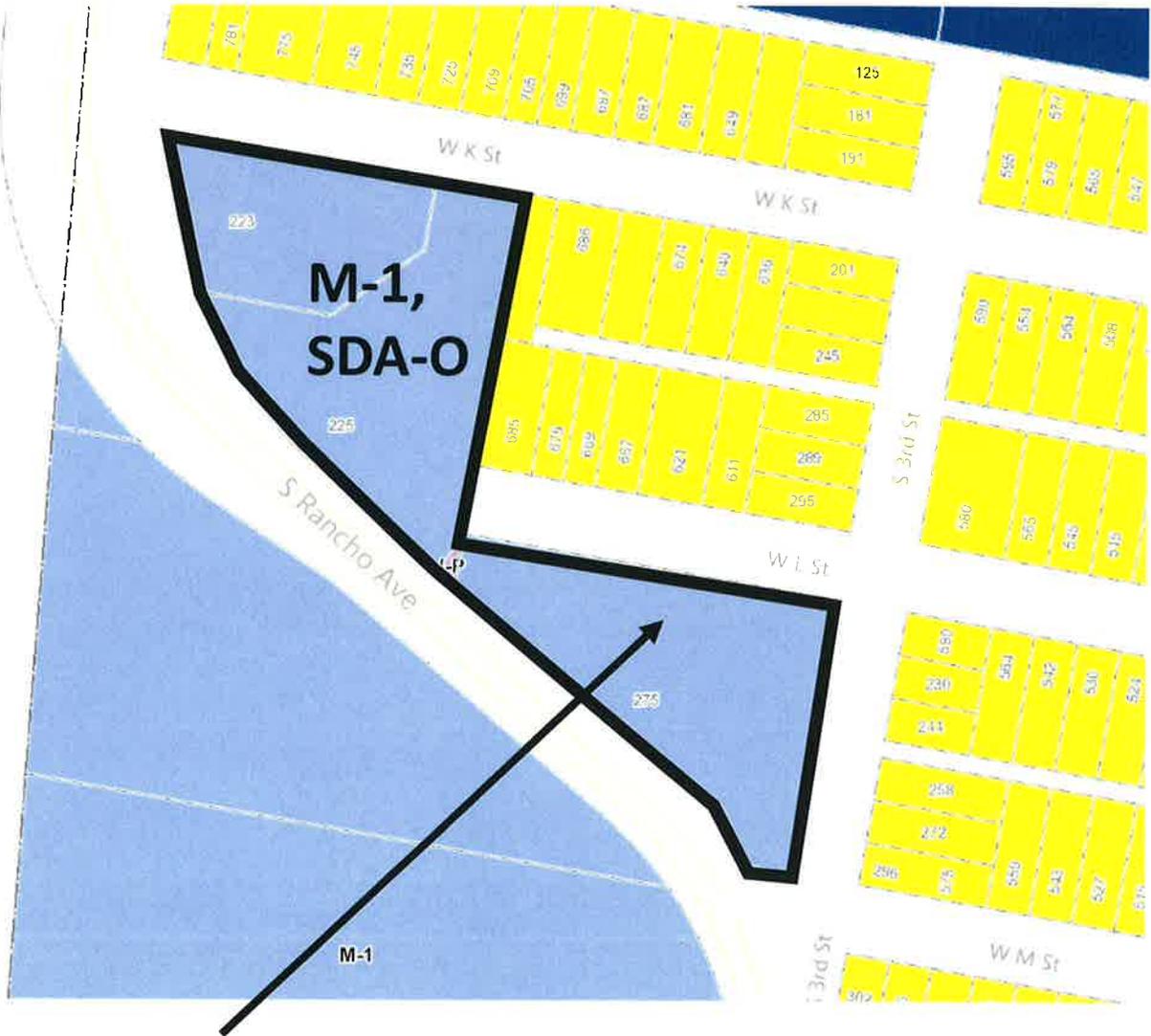
\_\_\_\_\_  
RICHARD A. DELAROSA  
Mayor

ATTEST:

\_\_\_\_\_  
CAROLINA A. PADILLA  
City Clerk

# Area 1

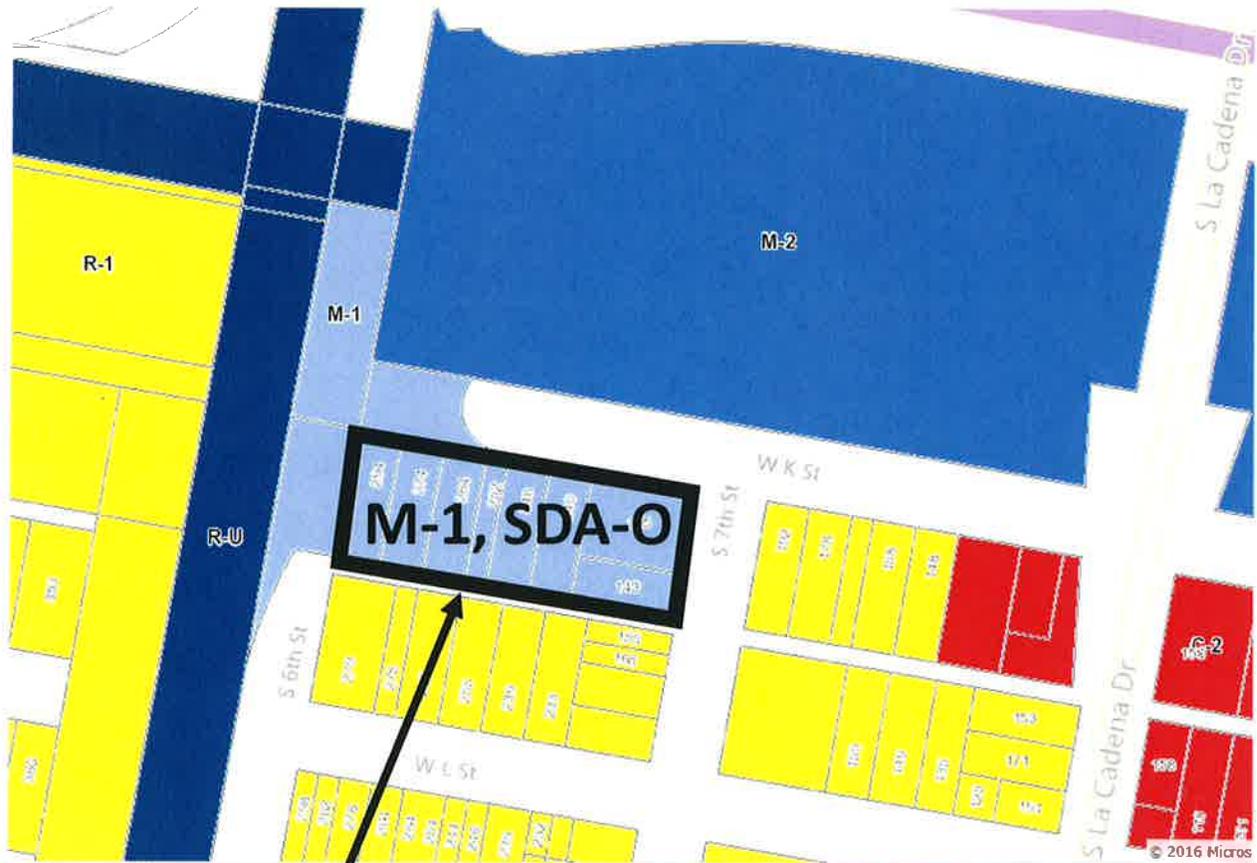
A223, 225, 275 S Rancho Ave  
APN-0163-051-11,27, & -30



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

# Area 2

105, 143 S 7<sup>th</sup> St; 240, 248, 252, 264, 274, 294 W K St  
APN-0163-071-12,-13,-14,-15,-16,-17,-18,-19



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

# Area 3

134, 148, 162, 174, 190 W L St

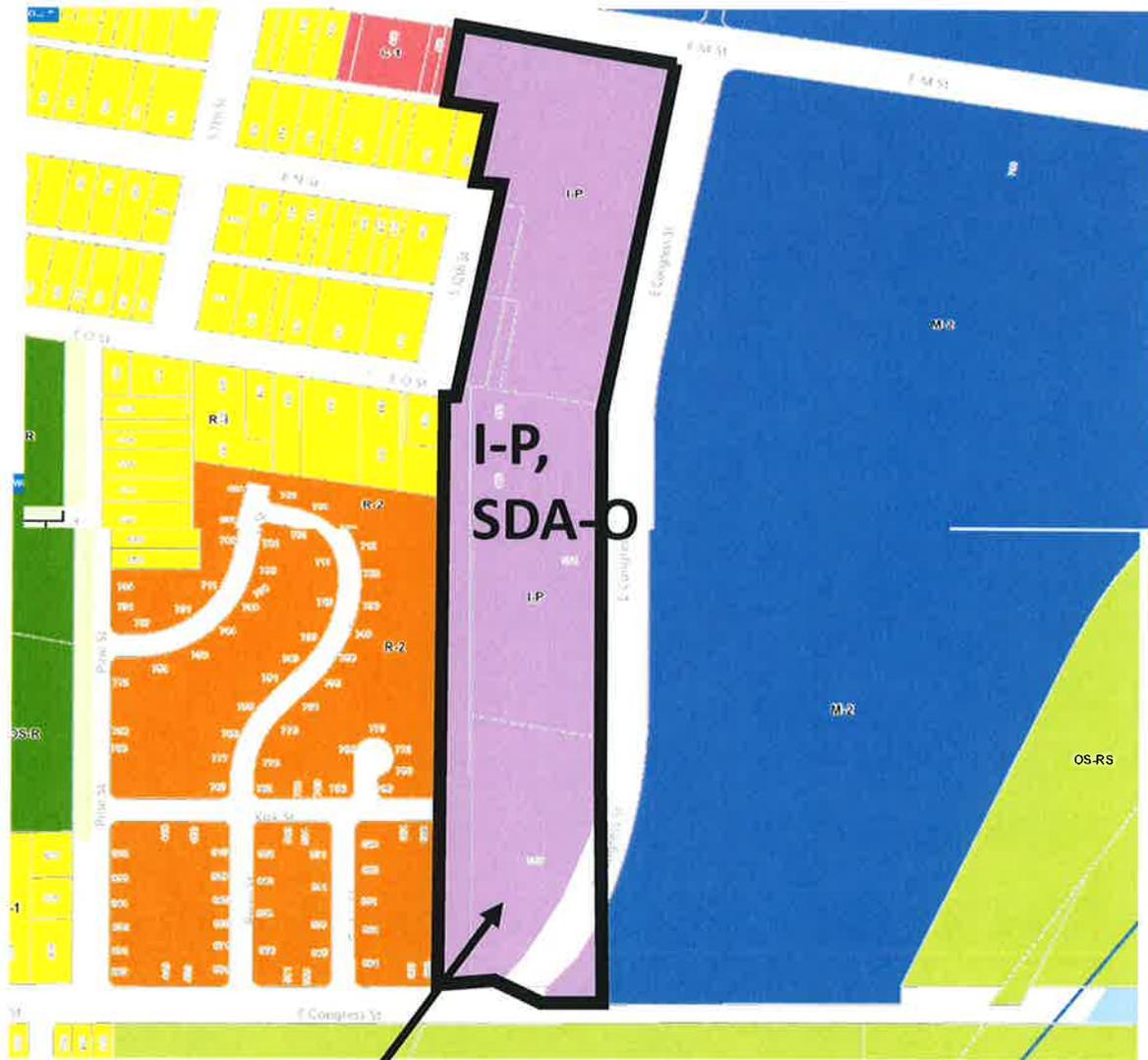
APN 0163-081-12,-13,-14,-15,-16



**PROPOSED ZONE CHANGE**  
**FROM: M-2, HEAVY INDUSTRIAL**  
**TO: M-2 - SDA-O, HEAVY INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

# Area 4

551, 555, S Fogg St, 402,452,454,502 S 12<sup>th</sup> St,  
500 E M St  
APN: 0163-135-01-03-04; 0163-141-17

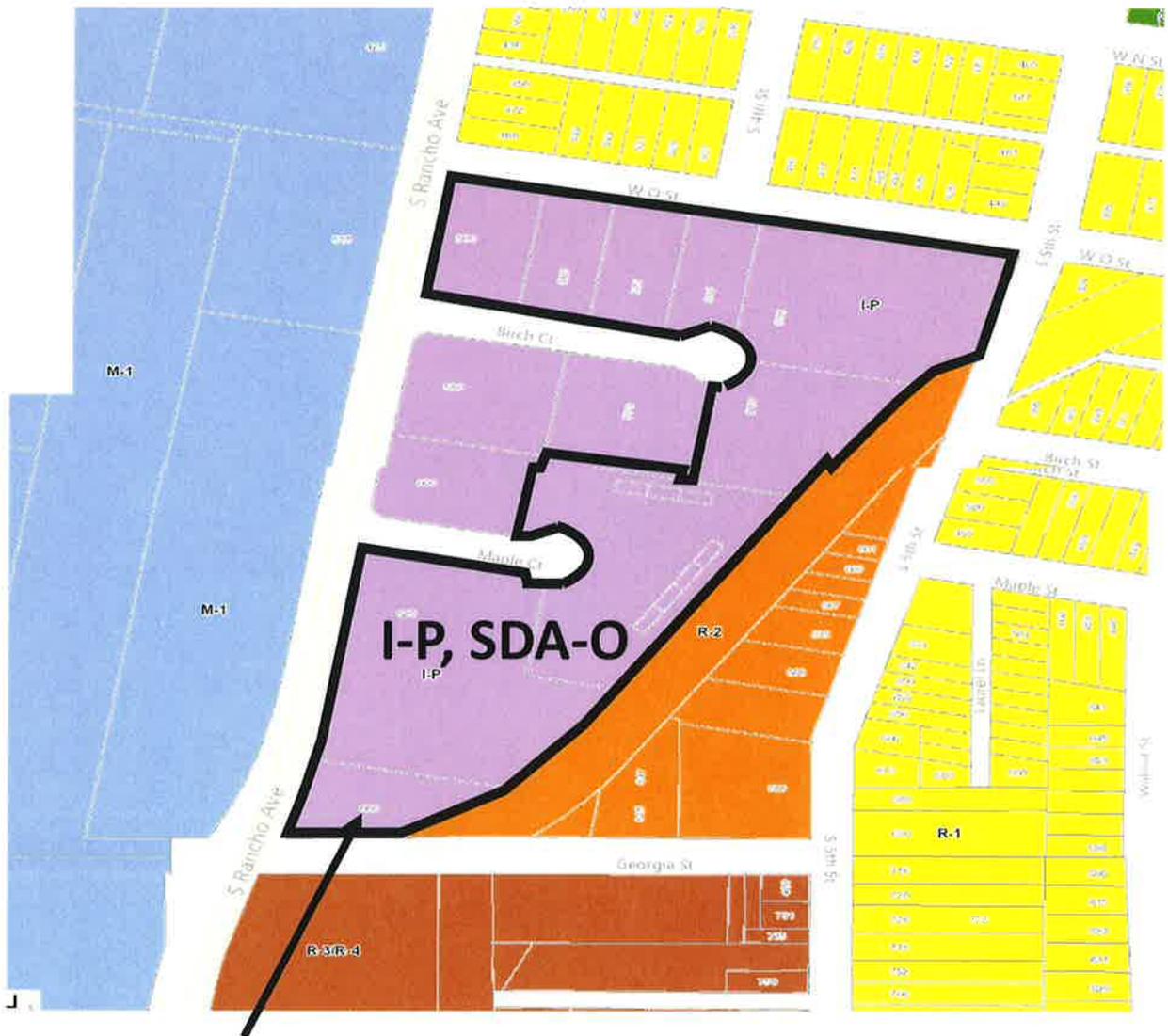


**PROPOSED ZONE CHANGE**  
**FROM: I-P – IP, INDUSTRIAL PARK**  
**TO: I-P - SDA-O, INDUSTRIAL PARK– SENSITIVE DEVELOPMENT AREA OVERLAY**

# Area 5

500,620,680 S Rancho Ave; 510,555,565,575,585 W Birch St

APN:0163-161-39,-45,-46,-47,-48,-49,-50,-65,-66



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

# Area 6

309 W Congress St  
APN:0163-202-21



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

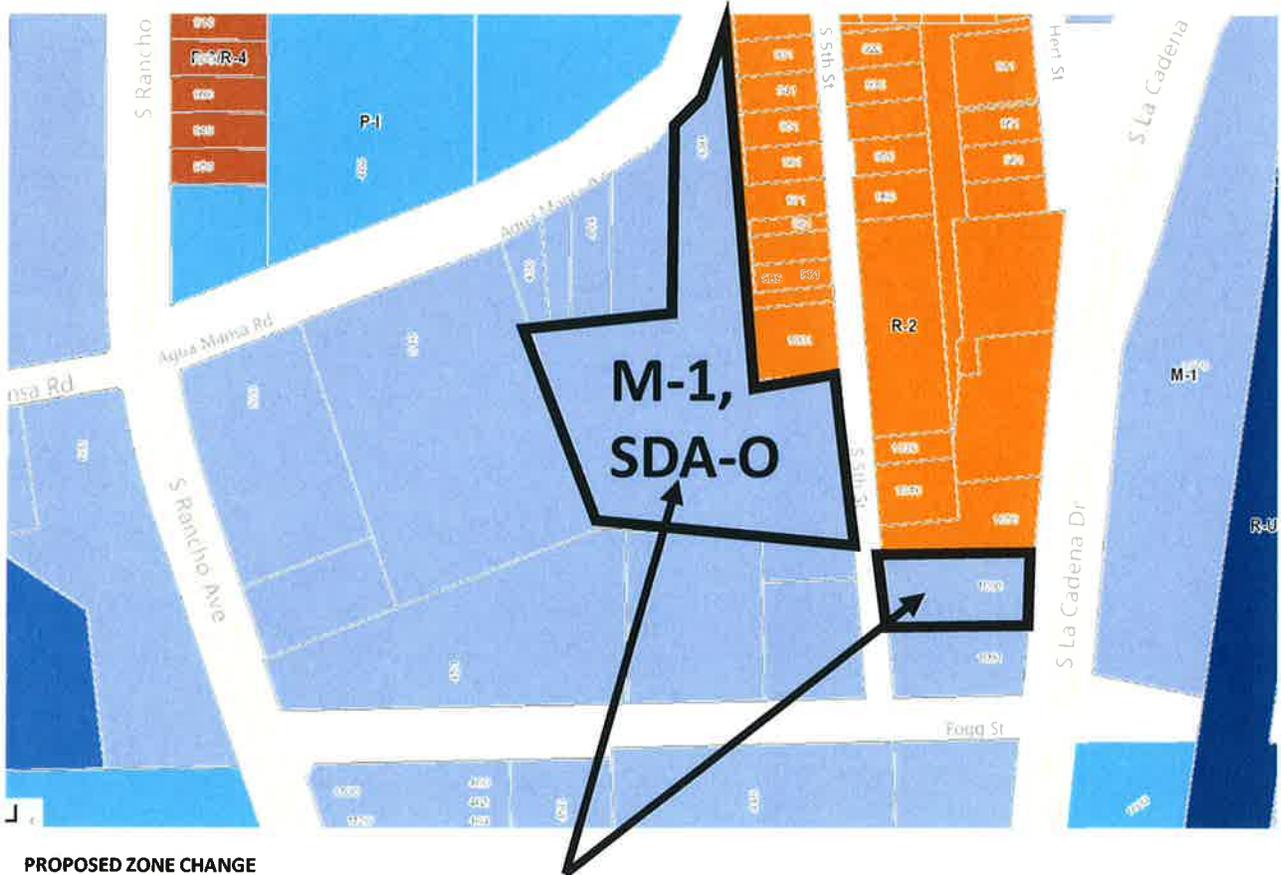
# Area 7

430 W Agua Mansa

APN:0163-261-34

1089 S La Cadena Dr

APN:0163-271-25



**PROPOSED ZONE CHANGE**  
**FROM: M-1, LIGHT INDUSTRIAL**  
**TO: M-1 - SDA-O, LIGHT INDUSTRIAL – SENSITIVE DEVELOPMENT AREA OVERLAY**

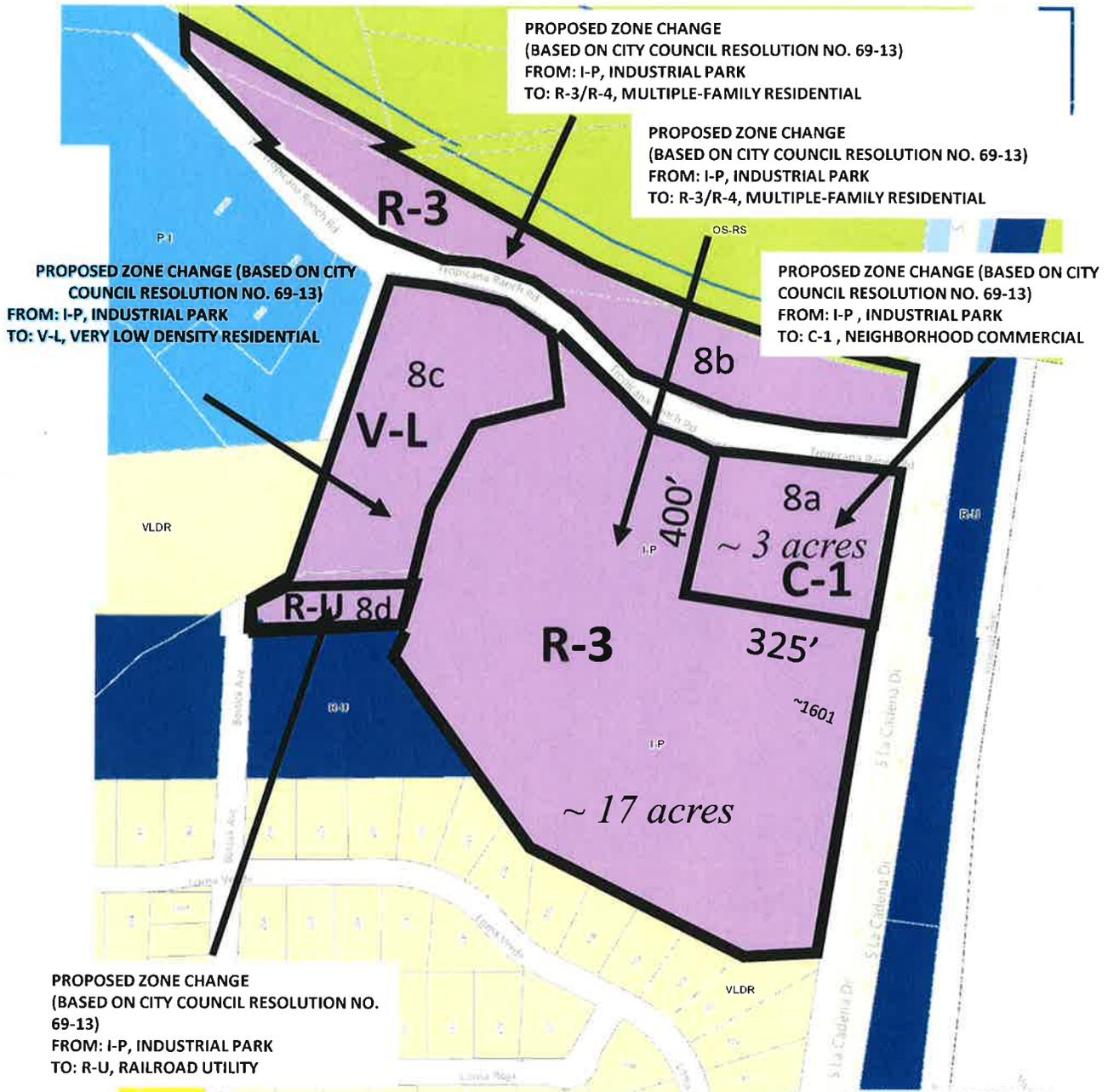
# Area 8

8a (1 parcel) 3 acre portion of the parcel APN 0275-192-06 (~1601 S La Cadena)

8b (3 parcels) ~17-acre remainder portion of the parcel APN 0275-192-06 (~1601 S La Cadena) & three parcels between Tropicana Ranch Rd & Santa Ana River – APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr)

8c (2 parcels) ~11585 S Bostick (~1600 S Bostick) –APN 0275-192-03

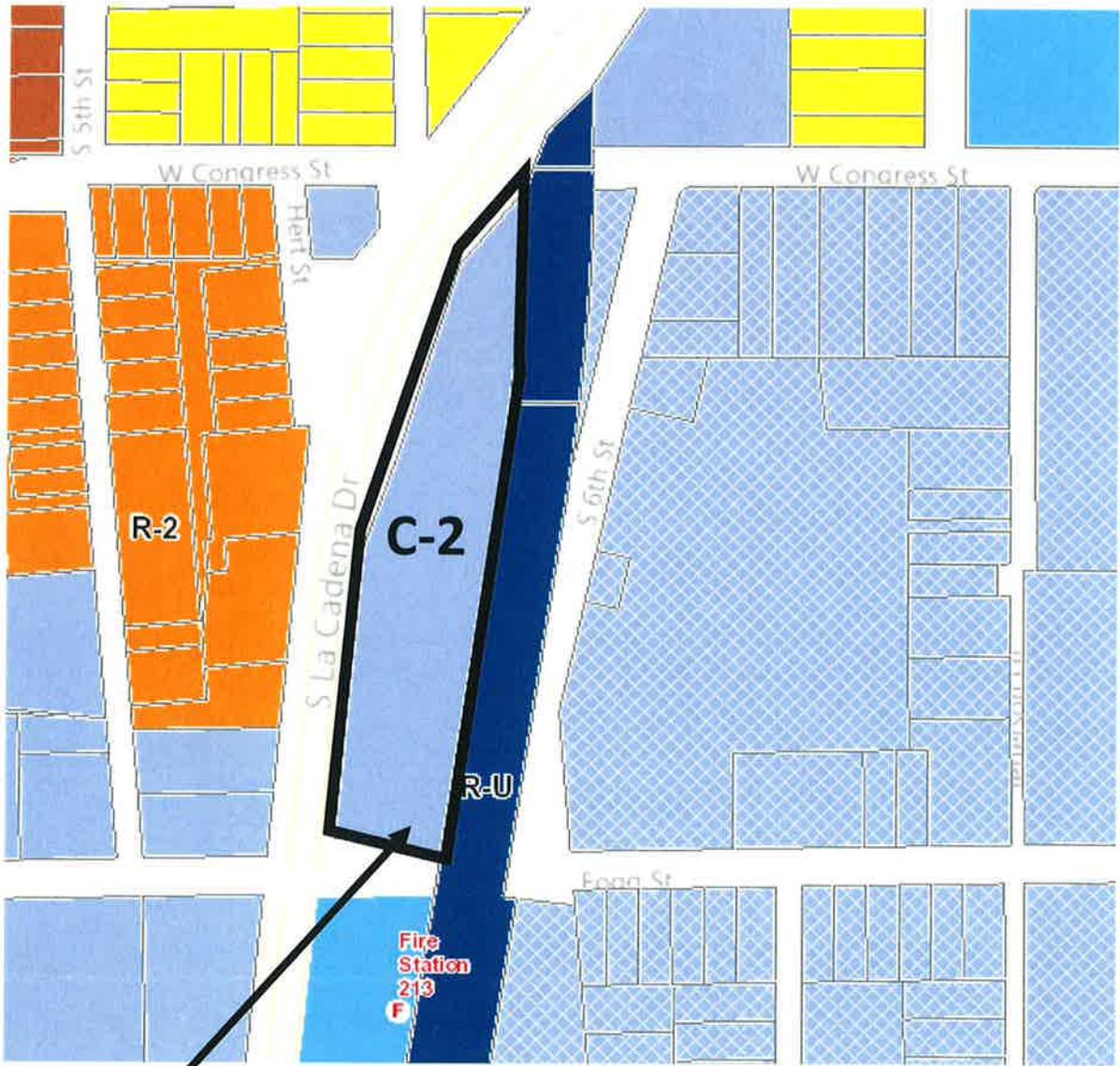
8d (2 parcels)- APN 0275-192-02, -04 (~1701 s Bostick)



# Area 9

1070 S La Cadena Dr

APN:0163-273-07



**PROPOSED ZONE CHANGE**  
(BASED ON CITY COUNCIL RESOLUTION NO. 69-13)  
FROM: M-1, LIGHT INDUSTRIAL  
TO: C-2, GENERAL COMMERCIAL

# Area 10

234 E O St

APN:0163-221-39

271 E Congress St

APN:0163-221-35



**PROPOSED ZONE CHANGE**  
 (BASED ON CITY COUNCIL RESOLUTION NO. 69-13)  
 FROM: M-1, SDA-0, LIGHT INDUSTRIAL, SENSITIVE  
 DEVELOPMENT AREA OVERLAY  
 TO: R-2, MEDIUM DENSITY RESIDENTIAL

**PROPOSED ZONE CHANGE**  
 (PROPOSED TO BE CONSISTENT WITH EXISTING USE AS  
 PUBLIC PARK PARKING LOT)  
 FROM: R-1, LOW DENSITY RESIDENTIAL  
 TO: OS-R, OPEN SPACE-RECREATION

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**RESOLUTION NO. R-22-16**

**RESOLUTION NO. R-22-16. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON APPROVE A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATIONS ON THE LAND USE PLAN FOR PROPERTIES LOCATED AT 1070 S. LA CADENA DRIVE; 234 EAST O STREET & 271 EAST CONGRESS DRIVE; AND THOSE PARCELS CURRENTLY DESIGNATED "INDUSTRIAL PARK" AND BOUNDED BY THE SANTA ANA RIVER TO THE NORTH, LA CADENA DRIVE TO THE EAST, LOMA VERDE RESIDENTIAL TRACT TO THE SOUTH, AND THE COLTON LANDFILL TO THE WEST. (FILE INDEX NO. DAP-001-277)**

**WHEREAS**, the Planning Commission of the City of Colton ("Planning Commission") held a public hearing on July 12, 2016, after giving published notice of a City-initiated Amendment to the General Plan Land Use Map (hereinafter "General Plan Amendment") for the change of the land use designations for three areas located at 1070 S. La Cadena Drive; 234 East O Street & 271 East Congress Drive; and those parcels currently designated "Industrial Park" and bounded by the Santa Ana River to the north, La Cadena Drive to the east, Loma Verde residential tract to the south, and the Colton Landfill to the west (File Index No. DAP-001-277).

**WHEREAS**, following the conclusion of said hearing, the Planning Commission adopted Resolution No. R-22-16, recommending approval to the City Council; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF COLTON:**

**SECTION 1.** The Planning Commission hereby adopts the recitals and findings with respect to the Ordinance prepared for the **General Plan Amendment**, as set forth in the attached Exhibit "A" as if fully set forth herein.

**SECTION 2.** The Planning Commission hereby recommends that the City Council of the City of Colton ("City Council") adopt the Resolution, in substantially the form attached hereto as Exhibit "A," which is incorporated by reference.

**SECTION 3.** The Planning Commission of the City of Colton, in accordance with the California Environmental Quality Act (CEQA), finds that, based on the basis of an Initial Study prepared to assess environmental impacts of the project, the project would not create any significant adverse impacts on the environment and a Negative Declaration (ND) has been prepared to meet CEQA requirements.

**SECTION 4.** The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this \_\_\_ day of \_\_\_, 2016.

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Richard Prieto  
Planning Commission Chairperson

ATTEST:

\_\_\_\_\_  
Planning Commission Secretary  
Mark R. Tomich, AICP

**CERTIFICATION**

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )     ss.  
CITY OF COLTON                         )

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Colton at a meeting held on July 12, 2016, by the following vote of the Planning Commission:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Planning Commission Secretary  
Mark R. Tomich, AICP

EXHIBIT A

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLTON APPROVING A GENERAL PLAN AMENDMENT CHANGE THE LAND USE DESIGNATIONS ON THE LAND USE PLAN FOR PROPERTIES LOCATED AT 1070 S. LA CADENA DRIVE; 234 EAST O STREET & 271 EAST CONGRESS DRIVE; AND THOSE PARCELS CURRENTLY DESIGNATED “INDUSTRIAL PARK” AND BOUNDED BY THE SANTA ANA RIVER TO THE NORTH, LA CADENA DRIVE TO THE EAST, LOMA VERDE RESIDENTIAL TRACT TO THE SOUTH, AND THE COLTON LANDFILL TO THE WEST. (FILE INDEX NO. DAP-001-277)**

**WHEREAS**, local governments are authorized by Section 65350 of California Government Code et seq to prepare, adopt and amend general plans, and by Government Code Section 65800 et seq to prepare, adopt, and amend zoning ordinance which is consistent with the general plan; and

**WHEREAS**, comprehensive updates to the Land Use Element, Housing Element, and Circulation (“Mobility”) Element of the City of Colton General Plan (hereinafter “General Plan Update”) were initiated and prepared by the City of Colton; and

**WHEREAS**, on August 20, 2013, the City Council of the City of Colton (hereinafter “City of Colton”) adopted Resolution No. 61-13 approving the General Plan Update; and

**WHEREAS**, also on August 20, 2013, the City Council adopted Resolution No. 69-13 providing follow-up direction to staff regarding implementation of the General Plan Update; and

**WHEREAS**, while certain items noted on Resolution No. 69-13 have been implemented, a city-initiated application for a **General Plan Amendment** was initiated as a project (File Index No. DAP-001-277) for the change of the land use designations for three areas located at 1070 S. La Cadena Drive; 234 East O Street & 271 East Congress Drive; and those parcels currently designated “Industrial Park” and bounded by the Santa Ana River to the north, La Cadena Drive to the east, Loma Verde residential tract to the south, and the Colton Landfill to the west; and

**WHEREAS**, the staff report accompanying this resolution is found to be true, adopted as Findings and incorporated in this resolution; and

**WHEREAS**, on \_\_\_\_\_, the Planning Commission of the City of Colton (“Planning Commission”) held a duly noticed public hearing at which time all persons wishing to testify in connection with the project were heard and the project was fully examined; and

**WHEREAS**, the Planning Commission adopted Resolution No. R-22-16 recommending to the City Council the approval of the proposed project; and

**WHEREAS**, pursuant to the Guidelines for the California Environmental Quality Act (“CEQA”), an Initial Study prepared to assess environmental impacts of the project has determined that the project would not create any significant adverse impacts on the environment and, therefore, a Negative Declaration (ND) has been prepared, and

1           **WHEREAS**, on \_\_\_\_\_, the City Council of the City of Colton (“City Council”)  
2 held a duly noticed public hearing at which time all persons wishing to testify in connection with  
3 the application were heard and the application was comprehensively reviewed; and

4           **WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

5           NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF  
6 COLTON:

7           **SECTION 1.** Incorporation of Recitals. The City Council hereby adopts the recitals and  
8 findings set forth above and in the agenda report prepared in connection with this Ordinance.

9           **SECTION 2.** Based on the entire record before the City Council and all written and oral  
10 evidence presented, including the staff report, the City Council makes the following findings:

- 11           1. The proposed change of land use designations is consistent with the overall objectives  
12 of the Colton General Plan. Removing the existing industrial land use designations  
13 from these properties and applying designations that will reduce impacts on  
14 residential neighborhoods and community at large is consistent with the following  
15 policies in the Land Use Element of the General Plan:
  - 16           • Policy LU-1.6: “Ensure that new development projects are compatible with  
17 permitted, well-maintained uses and buildings in the surrounding neighborhood or  
18 district.”
  - 19           • Policy LU-6.2: “Discourage the establishment of incompatible uses in proximity to  
20 each other.”
- 21           2. The proposed change of land use designations will not adversely affect the surrounding  
22 area or the community in general since the proposed designations will prohibit  
23 industrial uses that are most likely to have the greatest impacts on residential  
24 neighborhoods and community at large.
- 25           3. The General Plan will remain internally consistent following adoption of this  
26 Amendment.

27           **SECTION 3.** The City Council of the City of Colton, in accordance with the California  
28 Environmental Quality Act (CEQA), finds that, based on the basis of an Initial Study prepared to  
assess environmental impacts of the project, the project would not create any significant adverse  
impacts on the environment and a Negative Declaration (ND) has been prepared to meet CEQA  
requirements. Therefore, the City Council hereby adopts the Negative Declaration.

**SECTION 4.** Based upon the findings set forth in Sections 1, 2, and 3 of this Resolution, the  
City Council hereby approves the General Plan Amendment to change the land use designations  
of the following parcels as indicated below:

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- APN 0275-192-06 (~1601 S La Cadena Dr; southwest corner of La Cadena & Tropico Ranch Road) – identified as “Area 8a” on attached map exhibits. Change from “IP-Industrial Park” to “NC – Neighborhood Commercial” for a 3-acre portion of the parcel at the northeast corner of the parcel measuring 400 feet along La Cadena Drive and 325 feet along the north lot line. . Change from “IP-Industrial Park” to “HDR – High Density Residential, 14-22 units per acre” for the ~17-acre remainder portion of the parcel.
- APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr) – identified as “Area 8b” on attached map exhibits. Change from “IP-Industrial Park” to “HDR – High Density Residential, 14-22 units per acre”.
- APN 0275-192-03 (~11585 S Bostick/~1600 S Bostick) – identified as “Area 8c” on attached map exhibits. Change from “IP - Industrial Park” to “VLDR – Very Low Density Residential, 0.1-2.0 units per acre”.
- APN 0275-192-02, -04 (~1701 S Bostick) - identified as “Area 8d” on attached map exhibits. Change from “IP - Industrial Park” to “RUC - Railroad Utility Corridor”.
- 1070 S La Cadena Drive - APN 0163-273-07 - identified as “Area 9” on attached map exhibits. Change from “LI - Light Industrial” to “GC - General Commercial”.
- 234 E O Street - APN 0163-221-39 - identified as “Area 10a” on attached map exhibits. Change from “LI - Light Industrial” to “MDR - Medium Density Residential”.
- 271 E Congress – APN 0163-221-35 - identified as “Area 10b” on attached map exhibits. Change from “LDR - Low Density Residential, 2.1-8.0 units per acre” to “OS-R - Open Space-Recreation”

**SECTION 5. Invalidity.** If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decisions shall not affect the validity of the remaining provisions of this Resolution.

**SECTION 6.** The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED on this \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
RICHARD A. DELAROSA  
Mayor

ATTEST:

\_\_\_\_\_  
CAROLINA A. PADILLA  
City Clerk

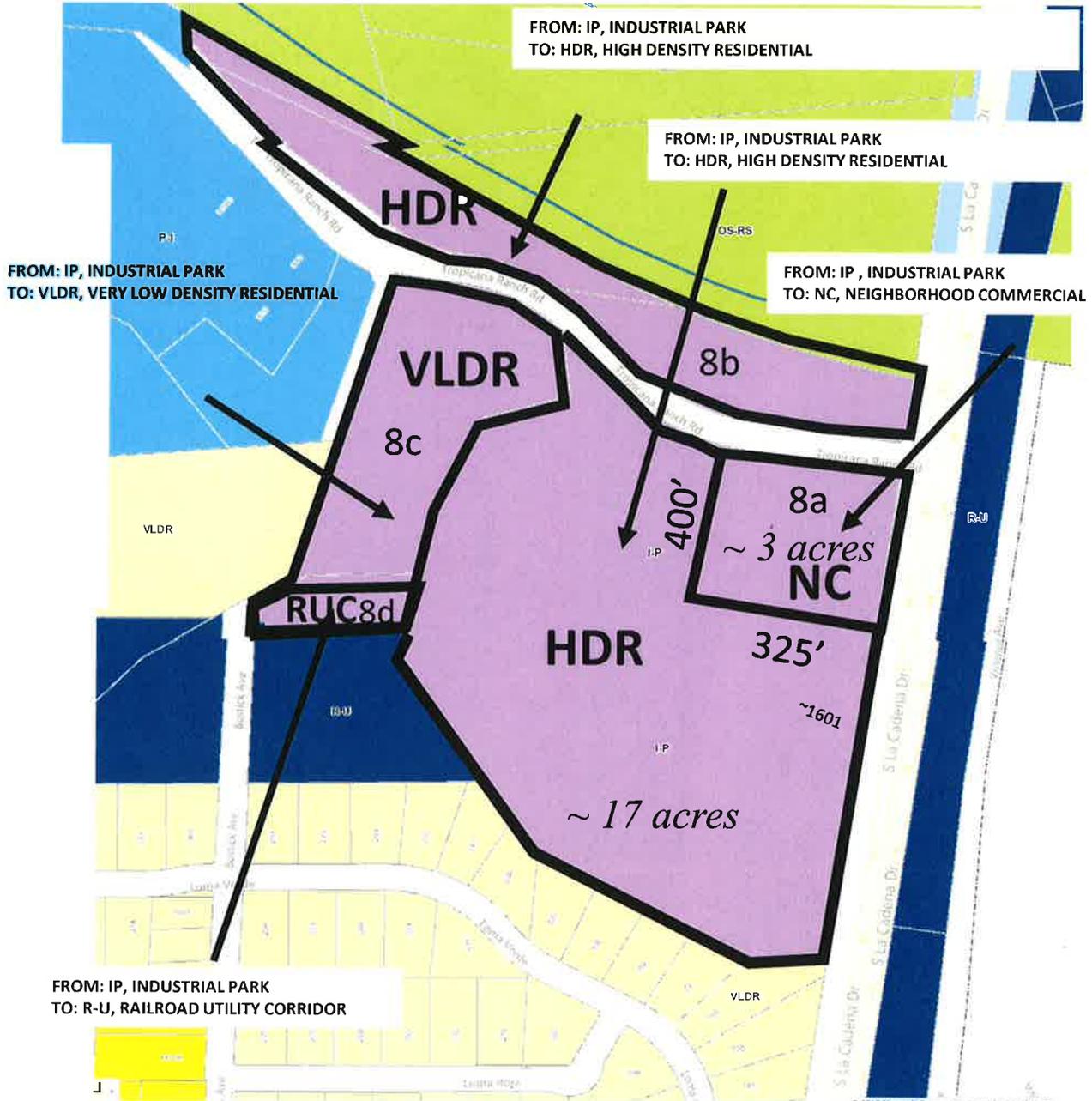
# Area 8

8a (1 parcel) 3 acre portion of the parcel APN 0275-192-06 (~1601 S La Cadena)

8b (3 parcels) ~17-acre remainder portion of the parcel APN 0275-192-06 (~1601 S La Cadena) & three parcels between Tropicana Ranch Rd & Santa Ana River – APN 0275-192-07 & 0163-361-14 & 15 (~1501 S La Cadena Dr)

8c (2 parcels) ~11585 S Bostick (~1600 S Bostick) –APN 0275-192-03

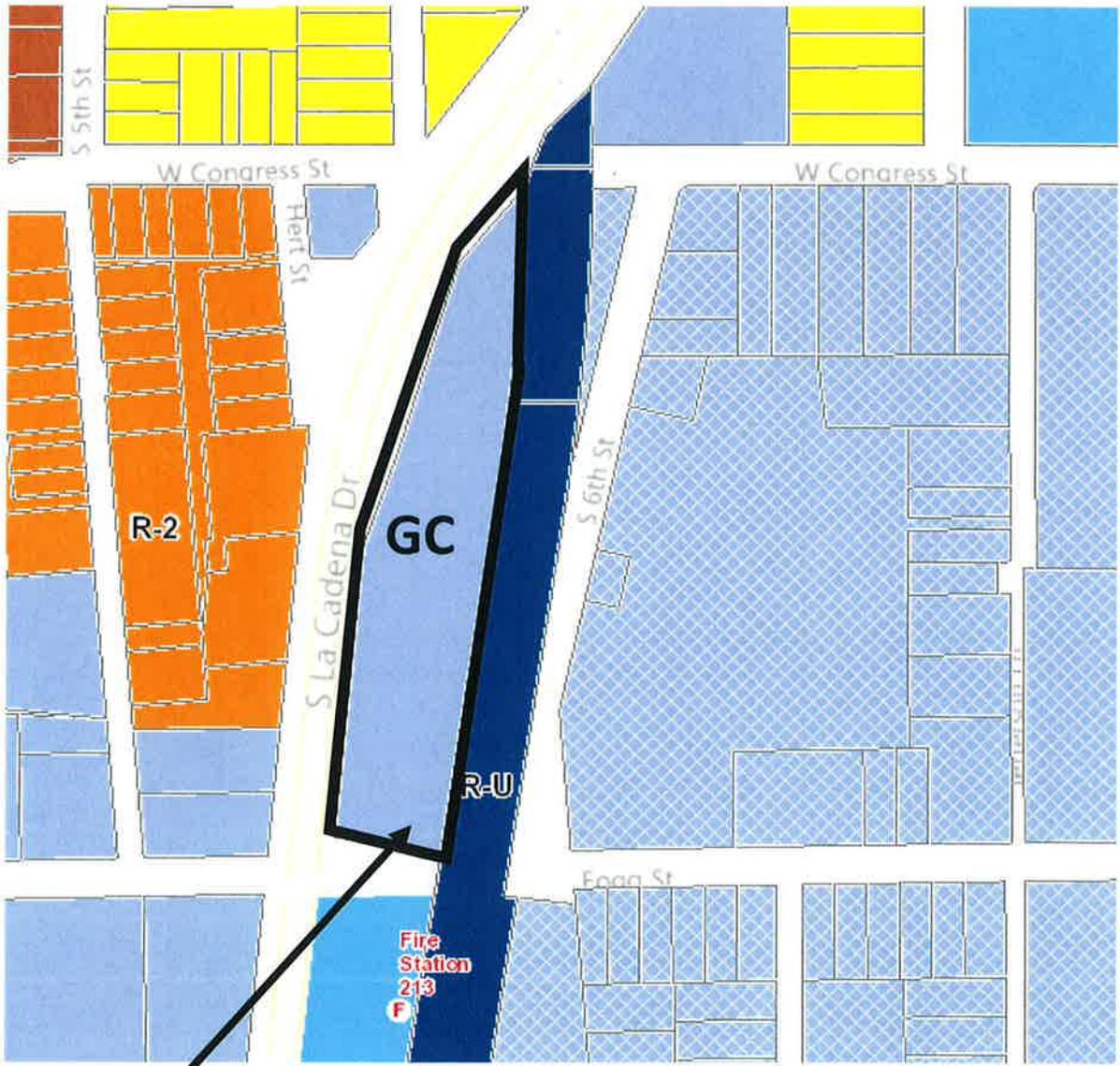
8d (2 parcels)- APN 0275-192-02, -04 (~1701 s Bostick)



# Area 9

1070 S La Cadena Dr

APN:0163-273-07



FROM: LI, LIGHT INDUSTRIAL  
TO: GC, GENERAL COMMERCIAL

# Area 10

234 E O St

APN:0163-221-39

271 E Congress St

APN:0163-221-35



FROM: LI -LIGHT INDUSTRIAL  
TO: MDR, MEDIUM DENSITY RESIDENTIAL

FROM: LDR, LOW DENSITY RESIDENTIAL  
TO: OS-R, OPEN SPACE-RECREATION