

CITY OF COLTON PLANNING COMMISSION AGENDA

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

REGULAR MEETING – Tuesday, November 22, 2016 – 6:30 P.M.

Official Agenda

Documents:

[PC AGENDA 11-22-16_FINAL.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

. Draft PC Minutes_11-08-16

Documents:

[2016_11-08 _ PC MINUTES_DRAFT.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARING

. Item F-1_DAP-001-361_Kalifornia Distilleries

Documents:

[ITEM F-1_DAP-001-361_STAFF REPORT_KALIFORNIA DISTILLERIES_FINAL-11-22-16.PDF](#)

. . Item F-2_DAP_001-301_Code Amendment

Documents:

[ITEM F-2_DAP-001-301-PC STAFF REPORT_ZONING TEXT AMENDMENT.PDF](#)

. . . Item F-3_DAP-001-305_Wildrose Village

Documents:

[ITEM F-3_DAP-001-305_DAP-001-355_STAFF REPORT AND ATTACHMENTS_LOW RES.PDF](#)

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

H. COMMISSION COMMENTS

I. ADJOURNMENT

Next Scheduled Meeting: Tuesday, December 13, 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, November 22, 2016 – 5:30 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

1. November 8, 2016 Planning Commission Meeting Minutes.

E. PUBLIC COMMENTS

F. PUBLIC HEARINGS:

1. FILE INDEX NUMBER: DAP-001-361

Kalifornia Distilleries, Inc.
(Continued from 11-08-16)

APPLICANT:

William Tiller, Kalifornia Distilleries, Inc.

PROJECT DESCRIPTION: Minor Conditional Use Permit to allow Off/On-Alcohol Sales Craft Distiller's License (Type 74) distilled spirits for a proposed 8,900 square foot commercial manufacturing and a **Determination of Public Convenience and Necessity (PCN)** located at 1084 S. Mt. Vernon Avenue on property measuring 8.47 acres in the C-2 (General Commercial) Zone.

PROPERTY LOCATION:

1084 S. Mt. Vernon Avenue

ASSESSORS PARCEL NO.

0276-144-06

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.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. R-38-16 approving a Minor Conditional Use Permit (CUP) and approving a finding for Determination of Public Convenience and Necessity (File Index No. DAP-001-361) relating to alcohol distillery and retail consumption, subject to conditions.

RESOLUTION NO. R-38-16. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING MINOR CONDITIONAL USE PERMIT TO ALLOW OFF/ON-ALCOHOL SALES CRAFT DISTILLER'S LICENSE (TYPE 74) DISTILLED SPIRITS FOR A PROPOSED 8,900 SQUARE FOOT COMMERCIAL MANUFACTURING AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) LOCATED AT 1084 SOUTH MT. VERNON AVENUE ON PROPERTY MEASURING 8.47 ACRES IN THE C-2 (GENERAL COMMERCIAL) ZONE. (FILE INDEX NO: DAP-001-361).

2. FILE INDEX NUMBER: DAP-001-301 Zoning Text Amendment (Signs)

APPLICANT: City- initiated

PROPERTY LOCATION: City-wide

REQUEST: Zoning Text Amendment (ordinance) to modify various provisions of Title 18 of the Colton Municipal Code related to Chapter 18.50 (Signs).

ENVIRONMENTAL DETERMINATION: This project is exempt from CEQA because it can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse 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.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission recommend to the City Council approval of the draft ordinance by adopting Resolution No. R-39-16 titled:

RESOLUTION NO. R-39-16. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON AMEND CHAPTER 18.50 (SIGNS) OF TITLE 18 OF THE COLTON MUNICIPAL CODE (FILE INDEX NO. DAP-001-301)

3. FILE INDEX NUMBER: DAP-001-305 & DAP-001-3 Wildrose Village

APPLICANT: John Reichel, Wildrose Village

PROJECT DESCRIPTION: DAP-001-305. A Specific Plan Amendment (Specific Plan Amendment No. 1) for various amendments to the Colton’s Hub City Centre Specific Plan (CHCCSP) and a **General Plan Amendment** to the Mobility Element in order to develop a new compact residential development located in the northwest portion of the CHCCSP project area. **DAP-001-355. Architectural and Site Plan Review and Tentative Tract Map No. 20062** for a 110-compact lot subdivision including common lots on property measuring approximately 11.27 acres located at The SWC & SEC of San Bernardino Ave. and Wildrose Ave. within the CHCCSP, Planning Area 2.

PROPERTY LOCATION: SWC & SEC of San Bernardino & Wildrose Ave.

ASSESSORS PARCEL NO. 0254-051-46, 47, 67, and 68

ENVIRONMENTAL DETERMINATION: A Mitigated Negative Declaration is proposed for adoption. Mitigated Negative Declaration pursuant to Sections 15070 and 15074 of the Guidelines of the Environmental Quality Act (CEQA).

RECOMMENDATION: Staff recommends that the Planning Commission recommend approval to the City Council to adopt a Mitigated Negative Declaration and recommend approval for a Specific Plan Amendment and General Plan Amendment and approve Tentative Tract Map 20062 and Architectural & Site Plan Review through the adoption of attached Resolutions titled:

RESOLUTION R-40-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON AMEND SECTION 18.34.040 (COLTON'S HUB CITY CENTRE SPECIFIC PLAN) (AMENDMENT NO.1) AMENDING VARIOUS PROVISIONS OF CHAPTERS 3, 4, 5, 6, AND 7 OF THE SPECIFIC PERTAINING TO LAND USE AND DEVELOPMENT STANDARDS AND AN AMENDMENT TO THE GENERAL PLAN MOBILITY ELEMENT REGARDING SAN BERNARDINO AVENUE TO ALLOW THE DEVELOPMENT OF THE WILDROSE VILLAGE RESIDENTIAL SUBDIVISION AND ADOPT A MITIGATED NEGATIVE DECLARATION (FILE INDEX NO. DAP-001-305).

RESOLUTION R-41-16: A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW AND TENTATIVE TRACT MAP NO. 20062 FOR A 110-COMPACT LOT SUBDIVISION INCLUDING 14 COMMON LOTS ON PROPERTY MEASURING APPROXIMATELY 11.27 ACRES LOCATED AT THE SWC & SEC OF SAN BERNARDINO AVE. AND WILDROSE AVE. WITHIN THE CHCCSP, PLANNING AREA 2 (CONTINGENT ON CITY COUNCIL ADOPTION OF FILE INDEX DAP-001-305) (FILE INDEX NO. DAP-001-355).

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

H. COMMISSION COMMENTS

I. ADJOURNMENT

Next Scheduled Meeting: Tuesday, December 13, 2016 at 5:30 p.m.

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CITY OF COLTON
PLANNING COMMISSION AGENDA MINUTES
REGULAR MEETING – Tuesday, November 08, 2016– 5:30 P.M.

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

B. ROLL CALL

Commissioners Present:

Chair Prieto

Thomas Archuleta

Angel Delgado

Rosa Granado-Dominguez

Gary Grossich

Commissioners Absent:

Gilbert Arrieta- excused

Kirk Larson- excused

City Staff:

Marco Martinez, City Attorney

Mark Tomich, Development Services Director

Mario Suarez, Senior Planner

C. PLEDGE OF ALLEGIANCE

Commissioner Prieto led the pledge of allegiance.

D. APPROVAL OF MEETING MINUTES

1. October 25, 2016 Planning Commission Meeting Minutes.

Motion and second by Commissioner Archuleta/ Commissioner Grossich 5 to 0 to approve.

Roll Call vote as follows: Ayes- Commissioner Archuleta, Commissioner Delgado, Commissioner Granado-Dominguez, Commissioner Grossich and Commissioner Prieto.

Noes- None. Commissioner Arrieta and Commissioner Larson absent from vote.

E. PUBLIC COMMENTS

None.

F. NEW BUSINESS:

1. **FILE INDEX NUMBER:** **DAP-001-368** **Howard Industrial Partners**

APPLICANT: Howard Industrial Partners
PROPERTY OWNER: Agua Mansa Properties, LLC
LOCATION: 1600 Agua Mansa Road
ASSESSOR PARCEL NO. : 0260-072-01, 02, 03, 04, 15 and 16

PRESENTED BY: Mario Suarez, Senior Planner

PUBLIC COMMENTS:

None.

REQUEST: One-Year Time Extension Request for approved Architectural and site Plan Review (File Index No. DAP-001-105) for the construction of an 808,500 square foot warehouse building on 40.49 acres of land and Tentative Parcel Map 19471 for consolidation of 6 legal parcels into one legal parcel (File Index No. DAP-001-104) located within the M-2 (Heavy Industrial) Zone and located at 1600 Agua Mansa Road

ENVIRONMENTAL DETERMINATION: Staff analyzed the proposal for California Environmental Quality Act (CEQA) compliance and has determined that there is no possibility that the time Extension request may have a significant adverse effect on the environment. Therefore, the proposed use is exempt under Article 19, Section 15061 b. (3) of the CEQA Guidelines.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission a One-year Time Extension (second and third) for Architectural and site Plan Review (File Index No. DAP-001-105) for the construction of an 808,500 square foot warehouse building on 40.49 acres of land and Tentative Parcel Map 19471 for consolidation of 6 legal parcels into one legal parcel (File Index No. DAP-001-104) located within the M-2 (Heavy Industrial) Zone and located at 1600 Agua Mansa Road.

Motion and second by Commissioner Archuleta/ Commissioner Grossich 5 to 0 to approve. Roll Call vote as follows: Ayes- Commissioner Archuleta, Commissioner Delgado, Commissioner Granado-Dominguez, Commissioner Grossich and Commissioner Prieto. Noes- None. Commissioner Arrieta and Commissioner Larson absent from vote.

G. PUBLIC HEARINGS

1. FILE INDEX NUMBER: DAP-001-361

Kalifornia Distilleries, Inc.

APPLICANT: William Tiller, Kalifornia Distilleries, Inc.

PROJECT DESCRIPTION: Minor Conditional Use Permit to allow Off/On-Alcohol Sales Craft Distiller's License (Type 74) distilled spirits for a proposed 8,900 square foot commercial manufacturing and a **Determination of Public Convenience and Necessity (PCN)** located on property measuring 8.47 acres in the C-2 (General Commercial) Zone.

PROPERTY LOCATION: 1703 E. Washington Street
APN: 0164-263-46

PRESENTED BY: Mario Suarez, Senior Planner

PUBLIC COMMENTS:

- Jack Ying Yang Lee representing property owner.
- William Tiller, Applicant.

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.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. R-38-15 approving a Minor Modification of Conditional Use Permit (CUP) and approving a finding for Determination of Public Convenience and Necessity (File Index No. DAP-001-361) relating to alcohol distillery and retail consumption, subject to conditions.

RESOLUTION NO. R-38-16. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING MINOR CONDITIONAL USE PERMIT TO ALLOW OFF/ON-ALCOHOL SALES CRAFT DISTILLER'S LICENSE (TYPE 74) DISTILLED SPIRITS FOR A PROPOSED 8,900 SQUARE FOOT COMMERCIAL MANUFACTURING AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) LOCATED ON PROPERTY MEASURING 8.47 ACRES IN THE C-2 (GENERAL COMMERCIAL) ZONE. (FILE INDEX NO: DAP-001-361).

Motion and Second by Commissioner Delgado/ Commissioner Archuleta to keep public hearing open and continue item to November 22, 2016 to address error in agenda.

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

None.

I. COMMISSION COMMENTS

Archuleta

- Smart & Final ground breaking comments.

Delgado

- Veteran's Day celebration comments.

Grossich

- Attended Smart & Final groundbreaking.
- Construction fence at CalMed Surgery Center on C Street.

- Construction activity at Squires Lumber.
- Political signs ordinance compliance issues.

Prieto

- Political signs ordinance compliance.
- Congratulations to Commissioner Delgado's engagement.

J. ADJOURNMENT

Motion and second by Commissioner Delgado and Commissioner Archuleta to adjourn the meeting at 7:18 p.m.

Approved by: _____
Mark Tomich, AICP

DRAFT



Planning Commission Staff Report

City of Colton
Development Services Department

TYPE OF ACTION: FINAL ACTION

MEETING DATE: November 22, 2016

FILE INDEX NUMBER: DAP-001-361

REQUEST: Minor Conditional Use Permit to allow Off/On-Alcohol Sales Craft Distiller's License (Type 74) distilled spirits for a proposed 8,900 square foot commercial manufacturing and a **Determination of Public Convenience and Necessity (PCN)** located on property measuring 8.47 acres in the C-2 (General Commercial) Zone.

APPLICANT: William Tiller, Kalifornia Distilleries, Inc.

PROPERTY OWNER: Centrepoint – JMYL LP

ACTIONS:

APPLICATION FILED: 10/06/2016
APPLICATION REVIEW COMMITTEE (ARC): 10/12/16
ENVIRONMENTAL DETERMINATION: Recommendation: Categorical Exemption- Class 01. 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.
DEEMED APPLICATION COMPLETE: 10/12/2016
PUBLIC NOTICE: 10/29/2016
PLANNING COMMISSION ACTION: _____ **DATE:** 11/22/2016 (Cont. from 11/8/16)
APPEAL PERIOD ENDS: 12/05/2016

PROPERTY INFORMATION:

1. Location: 1084 S. Mount Vernon Avenue, Colton CA 92324
Assessor's Parcel No: 0276-144-06
2. Lot Size(s): 8.47 acres
3. Existing Land Use: Retail commercial
4. General Plan Land Use Designation: General Commercial
5. Zoning: C-2, General Commercial

Surrounding Properties:

	Existing Land Use	Zone	General Plan
North	Commercial, Multi-Tenant Center	C-2 - General Commercial	General Commercial
South	Interstate 215 Freeway	C-2 - General Commercial	General Commercial
East	Recreational Vehicle Sales	C-2 - General Commercial	General Commercial

	Existing Land Use	Zone	General Plan
West	Commercial (Restaurants, Car Wash/Gasoline Sales/Market)	Cal-Trans Right-of-Way	N/A

Previous Planning Actions

1. **1082 South Mt. Vernon Ave. – Major Variance** for sign area and increased number and **Modification of Sign Program**. Approved by the Planning Commission on 9/12/2006 (File Index Number DAP-000-609)
2. **1082 South Mt. Vernon Ave. – Design Review** for exterior modifications to existing shopping center. Approved by the Design Review Committee on 05/15/06. (File Index No. DAP-000-585)
3. **1120 South Mt. Vernon Ave. - Major Modification of Conditional Use Permit (File Index No. DAP-001-217)** (Reference: File Index Number: DAP 001-088) relating to (1) alcohol consumption for (a) the addition of a ABC License Type 86-Instructional Tasting- to allow the instructional tasting on the premises of beer, wine and distilled spirits, as an ancillary part of an existing retail operation; and (b) continued operation of ABC License Type 21-Off Sale General for the sale of beer, wine, and distilled spirits for off-premises consumption; and (2) the continued 24-hour retail operation, for an existing general merchandise retailer located at 1120 South Mount Vernon Avenue on a 13.21-acre parcel within a 28-acre shopping center (“Centrepointe Plaza”) on nine (9) parcels zoned C-2, General Commercial. Assessor Parcel Number (APN): 0276-144-01; 02; 03; 04; 05; 06; 07; 08; and 38. Approved by Planning Commission on 4-28-2015.
4. **1120 South Mt. Vernon Ave. - Conditional Use Permit (File Index No. DAP-001-188)** for alcohol sales including modify an existing legal non-conforming off-sale alcohol license-Type 20 ABC (beer & wine) by upgrading to an off-sale alcohol license-Type 21 ABC-full liquor for a general merchandise retail store located within the Commercial Center designation of the Cooley Ranch Planned Community. Approved by Planning Commission on 4-19-2013 – PC Resolution R-06-15.
5. **Major Variance (File Index No. DAP-001-177)** for deviations from sign regulations for maximum wall letter height and increase in sign area permitted for a logo for a general merchandise retail store on property located within the Commercial Center designation of the Cooley Ranch Planned Community. Approved by Planning Commission on 2-13-2013.
6. **Design Review (File Index No. D-20-90)** for new retail store (WalMart) at Centerpointe Plaza shopping center. Approved in 1991.

BACKGROUND

On January 19, 2010, Ordinance No. O-08-09 was adopted by the City Council, which requires the approval of a conditional use permit (CUP) by the Planning Commission at a public hearing prior to the issuance by the State Department of Alcoholic Beverage Control (ABC) of any license for the sale of beer, wine, or other types of alcohol.

On August 2, 2016, Ordinance No. O-11-16 was adopted by the City Council, allowing Alcoholic Beverage Sales – On or Off site, pursuant to Chapter 18.48 of the Zoning Code with a Minor Conditional Use Permit (MCUP). Chapter 18.48 provides separation distance requirements from

schools, churches, educational institutions, day care center or public parks. The ABC makes a distinction between licenses that allow consumption of alcohol off the premises (“off-sale”) such as those for convenience stores and supermarkets and others that allow the consumption of beverages on the premises (“on-sale”) such as those for restaurants and bars.

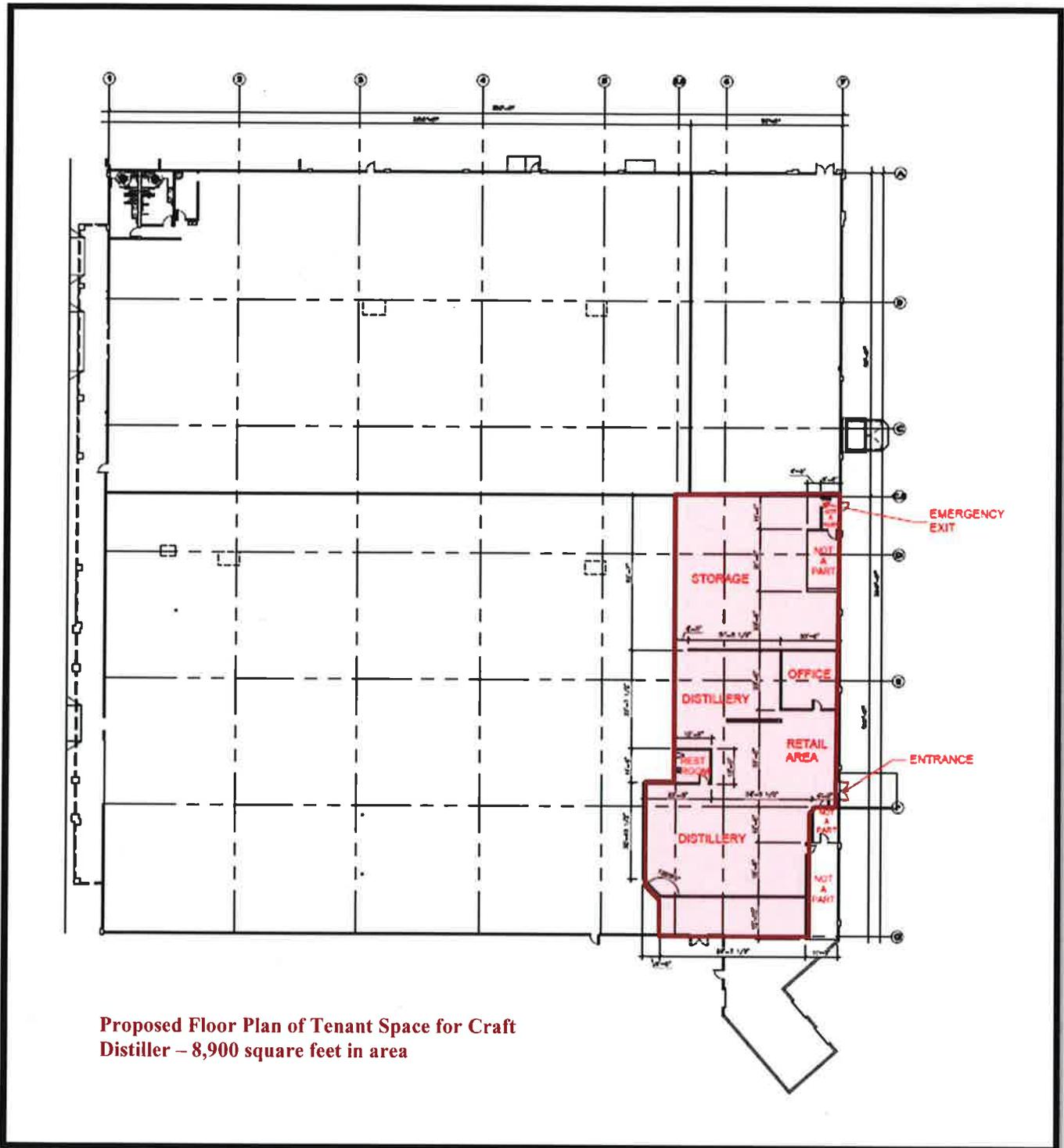
The ABC License Type 74 is part of “The Craft Distillers Act of 2015” which became effective on January 1, 2016. Type 74 license amended and expanded existing Craft Distillers and Distilled Spirits Manufacturers (Typ-04) licenses. Type 74 license are issued to establishments with the appropriate facilities to engage in the commercial manufacture of tasting and on site sales of distilled spirits. Attachment 1 provides information about The Craft Distillers Act of 2015 and a questions and answers sheet from the California Department of Alcoholic Beverage Control.

PROPERTY DESCRIPTION

The subject property is located within the former Cooley Ranch area in the southeast part of the City, and is part of larger integrated shopping center (“CenterPoint Plaza”) located on the east side of Mount Vernon Avenue, north of the Washington Street interchange of the I-215 Freeway. The 8,900 square foot tenant space is in back of Ross Dress for Less retail store located at 1082 S. Mt. Vernon.



Aerial View of Tenant Space Location – 1084 S. Mt. Vernon Avenue



The subject property is improved with two retail shopping center buildings which is part of a larger shopping center project which includes the Walmart Center and other fast food/site down restaurants around the perimeter of the site. The subject site includes 109,460 square feet retail tenant space. The subject tenant space is located in back of the existing Ross store measuring approximately 8,900 square feet in area. The retail floor plan includes a small retail area, storage, distillery areas and offices.

PROPOSAL

The business owner has applied to State ABC for a Type 74 license, which allows for a manufacturing of distilled spirits with a retail/tasting area. The hours of operation is planned for Monday through Sunday from 8:00 a.m. to 12 a.m., with 5-8 employees per shift. They anticipate three to four weekly truck trips.

Their current operations in Temecula produces approximately 479 bottles per day. The Colton operation will increase their productivity up to 2,962 bottles per day. If needed, a second shift could be added to double this production at the proposed Colton craft distillery. The business utilizes forklifts and box trucks to deliver their product. The applicant indicates wanting to open the store immediately upon approval and completion of tenant improvement plans, business occupancy permit and business license issuance. Attachment 2 includes the applicant’s narrative and business operations statement.

DEVELOPMENT STANDARDS COMPLIANCE

The subject parcel meets or exceeds code requirements of the C-2 zone, as shown by the table below.

Standard	Required	Existing	Proposed	Compliance
Lot Area	10,000 sf min	8.47 Acres	No change proposed	Yes
Building Height	40', 3 stories max.	1 story		
Setbacks, building	None required	0-500'		
Floor area	368,953.2	109,460		
Parking	548	608		
Distance between sensitive uses (churches, child-care, schools, park) and alcohol sales	500 feet minimum	No churches, child-care, schools, park uses located within 500 feet		

ANALYSIS

The proposed use is unique and conditionally permitted in the C-2 Zone under “custom manufacturing.” The proposal is also unique because it involves manufacturing of distilled spirits with a retail area within an existing shopping center. Since state law only recently permitted Type 74 licenses, under The Craft Distilleries Act of 2015, this may be one of the first craft distilleries approved in the Inland Empire.¹ The location is also within one mile of the recently approved micro-brewery located just north of East Cooley Drive on Via Lata.

The hours of operation are long and provide the manufacturer the space and time needed to double his inventory with a possibility of expanding further by adding a second shift to the work schedule. The public, however, will be limited to hours from 1:00 pm to 10:00 pm Monday through Saturday.

Staff included conditions of approval from the micro-brewery for consistency purposes and an additional condition is recommended for the applicant to provide some type of improvements to

¹ The Blinking Owl claims to be the first craft distillery in Orange County (http://blinkingowldistillery.com/?page_id=236).

identify the retail space at the rear of the Ross Dress for Less store. Identification would be important to customers and emergency services (See Condition #6 of attached draft Resolution No. R-38-16).

Because the proposed new alcohol license exceeds the number of permitted alcohol licenses in the census tract the Planning Commission will need to also consider making a **Determination of Public Convenience and Necessity (PCN)** which has been included in the draft P.C. Resolution.

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.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. R-38-16 approving a Minor Conditional Use Permit (CUP) and approving a finding for Determination of Public Convenience and Necessity (File Index No. DAP-001-361) relating to alcohol distillery and retail consumption, subject to conditions within the resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING MINOR CONDITIONAL USE PERMIT TO ALLOW OFF/ON-ALCOHOL SALES CRAFT DISTILLER'S LICENSE (TYPE 74) DISTILLED SPIRITS FOR A PROPOSED 8,900 SQUARE FOOT COMMERCIAL MANUFACTURING AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) LOCATED AT 1084 S. MT. VERNON AVENUE ON PROPERTY MEASURING 8.47 ACRES IN THE C-2 (GENERAL COMMERCIAL) ZONE. (FILE INDEX NO: DAP-001-361).


Prepared by:
Mario Suarez, AICP, Senior Planner


Reviewed By:
Mark R. Tomich, AICP, Director

ATTACHMENTS

1. The Craft Distillers Act of 2015 Industry Advisory handout and Craft Distiller's License (Type 74) Frequently Asked Questions handout.
2. Applicant's Narrative of the Craft Distiller's Proposal
3. ABC Query 2016
4. Draft P.C. Resolution No. R-38-16
5. Plans

ATTACHMENT 1



INDUSTRY ADVISORY

The Craft Distillers Act of 2015

Effective January 1, 2016, the Department may issue a new Craft Distiller's license to qualified businesses. AB 1295 (Levine) amends Sections 23363.1, 23508, 23771 and 23772, and adds Article 6 ("Craft Distiller's Licenses"; Sections 23500, 23501, 23502, 23504, 23506 and 23508) to the Business and Professions Code.

This new license will be designated a Type-74 by the Department. In addition to creating the Craft Distiller's license, which provides for a number of expanded license privileges and tied-house exceptions, the new law also amends several provisions of the ABC Act that apply to both holders of Craft Distiller's and Distilled Spirits Manufacturers (Type-04) licenses. This Advisory summarizes the key provisions of the new and amended laws.

(Note: This is intended to be a summary only. Licensees are cautioned to review the new and amended provisions in their entirety for a complete understanding of the privileges and restrictions of this new license.)

1. A Craft Distiller's license may be issued to a person who has facilities and equipment for the purpose of, and is engaged in, the commercial manufacture of distilled spirits.
2. The Craft Distiller's license authorizes the licensee to, among other things:
 - a. Manufacturer up to 100,000 gallons of distilled spirits per fiscal year (July 1 through June 30). "Gallon" is defined in Section 23031 as "that liquid measure containing 231 cubic inches." For clarification, the amount to be reported is the actual liquid volume manufactured **not** proof gallons. The point in the production process at which the measurement of gallons occurs is the volume of distilled spirits (excluding waste product) drawn off the still. The calculation of the 100,000 gallon limit excludes brandy that the craft distiller manufactures or has manufactured for them under a brandy manufacturer license.
 - b. Package, rectify, mix, flavor, color, label, and export **only** those distilled spirits manufactured by the licensee.
 - i. This means that if a distiller packages, rectifies, mixes, flavors, colors, labels, or exports distilled spirits manufactured by any other person (distilled spirits manufacturer, craft distiller, or rectifier) they may not hold a Craft Distiller's license.
 - ii. In consulting with the sponsors of AB 1295, the Department has determined that this provision is not intended to preclude the use of grain neutral spirits manufactured by another distiller in the manufacture of distilled spirits by a craft distiller licensee. This requires the actual re-distillation of grain neutral spirits.
 - iii. Because the Craft Distiller's license specifically prohibits the rectification, etc., of distilled spirits manufactured or produced by any other person,

any person holding a rectifier's license (Type-07 or Type-24) is not eligible to hold a Craft Distiller's license and will be required to cancel the rectifier license upon issuance of the Craft Distiller's license.

- c. Only sell distilled spirits that are manufactured and packaged by the licensee solely to a wholesaler, manufacturer, winegrowers, manufacturer's agent, or rectifier that holds a license authorizing the sale of distilled spirits or to persons that take delivery of those distilled spirits within this state for delivery or use without the state.
- d. Sell up to the equivalent of 2.25 liters (in any combination of prepackaged containers) per day per consumer of distilled spirits manufactured by the licensee at its premises to a consumer attending an instructional tasting conducted by the licensee on its licensed premises pursuant to subdivision (c) of Section 23363.1 (detailed below).
- e. Hold the ownership of any interest in up to two (2) on-sale licenses. Such on-sale licenses shall be issued pursuant to all of the normal requirements that apply to on-sale licenses. In addition, this tied-house exception is subject to the following limitations:
 - i. Except for distilled spirits produced or bottled by, or produced and packaged for, the craft distiller that holds the interest in the on-sale license, the on-sale licensee shall purchase all alcoholic beverages sold and served only from California wholesale licensees. In addition to distilled spirits, this restriction also applies to wine and beer that may otherwise be sold directly to retailers by the winegrower or brewer.
 - ii. The number of distilled spirits items by brand offered for sale by the on-sale licensee that are manufactured, produced, bottled, processed, imported, or sold by the craft distiller shall not exceed 15 percent (15%) of the total distilled spirits items by brand listed and offered for sale by the on-sale licensee.
- f. May sell all beers, wines, brandies, or distilled spirits to consumers for consumption on the premises in a bona fide eating place as defined in Section 23038, which is located on the licensed premises or on premises owned by the licensee that are contiguous to the licensed premises and which is operated by and for the licensee, provided that any alcoholic beverages not manufactured or produced by the licensee must be purchased from a licensed wholesaler. Because this is a privilege of the Craft Distiller's license, a separate license is not required for the operation of this bona fide eating place. However, the licensee must comply with all state and local requirements pertaining to the operation of such a facility. In addition, if not already included as part of the original licensure of the premises, the licensee is required to notify the Department and obtain consent for such changes to the physical arrangements or usage of the premises (Rule 64.2(b)).
- g. May have upon its licensed premises all beers, wines, and distilled spirits, regardless of source, for sale or service only to guests during private events or private functions not open to the general public. All alcoholic beverages sold at

the premises that are not manufactured or produced and bottled by, or manufactured or produced and packaged for, the licensed craft distiller shall be purchased only from a licensed wholesaler. "Private events" and "private functions" do not include events, activities, or functions for which anyone (the general public) can purchase or obtain tickets, or otherwise gain entry. For example, the Department would not consider a cocktail-making class that anyone could attend to be a "private event or private function".

3. A Craft Distiller's license may not be issued to any person, any officer, director, employee, or agent of such person, or any person who is affiliated with, directly or indirectly, a person that manufactures or has manufactured for them more than 100,000 gallons of distilled spirits per year within or without the state, excluding brandy it manufactures or has manufactured for them pursuant to a brandy manufacturer license, or to any person that is affiliated with, directly or indirectly, a wholesaler.
4. The original license fee and annual renewal fee for the Craft Distiller's license shall be consistent with such fees established for the distilled spirits manufacturer's license (Type-04).
5. At the time of annual license renewal, licensed Craft Distillers shall report to the Department the amount of distilled spirits (excluding brandy produced by or for the licensee pursuant to a brandy manufacturer license) produced during the previous fiscal year. This will be done on form that will be provided by the Department. If the licensee no longer qualifies to hold a Craft Distiller's license the Department shall automatically renew the license as a distilled spirits manufacturer's license (Type-04).
6. In the event that a licensee holding a Craft Distiller's license no longer qualifies as a craft distiller they may continue to hold the interests in up to two (2) on-sale licenses authorized by Section 23506 as long as the interests was first obtained at a time when the licensee did hold a Craft Distiller's license. Any bona fide eating place operated at the Craft Distiller's licensed premises that is not separately licensed with an on-sale license **is not** currently included in this "grandfather" provision.
7. Because the Craft Distiller's license is a new license, anyone wishing to obtain this license, including existing holders of distilled spirits manufacturer's licenses, must apply with the Department and meet regular licensing requirements.
8. Section 23363.1, related to tastings of distilled spirits at the premises of production for both Type-04 (distilled spirits manufacturer) and Type-74 (Craft Distiller's) licensees has also been amended. This section now allows for a total of one and one-half ounces (previously no more than six one-quarter ounce tastes) of distilled spirits per individual per day to be provided as tastes. In addition, the restriction that tastes of distilled spirits may not be served by way of cocktail or mixed drink has now been removed.



Craft Distiller's License (Type-74)

Frequently Asked Questions

Since issuing its Industry Advisory concerning the newly authorized Type-74 Craft Distiller's license the Department has received a number of inquiries seeking clarification of several points. This FAQ is intended to respond to such inquiries and will be updated periodically as necessary if additional inquiries are received.

1. Can mixers made by other people be used in tastes of distilled spirits?

Yes. Section 23363.1 allows both distilled spirits manufacturers (Type-4) and craft distillers (Type-74) to "conduct tastings of distilled spirits produced or bottled by, or produced or bottled for, the licensee", subject to certain limitations. With respect to tastings conducted at the distillery, this provision was amended in two ways: (1) the limitation on six ¼ oz. tastes was changed to allow for a total of 1.5 oz. of distilled spirits per person per day; and (2) the prohibition on tastes being served in the form of a mixed drink or cocktail was removed. Tastings "shall only include the products that are authorized to be produced or bottled by or for the licensee." With respect specifically to the Type-74 (craft distiller) license, this does mean that only distilled spirits that are manufactured by the licensee may be tasted. However, the restriction is only to the distilled spirits tasted and not to other (non-alcoholic) products used to offer the tastes by way of mixed drinks or cocktails.

2. Can a Type-74 licensee taste, bottle, mix, blend and ship product for someone else without distilling at all or selling its own product?

No. First, the Type-74 requires the holder to engage in the commercial manufacture of distilled spirits. This means that the licensee must actually manufacture distilled spirits. Second, the Type-74 license authorizes the licensee to package, rectify, mix, flavor, color, label, and export only those distilled spirits manufactured by the licensee. This means that if a distiller packages, rectifies, mixes, flavors, colors, labels, or exports distilled spirits manufactured by any other person (distilled spirits manufacturer, craft distiller, or rectifier) they may not hold a Craft Distiller's license.

3. Can a licensee obtain a Type-74 without obtaining a type 6 license?

No. Separate and apart from the Type-74 license, a distilled spirits manufacturer (Type-4 or Type-74) must also hold a Type-6 (still) license in order to own and/or operate a still to produce the distilled spirits.

4. Can you hold a Type-12 or Type-18 and a Type-74 together?

Business and Professions Code section 23771 specifically allows only the issuance of a Type-4 (distilled spirits manufacturer), a Type-74 (craft distiller), or a Type-5 (distilled spirits manufacturer's agent) to any person engaged in the manufacture of distilled spirits (either within or without California). Because both the Type-12 (distilled spirits importer) and Type-18 (distilled spirits wholesaler) licenses are "distilled spirits" licenses, this provision prohibits the holder of a Type-74 from also holding either a Type-12 or a Type-18 license. In addition, beyond the prohibition in section 23771, the holder of a Type-74 license is prohibited from engaging in activities permitted under the Type-12 and Type-18 licenses.

5. Will an applicant for a Type-74 license need to get CUP?

Whether or not a Conditional Use Permit ("CUP"), or other type of use permit or business license, is required (and whether it is necessary for a new business or an existing business that now has expanded privileges under this new license) is determined by the local jurisdiction in which the business is located. It is recommended that you contact the appropriate local government agency to determine this.

6. Can a licensee hold both a Type-4 and a Type-74?

No. The privileges and restrictions on each of the licenses are inherently incompatible.

7. Does the Type-74 license have the same sales privileges as the Type-7 license?

No. The Type-7 (rectifier) license authorizes, among other things, sales of distilled spirits "to persons holding licenses authorizing the sale of distilled spirits" (see Business and Professions Code section 23368). Except for sales to Type-18 (distilled spirits wholesaler), this is specifically prohibited under the Type-74 license. Likewise, the Type-74 license authorizes the manufacture of distilled spirits; whereas, this is not permitted under the Type-7. In addition, because the license privileges of these two license types are incompatible, they cannot be held together.

8. Do Type-74 licenses authorize the use of distilled spirits manufactured by other distillers for infusions or similar purposes without them having to be re-distilled?

No. The Type-74 license prohibits rectification (which includes redistilling, mixing, and flavoring, among other things) of distilled spirits manufactured by anyone other than the Type-74 licensee. The new law (and specifically section 23502(a)(2)) states: "The craft distiller's license authorizes the licensee to do all of the following: . . . Package, rectify, mix, flavor, color, label, and export **only those distilled spirits manufactured by the licensee.**" (Emphasis added.)

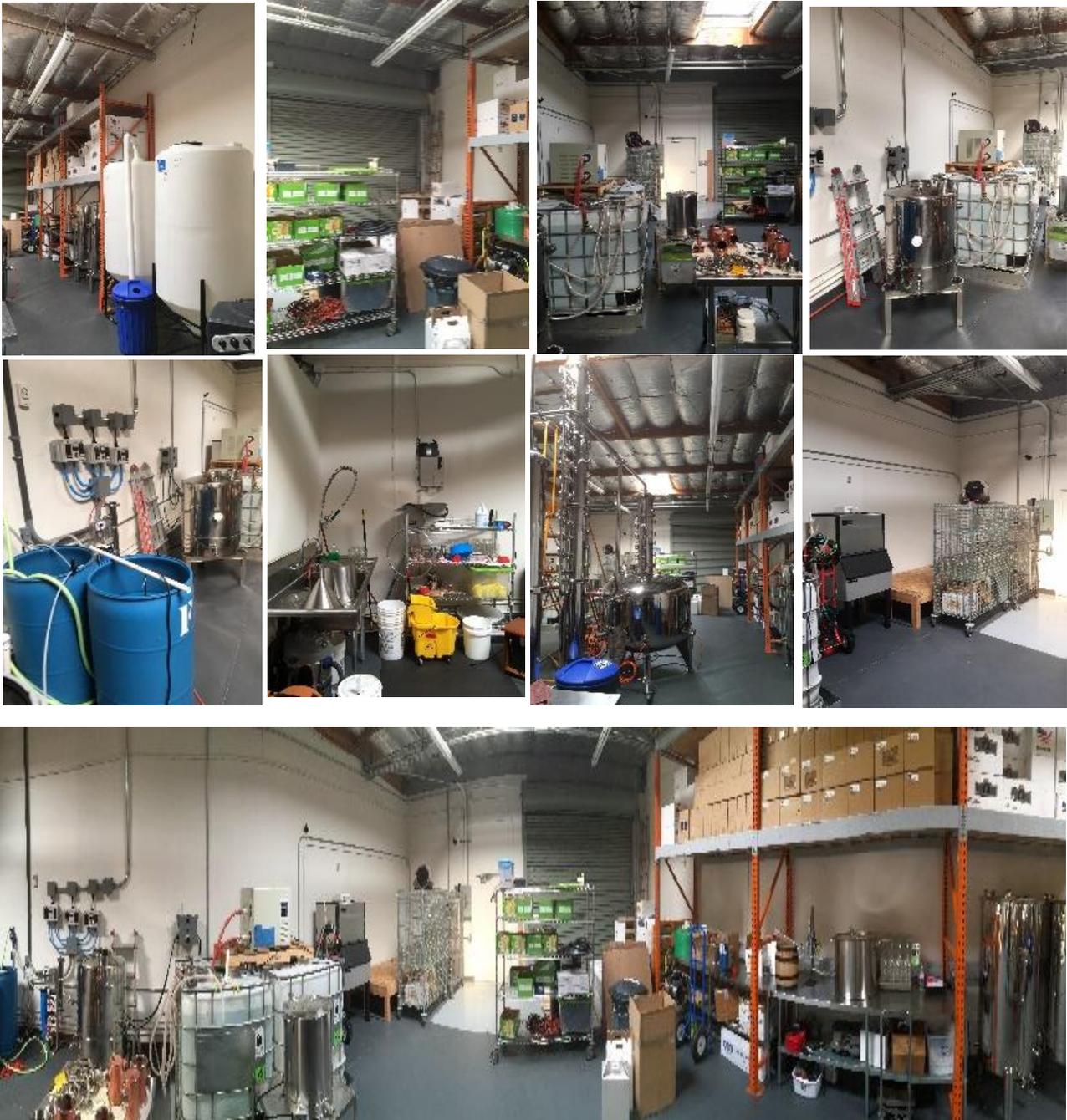
9. Does the Type-74 license authorize the sale of distilled spirits manufactured by the licensee to consumers for off-sale consumption at a restaurant operated at the distillery?

Craft distillers may operate restaurants (“bona fide eating place”) in two ways: (1) at the licensed premises of production under the authority of Type-74 license; or (2) by obtaining a separate on-sale license (pursuant to section 23506). To be clear, a craft distiller licensee may operate **both** a restaurant at the premises of production **and** up to two (2) restaurants under on-sale licenses. It should also be noted that the on-sale licensed businesses need not be restaurants, but may be bars (which are “public premises” required to operate under the same laws and rules as other licensed bars).

Section 23504 provides that “a licensed craft distiller may sell up to the equivalent of 2.25 liters in any combination of prepackaged containers per day per consumer of distilled spirits manufactured by the licensee at its premises to a consumer attending an instructional tasting conducted by the licensee on its licensed premises pursuant to subdivision (c) of Section 23363.1.” This off-sale privilege would apply to sales from a restaurant operated by the licensee on the licensed premises of production under the Type-74 license (subject to the other requirements). On-sale licensees are not authorized to sell any distilled spirits off-sale (Business and Professions Code section 23401). As such, if the restaurant is operated under an on-sale license, the Type-74 licensee may not sell any distilled spirits to consumers for off-sale consumption.

ATTACHMENT 2

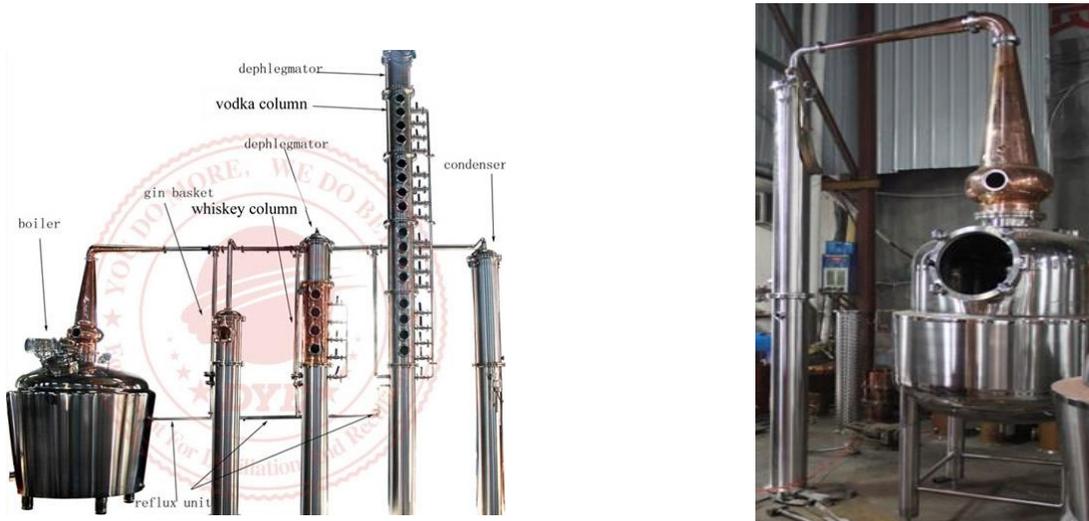
First are the pictures of our existing distillery. The last picture is a panoramic view.



These are mostly in a type of order but the panoramic shows best.

Next are pictures/design of new stills we will purchase/lease for new distillery.

This is the new stripping still. 350 gallon kettle.



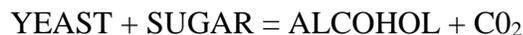
This is new design for new still. It is a whiskey, gin and vodka still along with stripping capabilities. We will have two of these along with two smaller 100 gallon polishing stills.

To start, these new devices along with our existing equipment allow us to increase production significantly. Currently we have the ability to produce 479 bottles per day. With this additional equipment we step up to 2962 bottles per day. This is using each still once per day. If pushed we can run an additional shift and double this production again.

We do not have anything that is poisonous or carcinogenic as raw ingredients or by-products. All of the follow processes are performed in stand-alone, self-contained equipment.

All spirits go through at least two procedures - fermentation and distillation. Fermentation is where all alcohol is created, distillation is where the alcohol is separated and removed. In order for fermentation to occur, two things are needed: a raw material in liquid form that contains sugar, followed by the addition of yeast. Yeast is a living organism that feeds on sugar; the bi-product of this consumption is alcohol and carbon dioxide (CO₂).

A simple formula for fermentation is:



Distilling is essentially the process whereby a liquid made of two or more parts is separated into smaller parts of desired purity by the addition and subtraction of heat from the mixture. The vapors/liquids distilled will be richer in content than any of their ingredients that have lower

boiling points. Distilled spirits are produced from agricultural raw materials such as grapes, other fruit, sugar-cane, molasses, potatoes, cereals, etc.

There are many subtleties involved in the creation of different spirits drinks but, by way of example, the process for a cereal-based spirits is as follows:

- **Step 1:** Milling. The raw material is ground into a coarse meal. The process breaks down the protective hull covering the raw material and frees starch.
- **Step 2:** Mashing. The starch is converted to sugar, which is mixed with pure water and cooked. This produces a mash.
- **Step 3:** Fermentation. The sugar is converted to alcohol and carbon dioxide by the addition of yeast. With the addition of yeast to the sugar, the yeast multiplies producing carbon dioxide which bubbles away and a mixture of alcohol, particles and congeners, or the elements which create flavor to each drink.
- **Step 4:** Distillation. The alcohol, grain particles, water and congeners are heated. The alcohol vaporizes first, leaving the water, the grain particles and some of the congeners in the boiling vessel. The vaporized alcohol is then cooled or condensed, to form clear drops of distilled spirits.
- Two additional steps are often taken in making some distilled spirits -
- **Step 5:** Ageing. Certain distilled spirits (e.g. rum, brandy, whisk(e)y) are matured in wooden casks where they gradually develop a distinctive taste, aroma and color.
- **Step 6:** Blending. Some spirits go through a blending process whereby two or more spirits of the same category are combined. This process is distinctive from mixing since the blended spirit remains of the same specific category as its components.

All of our by-products (e.g. corn, barley, sugar cane) are reused as food for local pigs, goats and horses. Additionally, we used citric acid to clean all our copper and stainless steel.

Additionally, we will have more fermenters, cookers, presses, tables, bottling etc.

Making the products is only part of the formula. We need to sell these products as well. We are currently being sold in:

Winco Temecula

Costco Temecula

Pechanga Casino

Various bars and restaurants throughout Southern California.

We have received approval to sell in Oklahoma and Florida where we have business already projected.

Based on the last 3 months of 2015 of existing business, we need to produce 6 pallets per month which average 600 bottles per pallet. Bottles sales average \$13 per bottle. Winco and Costco have already released more stores for us as soon as we can produced more. Total Wine and More have 116 stores nationwide and we are backordered for multiple cases of bourbon now.

ATTACHMENT 3



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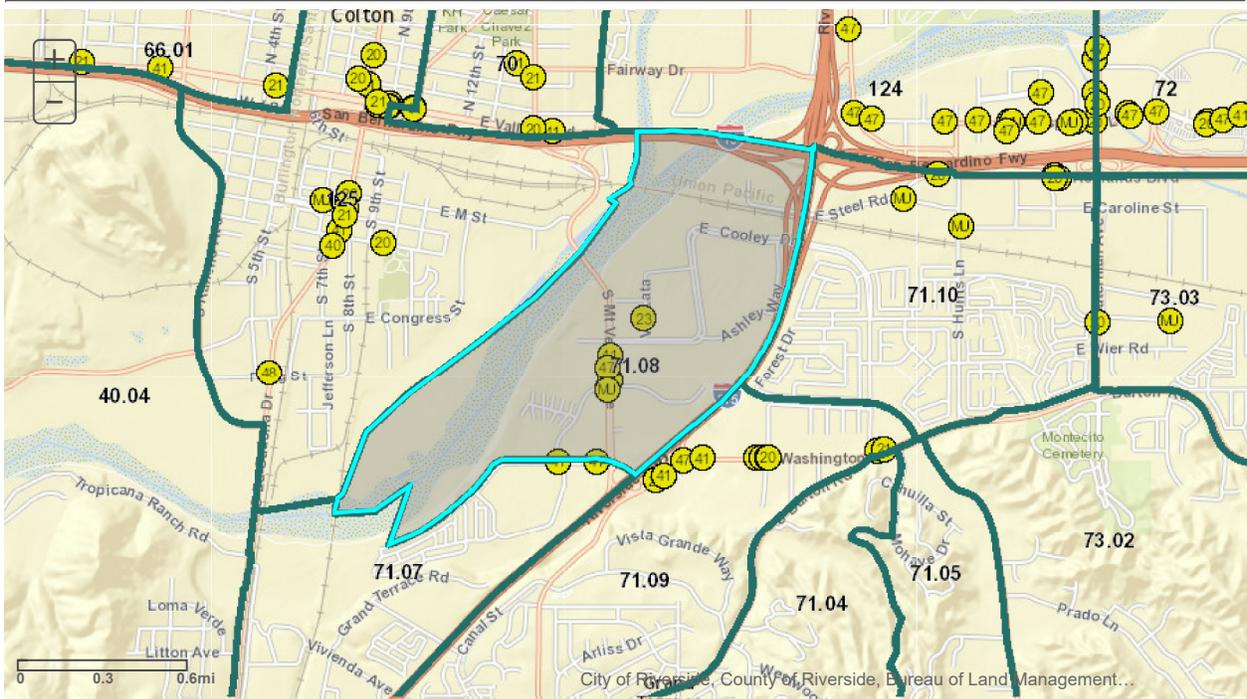
License Query System - Map Query

Search for a specific

License Number:

Or, locate a general area by entering:

Address:
Census Tract: City:



Licenses on the map display the **license type** that is currently issued for it. In the event there is more than one **license type** issued, the code MU is displayed.

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**California Department of Alcoholic Beverage
Control
For the County of SAN BERNARDINO - (Retail
Licenses)
and Census Tract = 71.08**

Report as of 8/16/2016

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) 305143	ACTIVE	41	10/23/1997	7/31/2017	KELLY, RAMESH P 1091 S MOUNT VERNON AVE, STE G COLTON, CA 92324 Census Tract: 0071.08	RAVIS INDIA CUISINE		3603
2) 413606	ACTIVE	41	8/13/2004	7/31/2016	DANGPOTICHAR, WORALAK 1091 S MOUNT VERNON AVE, STE J & K COLTON, CA 92324 Census Tract: 0071.08	SUPANBURI THAI RESTAURANT	7759 HYSSOP DR RANCHO CUCAMONGA, CA 91739	3603
3) 463066	ACTIVE	41	9/8/2008	1/31/2017	LOPEZ, ALBERTO OCAMPO 1035 S MOUNT VERNON AVE, STE B & C COLTON, CA 92324-4252 Census Tract: 0071.08	PLAYA PAPAGAYOS RESTAURANT		3603
4) 468071	ACTIVE	47	9/12/2008	8/31/2016	LIAMS IRISH PUB LLC 1087 S MOUNT VERNON AVE, STE A COLTON, CA 92324-4202 Census Tract: 0071.08	LIAMS IRISH PUB	1087 S MT VERNON AVE COLTON, CA 92324	3603
5) 514837	ACTIVE	86	5/6/2013 4:22:29 PM	6/30/2017	WAL MART STORES INC 1120 S MOUNT VERNON AVE COLTON, CA 92324-4220 Census Tract: 0071.08	WALMART 1692	702 SW 8TH ST, DEPT 8916 ATTN: TIM FARRAR BENTONVILLE, AR 72716-6209	3603
6) 514837	ACTIVE	21	5/6/2013 4:22:29 PM	6/30/2017	WAL MART STORES INC 1120 S MOUNT VERNON AVE COLTON, CA 92324-4220 Census Tract: 0071.08	WALMART 1692	702 SW 8TH ST, DEPT 8916 ATTN: TIM FARRAR BENTONVILLE, AR 72716-6209	3603
7) 524790	ACTIVE	20	10/22/2012 1:44:14 PM	6/30/2017	7 ELEVEN INC 1035 S MOUNT VERNON AVE, STE J & K COLTON, CA 92324-4252 Census Tract: 0071.08	7 ELEVEN STORE 39632A	PO BOX 219088, ATT: 7 ELEVEN LICENSING DALLAS, TX 75221-9088	3603
8) 537479	ACTIVE	47	11/26/2013 7:47:36 AM	12/31/2016	TONYMARSHA INC 1060 S MOUNT VERNON AVE COLTON, CA 92324-4205 Census Tract: 0071.08	SAYAKA JAPANESE RESTAURANT		3603

--- End of Report ---

For a definition of codes, view our [glossary](#).



**California Department of Alcoholic Beverage
Control**
**For the County of SAN BERNARDINO - (Non-Retail
Licenses)
and Census Tract = 71.08**

Report as of 8/16/2016

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) 546537	ACTIVE	23	2/27/2015 9:29:16 AM	1/31/2017	3 IRON BREWING COMPANY 898 VIA LATA, STE A COLTON, CA 92324-3920 Census Tract: 0071.08	3 IRON BREWING CO	27999 PACIFIC ST HIGHLAND, CA 92346-2760	3603

--- End of Report ---

For a definition of codes, view our [glossary](#).

ATTACHMENT 4

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RESOLUTION NO. R-38-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING MINOR CONDITIONAL USE PERMIT TO ALLOW OFF/ON-ALCOHOL SALES CRAFT DISTILLER'S LICENSE (TYPE 74) DISTILLED SPIRITS FOR A PROPOSED 8,900 SQUARE FOOT COMMERCIAL MANUFACTURING AND A DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY (PCN) LOCATED AT 1084 S. MT. VERNON AVENUE ON PROPERTY MEASURING 8.47 ACRES IN THE C-2 (GENERAL COMMERCIAL) ZONE. (FILE INDEX NO: DAP-001-361).

WHEREAS, an application (File Index No. DAP 001-361) was filed with the City of Colton by William Tiller, Kalifornia Distilleries, (hereinafter "Applicant") for a **Minor Conditional Use Permit (MCUP)** (hereinafter "Project") to allow an ABC License Type 74-off/on-alcohol sales craft distiller's license at an existing 8,900 square foot general merchandise retail store located at 1084 South Mount Vernon Avenue on a 8.47-acre parcel identified as Assessors Parcel No. 0276-144-06 , (hereinafter "subject lot") within a 28-acre shopping center ("Centerpointe Plaza") on nine (9) parcels zoned C-2, General Commercial. Assessor Parcel Number (APN): 0276-144-06.

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

WHEREAS, on November 22, 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 Categoricaly Exempt under Article 19, Section 15301 (Existing Facilities), Class 1 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 makes the following findings in accordance with the Colton Municipal Code: *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 Craft Distillery with Type 74 Alcoholic Beverage Control license is consistent with the following General Plan Update goals and objectives:

1. 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 craft distillery will be the first within the City of Colton, thereby expanding the diversity of business uses and generating tax revenue.

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 Craft Distillery with Type 74 ABC License will provide for a

1 greater variety of commercial uses within the C-2 (General Commercial) zone and is
2 compatible with surrounding uses at this specific location.

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 Craft Distillery with Type 74 ABC License
6 will not be detrimental to the public health, safety or welfare or materially injurious to
7 properties or improvements in the vicinity for the following reasons:

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

10 B. The proposed business is located in an area of the City consisting of industrial uses,
11 office uses and other manufacturing uses.

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

15 D. All exterior lighting is subject to conformance with the lighting standards of the City
16 (i.e., non-flashing and directed away so as to eliminate objectionable glare) in
17 conformance with Chapters 18.40 and 18.42 of the Colton Municipal Code.

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

25 **SECTION 2.** 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 impact
27 on the environment and is Categorically Exempt from CEQA under Article 19, Section 15301
28 (Existing Facilities), Class 1 of the CEQA Guidelines. This section pertains to existing facilities
that involve negligible or no expansion beyond what currently exists at the time of environmental
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 Minor Conditional Use Permit and directs the Development
Services Director to forward necessary documentation to the State Department of Alcoholic Beverage
Control (ABC).

SECTION 4. Based upon the findings set forth in Sections 1 and 2 of this Resolution, the
Planning Commission hereby approves the requested **Minor Conditional Use Permit (File Index
No. DAP-001-361)**, subject to conditions of approval listed on the attached sheet labeled Exhibit
“A”.

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SECTION 5. 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 Planning Commission, pursuant to Section 18.58.070 of the Colton Municipal Code.

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

PASSED, APPROVED, AND ADOPTED this 22nd day of November 2016.

Planning Commission Chairperson
Richard Prieto

ATTEST:

Planning Commission Secretary
Mark R. Tomich, AICP

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 November 22, 2016, by the following vote of the Planning Commission:

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

Planning Commission Secretary
Mark R. Tomich, AICP

- 1 a. A special events permit shall be obtained from the Community Services Department for
2 any special events on site (e.g., grand opening, temporary outdoor sales, etc).
- 3 b. The site shall be developed and maintained consistent with the approved plans and the
4 conditions of approval.
- 5 c. The premises shall be kept clean and the operator of the establishment shall ensure that
6 no trash or litter originating from the site is deposited onto the neighboring properties or
7 onto the public right-of-way.
- 8 10. Separate submittals and permits are required for all accessory structures such as but not limited
9 to, trash enclosures, patios, light standards, and storage buildings.
- 10 11. The applicant shall post the maximum occupancy loads per Building Code and Fire Code
11 requirements.
- 12 12. The approval of this Minor Conditional Use Permit (File Index No. DAP-001-361) must not be
13 construed as the approval of a bar or cocktail lounge, nor as a nightclub or cabaret with
14 entertainment and/or dancing and this establishment must not operate as such.
- 15 13. There will be no gatherings or parties at this location other than a Grand Opening event and on
16 occasion Special Events related to tours and craft distillery product(s) tasting only.
- 17 14. The storage of delivery vehicles is not allowed at this location.
- 18 15. This establishment must comply with the City of Colton Municipal Code Section Performance
19 Standards Title 18 (Zoning Code), Chapter 18.42 includes: Fire and explosion hazards;
20 electrical interference; noise; vibration; smoke; odors; air quality; light; glare; liquid; and solid
21 waste.
- 22 16. The sales, service, and consumption of alcoholic beverages open to the public shall be permitted
23 only between the hours 1:00 p.m. to 10:00 pm - Monday – Saturday; unless otherwise amended
24 by the granting of a modification of this Development Permit Application for the Minor
25 Conditional Use Permit (File Index No. DAP-001-361) by the Planning Commission of the City
26 of Colton.
- 27 17. No minors under the age of 21-years old is permitted on premises under any circumstances.
28 Violation of this requirement is grounds for scheduling a revocation hearing with the Planning
Commission of this Minor Conditional Use Permit approval.
18. No other brands of distilled spirits may be sold at this location other than that manufactured by
this facility.
19. 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.
20. 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.

- 1 21. All employees serving alcoholic beverages must complete Responsible Beverage Service
2 Training, or an equivalent approved by the State Department of Alcoholic Beverage Control,
3 prior to being able to serve alcoholic beverages to patrons. Evidence of the completion of such
4 training must be maintained on the premises and available for inspection upon request by the
5 City.
- 6 22. Queuing lines shall be managed in an orderly manner and all disruptive and/or intoxicated
7 patrons shall be denied entry. The business owner, or his designee, shall be responsible for
8 monitoring the queuing lines at all times.
- 9 23. Any outdoor queuing line shall not block public walkways or obstruct the entry or exit doors of
10 adjacent businesses. Stanchions or barriers must be used to maintain order at all times the queue
11 exceeds 10 patrons.
- 12 24. Employees and contract security personnel shall not consume any alcoholic beverages during
13 their work shift, except for product sampling for purposes of quality control.
- 14 25. The property owner or applicant shall repair the driveway entry concrete/asphalt within 180
15 days of this approval, subject to final review and approval by the Development Services
16 Director.
- 17 26. No amusement machines or video games shall be maintained on the premises at any time.
- 18 27. No entertainment, including but not limited to, amplified music, karaoke, performers and
19 dancing, shall be held at this location for promotional purposes, except in-house sound system
20 is permitted.
- 21 28. The Applicant and/or Property Owner shall comply with all requirements of all reviewing
22 agencies and shall comply with all applicable local, state, and federal rules, laws and
23 regulations.
- 24 29. The Applicant and/or Property Owner shall, at all times, maintain the property so as not to
25 constitute a nuisance in the community.
- 26 30. This action by the Planning Commission shall be final unless an appeal of the action is filed
27 with the City Clerk's office in writing, pursuant to Section 18.58.100 of the Colton Municipal
28 Code.

POLICE – CODE ENFORCEMENT DIVISION

31. Comply with the requirements of the City of Colton **Code Enforcement/Police**, including
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.

- 1 b. **Loitering:** Loitering is prohibited on or about the premises. No exterior fixtures or
2 furnishings at or adjacent to the location that encourage loitering and nuisance
3 behavior. No exterior pay telephones.
- 4 c. **Litter/Graffiti:** The exterior of the business and areas adjacent to the business over
5 which they have control, including all signs and accessory buildings and structures, shall
6 be maintained free of litter and graffiti at all times. The owner or operator shall provide
7 for daily removal of trash, litter and debris from the premises and on all abutting
8 sidewalks and parking lots within twenty (20) feet of the premises. Graffiti shall be
9 completely removed or covered with a color-matching paint within forty-eight (48)
10 hours. The expectation for graffiti cover up is to produce an appearance the graffiti
11 never existed.
- 12 d. The applicant shall grant “right of access” by the City or agent to remove graffiti.
- 13 e. **Exterior Lighting:** All lightning will be maintained in good working order. All
14 lighting shall be shown on the required plot plans. Lighting shall be designed and
15 installed in such a manner that provides adequate illumination to all parking spaces,
16 stalls, walkways, corridors, and stairways, insuring there are no dim, dark, or shadowed
17 areas (other than shadows naturally cast beneath the actual vehicles.) Lighting level
18 will be a minimum of 1 footcandle and average of 2 footcandle. Lighting fixtures shall
19 be such that the angle of projected light does not interfere or hinder the vision of police
20 officers or security personnel patrolling the areas. All lighting will be properly shielded
21 so as to not trespass or disturb neighboring residences, adjacent businesses, or persons
22 while driving vehicles upon the roadway. In the event a lighting fixture becomes
23 inoperable, property management will have the lighting repaired within 72 hours.
- 24 f. **General Parking:** Parking lot shall be maintained in accordance with Title 18 of the
25 Colton Municipal Code, zoning ordinance requirements for paving and striping.
- 26 g. **Storage:** Parking and trash areas will not be used for storage of hazardous materials,
27 including but not limited to tires, waste oil, and inoperable or unregistered
28 vehicles. Property manager or tenant shall promptly abate hazardous materials or
inoperable vehicles. General exterior storage areas will be screened from public view.
- h. **Advertisements:** Handbills or advertisements may be distributed in public places
person-to-person but will not be placed or left upon unoccupied vehicles or otherwise
left unattended in public places.
- i. **Special Events:** Per Colton Municipal Code Section 5.44, applicant shall not conduct,
operate, maintain, organize, advertise, or sell or furnish tickets for a special event or
permit the subject property to be used for any special event without first obtaining a
special event permit. Special events include, but are not limited to, sales events where
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.

- 1 j. **Surveillance Monitoring:** The permittee shall install a video surveillance monitoring
2 system, the video system shall be capable of recording a clear view of all areas of the
3 subject property including, but not limited to, parking lots, walkways, corridors, all sides
4 of buildings, the perimeter landscape and grass areas. Recordings shall be retained for
5 a minimum of 30 days. Copies of recordings will be provided to the Colton Police
6 Department upon request. The final location of the security cameras shall be reviewed
7 and approved by the City of Colton Police Chief.
- 8 k. **Written Security Policy:** The owner or manager of the licensed premises shall maintain
9 on the premises a written security policy and procedures manual, that has been approved
10 by the police department, addressing at a minimum the following items: handling
11 obviously intoxicated persons; establishing a reasonable ratio of employees to patrons,
12 based upon activity level, in order to monitor beverage sales and patron behavior;
13 handling patrons involved in fighting, arguing or loitering about the building and in the
14 immediate adjacent area that is owned, leased, rented or used under agreement by the
15 Licensee(s); verifying age/checking identification of patrons; warning patrons of
16 reaching their drinking limit/potential intoxication and refusing to serve; calling the
17 police regarding observed or reported criminal activity and the management of queuing
18 lines.
- 19 l. **Right of Access:** Permittee shall grant “right of access” to the City of Colton and its
20 employees or agents for the purposes of monitoring compliance with these conditions,
21 patrolling, investigating crimes, and enforcing laws and ordinances on the subject
22 property. Permittee shall grant “right of access” to the City of Colton and its employees
23 or agents to remove graffiti and to determine if the applicant is in compliance with these
24 conditions.
- 25 m. **Exterior collection bins**, donation receptacles, or storage containers are not permitted
26 except by express approval of Development Services Director.
- 27 n. **Alcohol Sales/Service:** Permittee shall observe all laws relative to sales and service of
28 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 minor conditional use permit.

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- 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.
- 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

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FIRE DEPARTMENT

32. Premise identification shall be provided in accordance with the City's' Security Ordinance #0-13-89, Section XIV (residential), Section XV (commercial).
33. Where access to or within a structure is restricted due to secured openings, a "Knox" rapid entry key system will be required. The key box or switch shall be located in an accessible location, as determined by the Fire Department.
34. A Fire Department Permit will be required for your operations in accordance with Section 105 of the International Fire Code. The fire permit shall be obtained from the Fire Safety Division of the Fire Department.
35. Portable fire extinguishers shall be required for this project. Size, type, and locations shall be determined by the fire department's field inspector.
36. The proposed facility's use and/or operations shall be designed and maintained in accordance with the 2012/2013 editions of the International Fire and Building Codes / California Fire and Building Codes (Title 24).
37. The applicant shall comply with all Fire Department requirements as noted during the business occupancy process. (B.O.P.)

ELECTRIC UTILITY DEPARTMENT

38. It has been determined that the project is within the City of Colton. The City of Colton will provide service to this project. The developer shall meet all City of Colton Electric Utility service requirements and pay all applicable fees.
39. The project developer/applicant shall comply with all customer service policies of the City of Colton Electric Utility Department. The developer shall provide the Electric Utility with all information necessary to determine the project's electric service requirements; and if necessary and at their own expense, install all conduit and vault systems associated with underground primary/service line extensions and street-lighting as per the Electric Utility's approved design. The developer shall pay all charges associated with the Electric Utility's cost to construct underground and overhead line extensions and street-lighting.

BUILDING AND SAFETY DIVISION

40. Shall comply with the latest adopted edition of the following codes:
- Building Code and its appendices and standards
 - Plumbing Code and its appendices and standards
 - Mechanical Code and its appendices and standards
 - Building Security Code

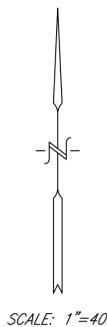
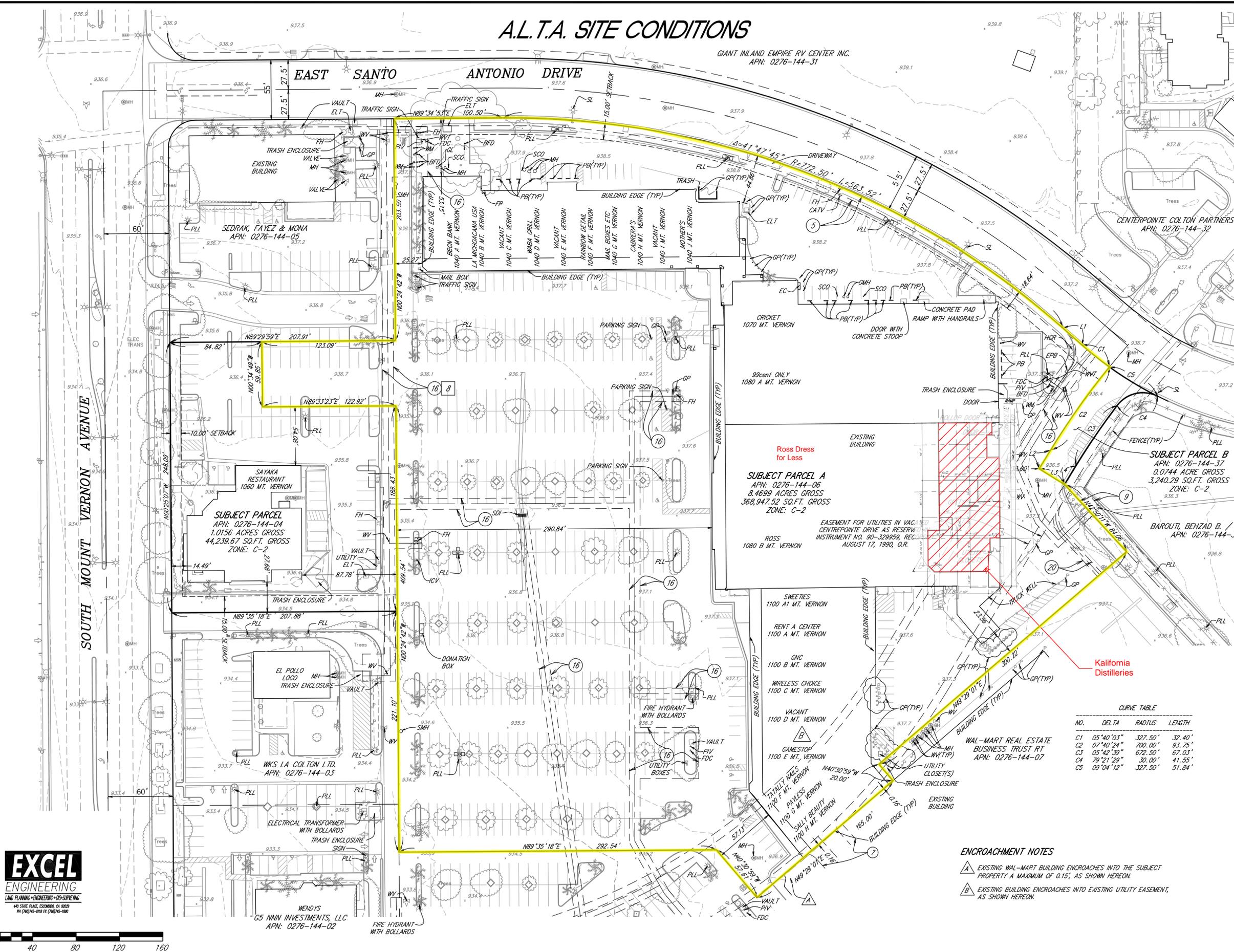
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- Electrical Code
- California Building Standards Code (Title 24, California Code of Regulations)
- Fire Code and its appendices and standards

41. Applicant shall submit improvement plans for review and approval prior to construction and occupancy.
42. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
43. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code and Regulations.
44. All signs shall be Underwriters Laboratories, or equal, approved.
45. In addition to approval from the Building & Safety Division, approval is required from both the County of San Bernardino, Department of Public Health.
46. Applicant shall submit tenant improvement plans for review and approval prior to construction and occupancy.
47. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to the Building & Safety Division. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the in the event of an accident or spill.

ATTACHMENT 5

A.L.T.A. SITE CONDITIONS



SURVEYOR'S NOTE:
SEE SHEET 5 FOR BUILDING DIMENSIONS AND HEIGHTS.

ABBREVIATION

BFD	BACK-FLOW DEVICE
BLDG	BUILDING
CATV	CABLE TV PULLBOX
CONC	CONCRETE
CVA	CHECK VALVE ASSEMBLY
EC	ELECTRICAL CLOSET
EL/PB	ELECTRICAL PULLBOX
ELT	ELECTRIC TRANSFORMER
FDC	FIRE DEPT. CONNECTOR
FH	FIRE HYDRANT
FR	FIRE RISER
GM	GAS METER
GMH	GREASE MANHOLE
GP	GUARD POST
GV	GAS VALVE
GW	GUY WIRE
HB	HOSE BIB
HCR	HANDICAP RAMP
ICV	IRRIGATION CONTROL VALVE
MH	MANHOLE
PB	PARKING BUMPER
PLL	PARKING LOT LIGHT
PIV	POST INDICATOR VALVE
SCO	SEWER CLEANOUT
SDI	STORM DRAIN INLET
SOMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SL/PB	STREET LIGHT PULLBOX
SMH	SEWER MANHOLE
TELPB	TELEPHONE PULLBOX
TRASH	TRASH ENCLOSURE
WM	WATER METER
WV	WATER VALVE
WWT	WATER VAULT

LINE TABLE

NO.	BEARING	LENGTH
L1	N48°37'22"W	23.49'
L2	N31°32'38"E	20.05'
L3	N58°20'59"W	27.50'
L4	N31°32'38"E	20.11'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	05°40'03"	327.50'	32.40'
C2	07°40'24"	700.00'	93.75'
C3	05°42'39"	672.50'	67.03'
C4	79°21'29"	30.00'	41.55'
C5	09°04'12"	327.50'	51.84'

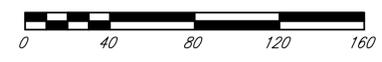
LEGEND

—	SIGN
—	PROPERTY LINE
—	STREET RIGHT-OF-WAY LINE
—	STREET CENTERLINE
—	ADJACENT PROPERTY LINE
X	CHAIN LINK FENCE
E	ELECTRIC - UNDERGROUND
EH	ELECTRIC - OVERHEAD
G	GAS LINE
S	SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
—	RETAINING WALL

ENCROACHMENT NOTES

A EXISTING WAL-MART BUILDING ENCROACHES INTO THE SUBJECT PROPERTY A MAXIMUM OF 0.15', AS SHOWN HEREON.

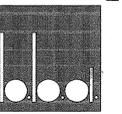
B EXISTING BUILDING ENCROACHES INTO EXISTING UTILITY EASEMENT, AS SHOWN HEREON.





MAY 20, 2006
MAY 30, 2006
JUNE 20, 2006

PROJECT NO. 0623



BARBES BIDANJIRI & ASSOCIATES
ARCHITECTURE
PLANNING
INTERIOR DESIGN

3420 EAST SHEA BLVD. SUITE 199
PHOENIX, ARIZONA 85028
602.952.2008
FAX 602.952.2168

Squarero Engineers, Inc.
Consulting Engineers
1600 N. 25th AVENUE SUITE 114
PHOENIX, ARIZONA 85016
PH 602.979.8888 FAX 602.979.9795
Project No. 062324

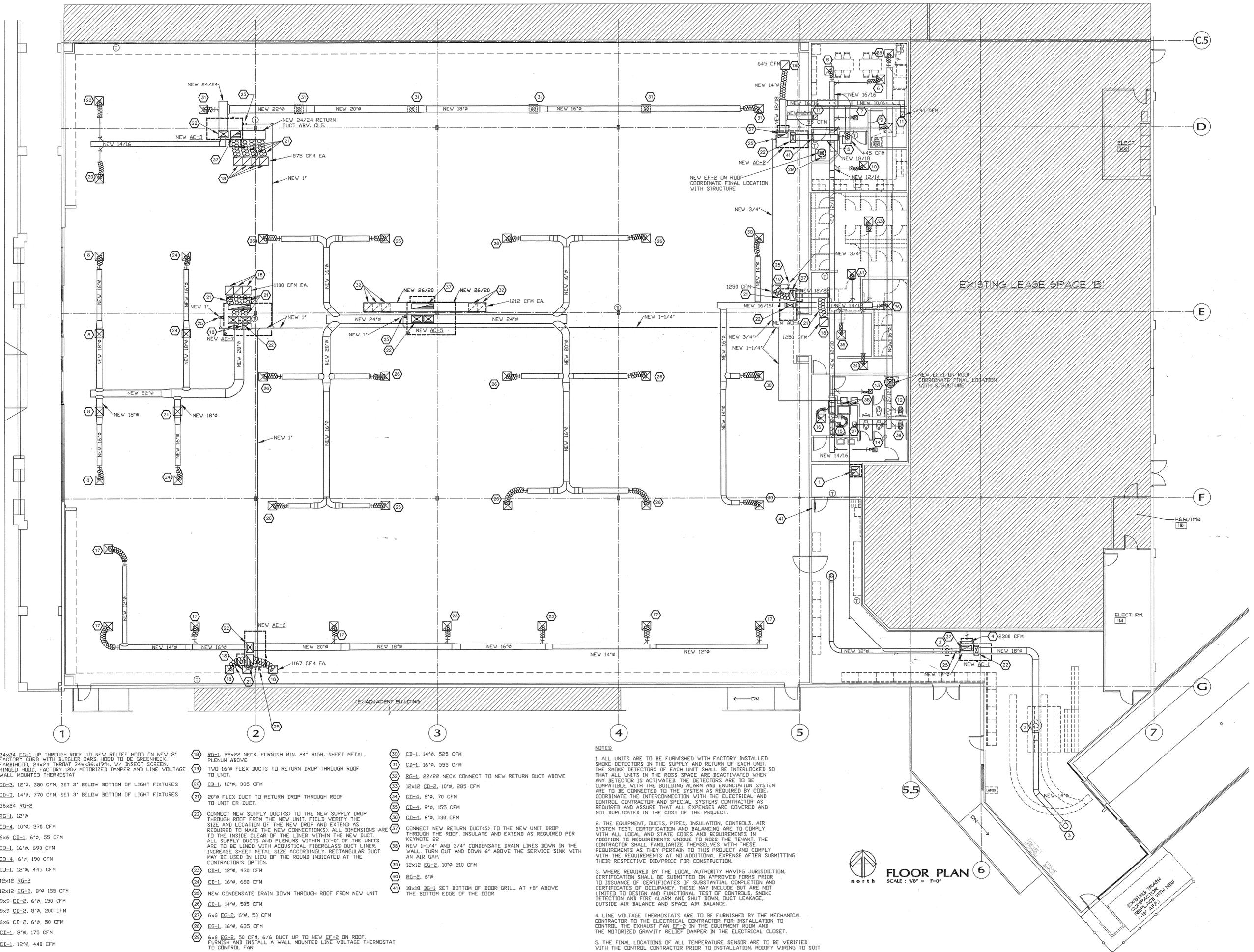
AS BUILT DRAWINGS
Terra Construction
Date:

A TENANT IMPROVEMENT REMODEL FOR:
STORE NO. 1046
ROSS
DRESS FOR LESS
1080 MT. VERNON AVENUE
COLTON, CALIFORNIA 92324

OWNERSHIP OF DOCUMENTS
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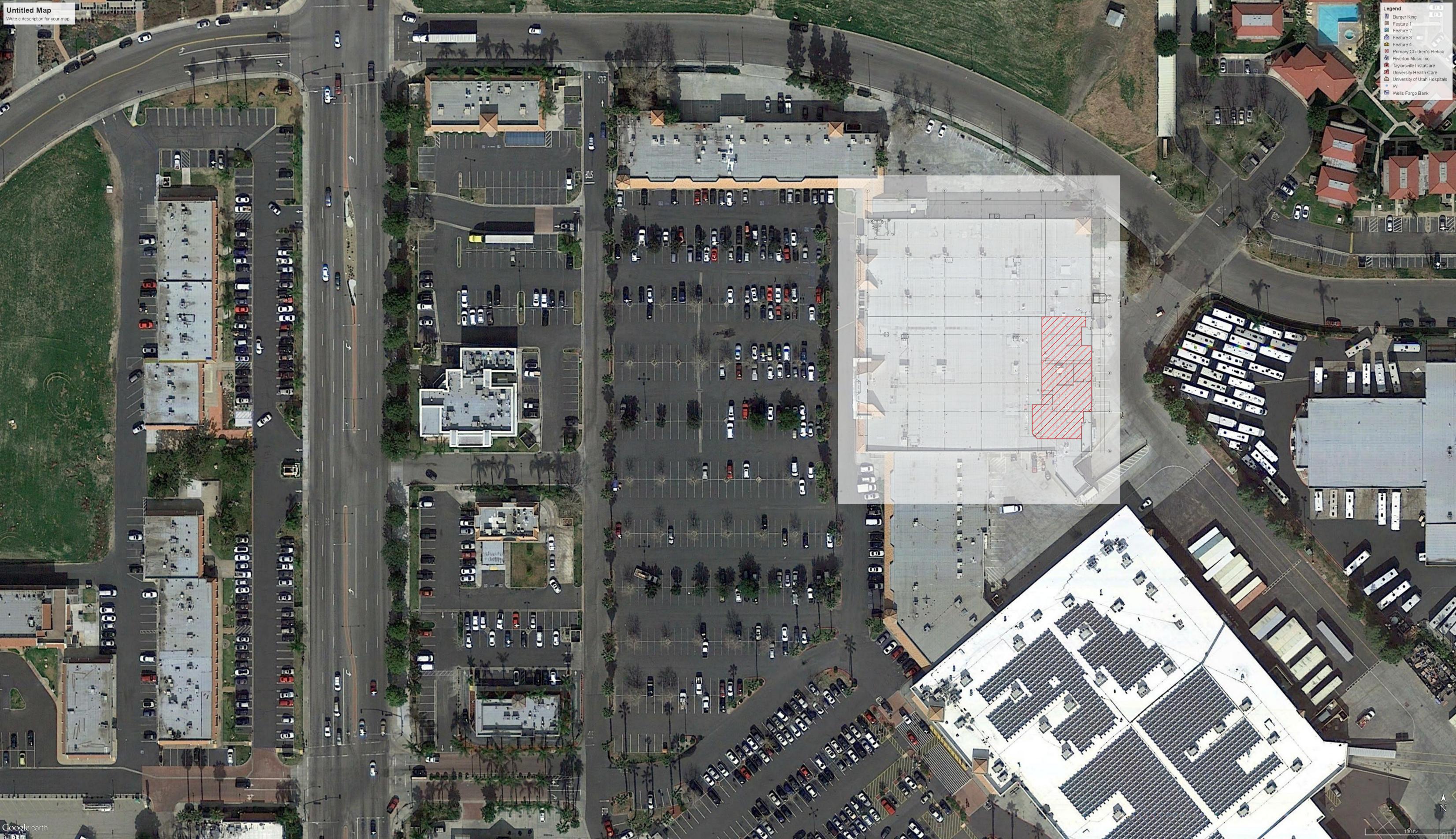
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|----|--|----|---|----|--|
| 1 | 24x24 EG-1 UP THROUGH ROOF TO NEW RELIEF HOOD ON NEW 8\"/> | 18 | RG-1, 22x22 NECK, FURNISH MIN. 24\"/> | 30 | CD-1, 14\", 525 CFM |
| 2 | CD-3, 12\", 380 CFM, SET 3\"/> | 19 | TWO 16\"/> | 31 | CD-1, 16\", 555 CFM |
| 3 | CD-3, 14\", 770 CFM, SET 3\"/> | 20 | CD-1, 12\", 335 CFM | 32 | RG-1, 22/22 NECK CONNECT TO NEW RETURN DUCT ABOVE |
| 4 | 36x24 RG-2 | 21 | 20\"/> | 33 | 12x12 CD-2, 10\", 285 CFM |
| 5 | RG-1, 12\"/> | 22 | CONNECT NEW SUPPLY DUCT(S) TO THE NEW SUPPLY DROP THROUGH ROOF FROM THE NEW UNIT. FIELD VERIFY THE SIZE AND LOCATION OF THE NEW DROP AND EXTEND AS REQUIRED TO MAKE THE NEW CONNECTION(S). ALL DIMENSIONS ARE TO THE INSIDE CLEAR OF THE LINER WITHIN THE NEW DUCT. ALL SUPPLY DUCTS AND PLENUMS WITHIN 15'-0\"/> | 34 | CD-4, 6\", 70 CFM |
| 6 | CD-4, 10\", 370 CFM | 23 | CONNECT NEW RETURN DUCT(S) TO THE NEW UNIT DROP THROUGH THE ROOF. INSULATE AND EXTEND AS REQUIRED PER KEYNOTE 22 | 35 | CD-4, 8\", 155 CFM |
| 7 | 6x6 CD-1, 6\", 55 CFM | 24 | NEW 1-1/4\"/> | 36 | CD-4, 6\", 130 CFM |
| 8 | CD-1, 16\", 690 CFM | 25 | 18x18 DG-1 SET BOTTOM OF DOOR GRILL AT +8\"/> | 37 | CONNECT NEW RETURN DUCT(S) TO THE NEW UNIT DROP THROUGH THE ROOF. INSULATE AND EXTEND AS REQUIRED PER KEYNOTE 22 |
| 9 | CD-4, 6\", 190 CFM | 26 | 12x12 EG-2, 10\", 210 CFM | 38 | NEW 1-1/4\"/> |
| 10 | CD-1, 12\", 445 CFM | 27 | RG-2, 6\"/> | 39 | NEW 3/4\"/> |
| 11 | 12x12 EG-2 | 28 | 6x6 EG-2, 50 CFM, 6/6 DUCT UP TO NEW EF-2 ON ROOF. FURNISH AND INSTALL A WALL MOUNTED LINE VOLTAGE THERMOSTAT TO CONTROL FAN | 40 | RG-2, 6\"/> |
| 12 | 12x12 EG-2, 8\"/> | 29 | EG-1, 16\", 635 CFM | 41 | 18x18 DG-1 SET BOTTOM OF DOOR GRILL AT +8\"/> |
| 13 | 9x9 CD-2, 6\", 150 CFM | 30 | CD-1, 16\", 680 CFM | | |
| 14 | 9x9 CD-2, 8\", 200 CFM | 31 | CD-1, 14\", 505 CFM | | |
| 15 | 6x6 CD-2, 6\", 50 CFM | 32 | 6x6 EG-2, 6\", 50 CFM | | |
| 16 | CD-1, 8\", 175 CFM | 33 | EG-1, 16\", 635 CFM | | |
| 17 | CD-1, 12\", 440 CFM | | | | |

NOTES:

- ALL UNITS ARE TO BE FURNISHED WITH FACTORY INSTALLED SMOKE DETECTORS IN THE SUPPLY AND RETURN OF EACH UNIT. THE SMOKE DETECTORS OF EACH UNIT SHALL BE INTERLOCKED SO THAT ALL UNITS IN THE ROSS SPACE ARE DEACTIVATED WHEN ANY DETECTOR IS ACTIVATED. THE DETECTORS ARE TO BE COMPATIBLE WITH THE BUILDING ALARM AND EVACUATION SYSTEM ARE TO BE CONNECTED TO THE SYSTEM AS REQUIRED BY CODE. COORDINATE THE INTERCONNECTION WITH THE ELECTRICAL AND CONTROL CONTRACTOR AND SPECIAL SYSTEMS CONTRACTOR AS REQUIRED AND ASSURE THAT ALL EXPENSES ARE COVERED AND NOT DUPLICATED IN THE COST OF THE PROJECT.
- THE EQUIPMENT, DUCTS, PIPES, INSULATION, CONTROLS, AIR SYSTEM TEST, CERTIFICATION AND BALANCING ARE TO COMPLY WITH ALL LOCAL AND STATE CODES AND REQUIREMENTS IN ADDITION TO REQUIREMENTS UNIQUE TO ROSS THE TENANT. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THESE REQUIREMENTS AS THEY PERTAIN TO THIS PROJECT AND COMPLY WITH THE REQUIREMENTS AT NO ADDITIONAL EXPENSE AFTER SUBMITTING THEIR RESPECTIVE BID/PRICE FOR CONSTRUCTION.
- WHERE REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION, CERTIFICATION SHALL BE SUBMITTED IN APPROVED FORMS PRIOR TO ISSUANCE OF CERTIFICATES OF SUBSTANTIAL COMPLETION AND CERTIFICATES OF OCCUPANCY. THESE MAY INCLUDE BUT ARE NOT LIMITED TO DESIGN AND FUNCTIONAL TEST OF CONTROLS, SMOKE DETECTION AND FIRE ALARM AND SHUT DOWN, DUCT LEAKAGE, OUTSIDE AIR BALANCE AND SPACE AIR BALANCE.
- LINE VOLTAGE THERMOSTATS ARE TO BE FURNISHED BY THE MECHANICAL CONTRACTOR TO THE ELECTRICAL CONTRACTOR FOR INSTALLATION TO CONTROL THE EXHAUST FAN EF-2 IN THE EQUIPMENT ROOM AND THE MOTORIZED GRAVITY RELIEF DAMPER IN THE ELECTRICAL CLOSET.
- THE FINAL LOCATIONS OF ALL TEMPERATURE SENSOR ARE TO BE VERIFIED WITH THE CONTROL CONTRACTOR PRIOR TO INSTALLATION. MODIFY WIRING TO SUIT

FLOOR PLAN 6
SCALE: 1/8" = 1'-0"

- Legend
- Burger King
 - Feature 1
 - Feature 2
 - Feature 3
 - Feature 4
 - Primary Children's Rehab
 - Riverton Music Inc
 - Taylorville InstaCare
 - University Health Care
 - University of Utah Hospitals
 - W
 - Wells Fargo Bank





Planning Commission Staff Report

City of Colton
Development Services Department

MEETING DATE:

November 22, 2016

FILE INDEX NUMBER:

DAP-001-301

REQUEST:

Zoning Text Amendment (ordinance) to modify various provisions of Title 18 of the Colton Municipal Code related to Chapter 18.50 (Signs)

APPLICANT:

City-initiated

BACKGROUND

In early 2016, the Development Services Department was directed to prepare a Sign Code amendment to permit offsite signs, including freeway-oriented signs and directional signs. This was included as a Planning Division Objective in the FY2016-17 budget as follows: “*Update Sign Code, including addressing offsite signage standards.*”

The Code does not currently permit offsite signs, with the exception of billboard relocation agreements and the “kiosk program,” which allows for City-operated signage kiosks for certain businesses and developments, as approved by City Council.

A comprehensive update to the Sign Code was completed in 2008 (Ordinance No. O-02-08), following a 2-year process of deliberations by a “Sign Code Advisory Committee” consisting of members of the City Council and Planning Commission, sign industry professionals, consultants and staff. Following the 2008 comprehensive update, four additional Sign Code amendments have been completed:

- October 18, 2011: Ord. No. O-05-11, DAP-001-926- Sign Code Update Phase 1 – year-round promotional signs (CMC 18.50.160), since expired.
- June 19, 2012: Ord. No. O-06-12, DAP-001-980-Sign Code Update Phase 2 - various sections.
- October 10, 2013: Ord. No. O-04-13, DAP-001-082 – political signs & temporary promotional signs.
- March 4, 2014: Ord. No. O-03-14, DAP-001-133- replace Design Review Committee as approving body.

The proposed amendments discussed below address offsite signage standards, as well as Sign Code “clean-up” items identified by staff for inclusion in this amendment.

DISCUSSION

As noted above, the current Sign Code does not permit offsite signs, except for the City's kiosk program. In order to develop appropriate standards to permit offsite signs, including directional signs and freeway-oriented signs, staff examined sign codes for the cities of Fontana, San Bernardino, La Palma, Hesperia, Victorville, Corona and Riverside, as well as limitations of the California Outdoor Advertising Act. Standards determined appropriate for the needs and interests of the City of Colton have been developed that are consistent with State standards, as well as ensuring that "sign clutter" is minimized and the City's aesthetic environment is maintained.

Standards have been developed for ***Off-premises Directional Signs and Outdoor Advertising Displays*** (freeway-oriented, offsite billboards) - see Table 18.50-2 and Section 18.50.120 of Attachment 1 (Exhibit A). The proposed standards will permit Outdoor Advertising Displays subject to approval of a Conditional Use Permit, in compliance with specific spacing, height and display area standards. Electronic changeable copy (digital) sign standards are also addressed in the amended text. Consistent with current State standards, billboards are not permitted within a "Classified Landscape Freeway" corridor, unless it is associated with a billboard relocation agreement.

Up to three Off-premises Directional Signs are proposed to be permitted for multi-tenant shopping centers, business, office or industrial parks. The location of directional signs is proposed to be restricted to freeway-adjacent sites and major arterials, as well as civic institutions.

Additional Sign Code modifications proposed by staff include:

- "Timely Decision" and "Appeals" language.
- Updates to terms (e.g., references to "Design Review Committee" deleted)
- Fees and standards for Temporary Promotional Signs and Banners
- Window sign standards
- Building permit requirements for signs
- Reuse of nonconforming signs.

ENVIRONMENTAL DETERMINATION

This project is exempt from CEQA because it can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse 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 adopt Resolution No. R-39-16 recommending to the City Council approval of the draft ordinance.

ATTACHMENTS

1. Draft Planning Commission Resolution No. R-39-16 with Exhibit A

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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 November 22, 2016, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

Planning Commission Secretary
Mark R. Tomich, AICP

EXHIBIT A

"Canopy Sign" means any Sign that is a part of or attached to an awning, canopy or other fabric, plastic or structural protective cover (excluding a Marquee) over a door, entrance, window or outdoor service area.

"Changeable Copy Sign, Electronic " means a Sign whose primary advertising focus is the intermittent display of electronic, computerized, digital or similarly produced letters, numerals, words messages, scenes or images as part of the advertising message that is changed no more than once every four seconds. A Sign on which the message or image create the illusion of flashing, blinking, movement, or animation shall be considered an Animated Sign purposes of this chapter.

"Changeable Copy Sign, Non-Electronic" means a Sign or portion thereof with characters, letters or illustrations that can be changed or rearranged manually without altering the face or surface of the Sign. A Sign on which the message or characters change more than twelve times per day shall be considered an Animated Sign and not a Changeable Copy Sign for purposes of this chapter.

"Channel Letter Sign" means a Sign made up of individual letters that are independently mounted to a wall or other surface. The "air space" between the letters is not part of the Sign structure but rather the building façade. A Logo may also be considered a channel letter provided it is clearly distinguishable from other Sign elements.

"City Manager" means the City Manager of the City of Colton or his or her designee.

"Commercial Flag" means a "Banner."

"Commercial Message" means any Sign, wording, Logo, or other representation that names or advertises a business, product, service, or other commercial activity.

"Construction Sign" means a temporary Sign directly connected with a construction project and may include the construction company's name, addresses and telephone number.

"Copy" means the words, letters, numbers, figures, designs, or other symbolic representations incorporated into a Sign.

"Development Services Director" means the Development Services Director of the City of Colton or his or her designee.

"Directional Sign" means any Sign intended to be permanently affixed and utilized only for the purpose of indicating the direction of any object, place, or area.

"Field" means the part of the Sign with no letters or Logos.

"Freeway-Oriented Sign" means a Sign, located on property which is adjacent to a freeway and meant to be seen from the freeway.

"Frontage, Public" means that side of a building facing onto a public street, mall (pedestrian courtyard), or parking area.

"Frontage, Street" means that side of a lot abutting a public street.

"Future Tenant Identification Sign" means a temporary Sign not exceeding thirty-two square feet in area that identifies a future use of a site or building.

"Grand Opening Sign" means a Banner not exceeding thirty-two square feet in area that promotes the opening of a new business or use at a site or building.

"Graphic" means a symbol, pattern, or image used to advertise a product of a company, business, or organization and includes, but is not limited to, trademark Logos.

"Inflatable Balloon Sign" means a Sign consisting of balloons, inflatables or similar air, helium or hydrogen filled materials, including balloons and inflatables made of metallic and cloth material, no matter the size that is used to attract attention.

1 "Kiosk Sign" means an advertising and Directional Sign sponsored by the local building industry
2 association or other local business and/or civic association and approved by the Planning Commission
and/or City Council to advertise future residential subdivisions, residential planned communities or local
business promotions and civic events sponsored by such associations.

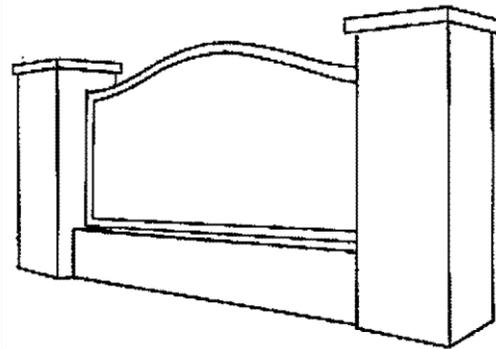
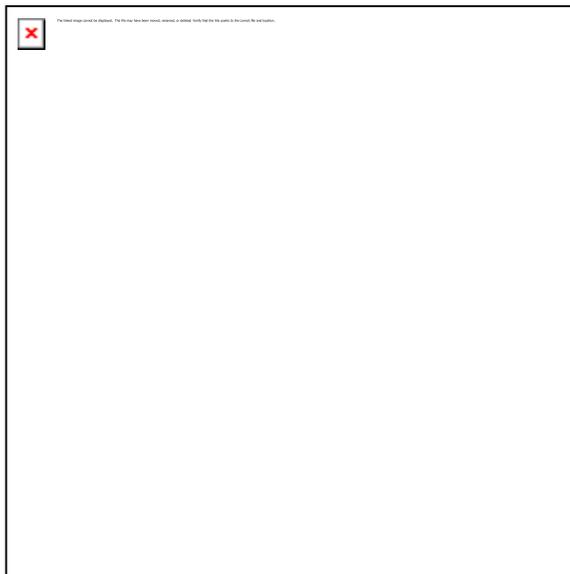
3 "Logo" means a proprietary Graphic and/or text used as an identifying mark of a company, business,
4 or organization. For purposes of this chapter, Logos shall be limited to registered trademarks, with proof of
trademark from the United States Department of Treasury, for companies with a minimum of five operating
5 stores/locations.

6 "Marquee" means any permanent roof-like structure projecting beyond a building or extending along
and projecting beyond the wall of the building for a distance of five or more feet, generally designed and
constructed to provide protection from the weather.

7 "Marquee Sign" means any Sign attached to, in any manner, or made a part of a Marquee.

8 "Monument Sign" means a freestanding Sign less than six feet in height which is detached from a
9 building and having a support structure that is a solid-appearing base constructed of a permanent material,
such as concrete block or brick. All other freestanding Sign types shall be either "Pole Sign" or "Pylon
10 Sign." See Figure 18.50-1 (Monument Sign).

11 **Figure 18.50-1: Monument Sign**



21 "Multi-Tenant Center" means a property or combination of properties containing two or more
businesses and which share common parking, driveway and access areas.

22 "Murals" means a painting on an exterior as a work of art with no Commercial Message.

23 "Noncommercial Flag" means any cloth, paper, canvas, light-weight fabric or other non-rigid material
24 that identifies the United States, the State of California and other countries and states, counties and
municipalities, nationally recognized organizations or corporations, and any other vertical or horizontal flag
with no text, characters, or other message.

25 "Noncommercial Sign" means a Sign which displays noncommercial speech, e.g., commentary or
advocacy on topics of public debate and concern.

26 "Nonconforming Sign" means a Sign lawfully erected which does not comply with the provisions of
27 this chapter.

28 "Off-Premises Advertising Display" or "Outdoor Advertising Display" means any **billboard**, structure,
housing, Sign, ~~device, figure, statuary, painting, message~~-placard or other contrivance, or any part thereof,

1 which has been designed, constructed, created, intended or engineered to have a useful life of fifteen
2 years or more and intended or used to advertise or to provide data or information in the nature of
advertising for a business or businesses not located on the same premises as the Sign.

3 ***"Off-Premises Directional Sign" means any Sign intended not located on the same premises***
4 ***as the business which it references, and to be utilized only for the purpose of indicating the***
direction to the business or businesses for pedestrians or vehicles.

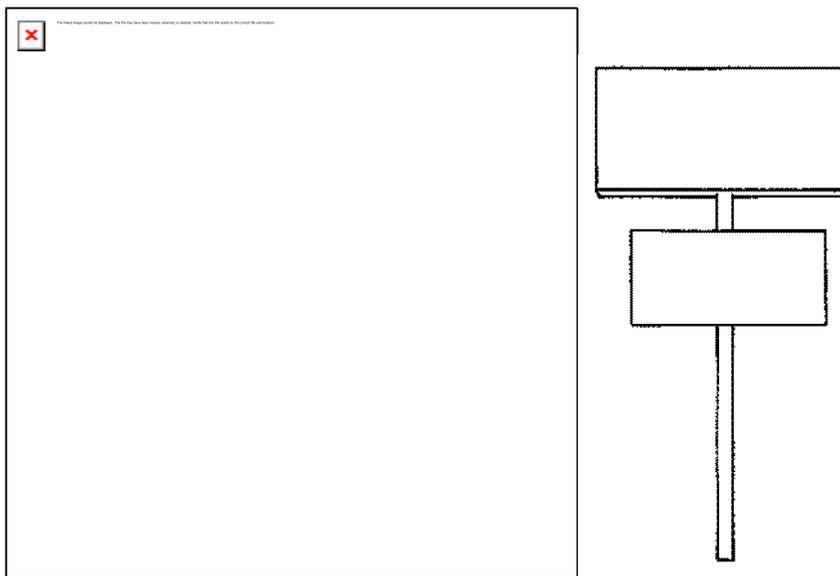
5 "On-Premises Advertising Display" means any structure, housing, Sign, device, figure, statuary,
6 painting, message placard or other contrivance, or any part thereof, which has been designed,
constructed, created, intended or engineered to have a useful life of fifteen years or more and intended or
used to advertise or to provide data or information in the nature of advertising for a business or businesses
located on the same premises as the Sign.

7 "Painted Sign" means a Sign which is comprised only of paint applied on a Building or structure,
except for Murals, as defined by this section.

8 "Permanent Window Sign" means a Sign painted, attached, glued or otherwise affixed to a window or
9 located within three feet of the interior side of the window or otherwise easily visible from the exterior of the
Building.

10 "Pole Sign" means a freestanding Sign in excess of six feet in height which is detached from a
11 Building and is supported by one or more structural elements that are less than one-fourth the width of the
Sign Face. See Figure 18.50-2 (Pole Sign).

12 **Figure 18.50-2: Pole Sign**



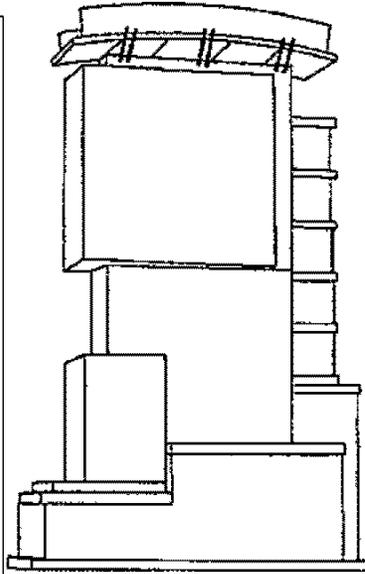
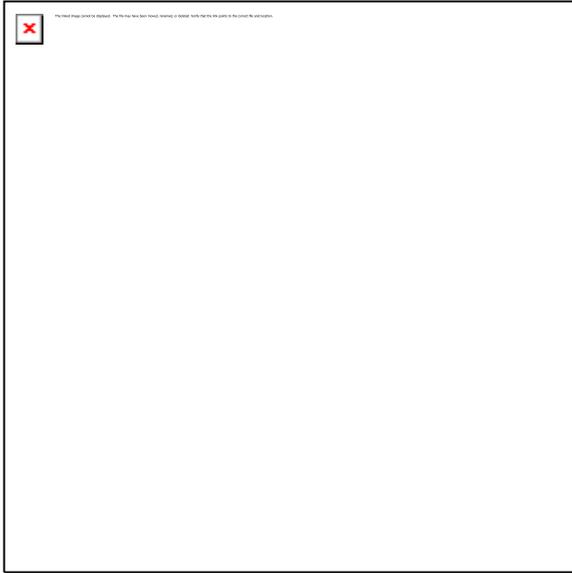
23 "Political Sign" means a Sign erected prior to an election to advertise or identify a candidate,
campaign issue, election proposition or other related matters.

24 "Portable Sign" means a temporary Sign that is not permanently attached to the ground or a Building
25 or not designed to be permanently attached to the ground or a Building, including, but not limited to A-
frames, sandwich boards or other freestanding signboards.

26 "Pylon Sign" means a freestanding Sign in excess of six feet in height which is detached from a
27 Building and is supported by one or more structural elements that are architecturally similar to the design
of the Sign. Pylon Signs less than six feet in height are prohibited. See Figure 18.50-3 (Pylon Sign).

28 **Figure 18.50-3: Pylon Sign**

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"Real Estate Sign" means a temporary Sign advertising the sale or lease of the property upon which it is located, and may include the identification of the firm handling such sale, lease or rent.

"Roof Sign" means a Sign erected, constructed, painted or placed upon or over a roof or parapet wall of a Building and which is wholly or partly supported by such Building.

"Sign" means any device, fixture, placard or structure that uses color, form, Graphic, illumination, symbol or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. Light banding along a Building is excluded from the definition of a Sign.

"Sign Face" means that area or portion of a Sign on which Copy is intended to be placed.

"Temporary Promotional Sign" means any portable sign, commercial flag, pennant, streamer, Banner, bunting material or other similar non-permanent sign made of non-metallic paper, cloth, canvas, light-weight fabric or other non-rigid material, with or without frames, whether displayed freestanding, wall-mounted, pole-mounted, window-mounted or painted, or any other method of attachment, that is displayed for a limited period of time less than one year and intended to attract attention to the business or use conducted on the site. Temporary Promotional Signs Shall not be used in lieu of permanent signage.

"Uniform Sign Program" means an integrated, visual and/or written description of the Signs to be placed on a Building or grouping of Buildings for the purpose of aesthetic uniformity in Sign design, construction and placement.

"Wall Sign" means a Sign attached to or erected against the wall of a Building or structure with the exposed face of the Sign parallel to the plane of such wall.

"Window sign" means any Sign, picture, letter, character or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service that is placed upon and/or inside and/or within three feet of a window for the purpose of being visible from exterior of the window.

"Year-Round Promotional Sign" means a Banner, Commercial Flag or Portable Sign that is prohibited pursuant to Section 18.50.070, but that the City may allow by subsequent ordinance.

18.50.040 - Permits and review procedures.

A. Permit Required.

- 1 1. A Sign permit shall be required prior to the placing, erecting, moving, modifying or reconstructing
2 of any Sign, including refacing a panel on a can or cabinet Sign, in the City, unless expressly
3 exempted by this chapter. Signs requiring a permit shall comply with the provisions of this
4 chapter and all other applicable laws and ordinances.
- 5 2. A Uniform Sign Program, as described in subsection D of this section, shall be required for all
6 new multi-tenant developments of three or more separate tenants that share either the same
7 parcel or structure and use common Access and parking facilities.
- 8 3. A Temporary Promotional Sign permit shall be required for all Temporary Promotional Signs
9 unless specifically exempted by this chapter. Issuance of the temporary Sign permit shall be as
10 described in subsection I of this section.
- 11 B. Method of Application. An application for a Sign permit, Uniform Sign Program, or a Temporary
12 Promotional Sign shall be made on forms as prescribed by the development services department and
13 shall be filed with the same. The application shall be accompanied by any fees as specified by City
14 Council resolution.
- 15 C. Review Criteria for Sign Permit.
 - 16 1. Criteria for Approval. A Sign permit may be Approved when it complies with the standards and
17 requirements of this chapter. A permit application may be Approved subject to conditions, so
18 long as those conditions are required by this chapter or some other applicable law, rule, or
19 regulation.
 - 20 2. Multiple Sign Applications. When an application proposes two or more Signs, the application
21 may be granted in whole or in part, with separate decisions as to each proposed Sign. When an
22 application is denied in whole or in part, written notice of determination shall specify the ground
23 for such denial.
 - 24 3. Revocation or Cancellation. The Development Services Director shall revoke any Approval or
25 permit upon refusal by the permit holder to comply with the provisions of the permit after written
26 notice of noncompliance and at least thirty days' opportunity to correct. This provision does not
27 apply in the event that the Sign, by nature of its physical condition, is an imminent and significant
28 threat to public safety.
 4. Permits Issued in Error. Any Approval or permit issued in error may be revoked by the City upon
written notice to the permit holder of the reason for the revocation.
- D. Uniform Sign Program.
 1. Purpose. The purpose of the Uniform Sign Program is to adopt unique and specific design and
development standards for individual multi-tenant and mixed use developments. The intent is to
integrate a project's Signs with the design of the structures to achieve a unified architectural
statement. A Uniform Sign Program provides a means for defining common Sign regulations for
multi-tenant projects, to encourage maximum incentive and latitude in the design and display of
multiple Signs and to achieve, not circumvent, the intent of this title.
 2. Review Procedure. Review and Approval of a Uniform Sign Program is the responsibility of the
Planning Commission. The Development Services Director and/or Design Review Committee
may make a recommendation on the program to the Commission, and the Commission may
approve, approve with conditions, or deny the program. Additionally, the Planning Commission
shall be the approving authority for modifications and amendments to Uniform Sign Programs,
except that the Design Review Committee may be the approving authority for minor
modifications that do not change or modify the intent or conditions of the original Approval. The
Design Review Committee may elevate the decision to the Planning Commission.
 3. Standards. The Uniform Sign Program shall include criteria for building-attached and
freestanding Signs, including Directional Signs, for tenants, anchors, and the integrated
development itself to establish consistency of Sign type, location, Logo and/or letter height, lines
of Copy, illumination, and construction details of Signs for the project. All Signs within the
development shall be consistent with the Uniform Sign Program as the adopted program
establishes the Sign standards for the development. The message substitution policy of this

chapter shall be deemed incorporated in every Sign program, even if the Sign program documents do not explicitly so state. Maximum size, location, height, setback, and other development standards for Signs in the Uniform Sign Program shall be consistent with the standards of this chapter.

- E. Approving Authority. The designated approving authorities for Sign permits, Uniform Sign Programs, and Temporary Promotional Signs are listed in Table 18.50-1.
1. Each row of the table lists a specific Sign permit by Sign type. Each of the designated approving authorities is listed in a column. The symbol in the cell where the rows and columns meet identifies whether the Approval authority listed in that column is a recommending body, final decision body, or elevated final decision body for that permit type. For instance, the table identifies the Development Services Director as the final decision body and the ~~Design Review Committee~~ **Planning Commission** as the elevated final decision body for Sign permit-building attached Signs.
 2. Typically, the final decision body is the designated approving authority for the listed permit; however the approving authority may, if the designated approving authority determines that the proposed signage is of significant public interest, elevate the Approval to the next hearing body as listed in the table.
 3. The approving authority shall approve, conditionally approve, or deny the proposed Sign permit Application in accordance with the requirements of this chapter.

Table 18.50-1: Approval Authority for Signs

Type of Permit	Designated Approving Authority "R" symbolizes the "Recommending Body" "F" symbolizes the "Final Decision Body" "E" symbolizes the "Elevated Final Decision Body"	
	Development Services Director	Planning Commission
Sign Permit — building attached Signs	F	E
Sign Permit — Temporary Promotional Signs	F	
Sign Permit - Off-premises Directional Signs	F	E
Sign Permit — freestanding permanent Signs (e.g., Monument, Pylon, Pole), not including freeway-oriented, electronic changeable Copy Pylon Signs or Outdoor Advertising Display	F	E
Sign Permit — freestanding freeway-oriented, electronic changeable Copy Pylon Signs or Outdoor Advertising Display	R	F

1	Uniform Sign Program — minor amendment	F	E
2			
3	Uniform Sign Program — adoption and major amendment	R	F

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6 F. Timely Decision. At each level of review or appeal, the decision shall be rendered, in writing, within the following time limits. The time period begins running when the application is deemed complete, or the notice of Appeal has been filed, whichever applies.

7 1. Upon receipt of a completed Sign review Application by the Development Services Director, the Director shall approve, deny, or refer the Application to the ~~Design Review Committee~~ **Planning Commission** within thirty calendar days.

8 2. ~~Upon referral, the Design Review Committee~~ **Upon referral, the Planning Commission** ~~upon receipt of a completed Sign review Application by the Design Review Committee~~ shall approve **or** deny, ~~or refer~~ the Application within sixty calendar days.

9 3. Notwithstanding the time limits imposed by this section, the department and the Applicant may mutually agree to an extension of the time limits. Such extension shall be in writing and Shall be for no more than ninety days.

10 4. ~~Should the Director and/or the Committee fail to render a decision on a Sign Application within the prescribed time limits established by this section, such Sign Application shall be deemed automatically Appealed to the Planning Commission to the extent it complies with the area and location requirements for Signs imposed by this chapter.~~

11 4.5. Notwithstanding any of the time limits contained in this section, the Development Services Director and ~~Design Review Committee~~ **Planning Commission** shall endeavor to render decisions in a timely manner.

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15 G. Variances. Applications for a variance from the terms of this title shall be reviewed by the Planning Commission according to the variance procedures as set forth in this title, except for deviations up to twenty percent of that standard for letter height, maximum Sign area, maximum Sign height, or separation between Signs may be allowed with the concurrent Approval of a minor Sign ~~variance~~ **deviation** by the same approving authority for the Sign, when it is found that the deviation is necessary to improve the effectiveness of the purpose of the Sign.

16 H. Appeals.

17 1. Unless otherwise specified herein, a decision of the Development Services Director ~~or Design Review Committee~~ may be Appealed by the Applicant or any interested person within fifteen days of the decision to the Planning Commission. The Appeal shall be made on the forms prescribed by the planning division and fees shall be paid in accordance with the fee resolution adopted by the City Council. ~~Automatic Appeals made pursuant to subsection (F)(4) of this section shall not be required to submit a fee.~~ The Planning Commission shall review an Appeal at a regularly scheduled meeting according to the schedule of meetings and deadlines for submission of Applications. Notwithstanding such schedule, an Appeal hearing shall be held within thirty days of the **filing** date of any Appeal.

18 2. A decision of the Planning Commission may be Appealed to the City Council by the Applicant or any interested person in accordance with the provisions of Subsection 18.58.070(C) of this code. The decision of the City Council shall be final.

19 3. A final determination of the City Council may be Appealed to a court of competent jurisdiction in accordance with applicable provisions of the California Code of Civil Procedure.

20 I. Temporary Promotional Sign Permit.

- 1 1. Permit Requirements and Conditions. No Temporary Promotional Sign shall be displayed
2 without first obtaining a Temporary Promotional Sign permit from the Development Services
3 Director. Permits shall be issued within three working or business days of the filing of a
4 completed Application that complies with all provisions of this chapter and the filing of all
5 required fees for a Temporary Promotional Sign. The Development Services Director may, in his
6 or her discretion, approve an Application that does not comply with the requirements of this
7 chapter upon conditioning the permit with its compliance. The Development Services Director
8 may also Attach additional reasonable conditions to assure that the Temporary Promotional Sign
9 is safely displayed and will not constitute a hazard to public safety.
- 10 2. Permit/Deposit Fees.
 - 11 a. ~~No permit fee shall be charged for a Temporary Promotional Sign if obtained prior to its~~
12 ~~display.~~
 - 13 b. a. A fee as established by resolution of the City Council ~~may~~ **shall** be assessed ~~if~~ **for** the
14 Temporary Promotional Sign. ~~is displayed without a permit. The fee shall cover the City's~~
15 ~~reasonable administrative costs for enforcing compliance with this section and the~~
16 ~~processing of the Application.~~
- 17 3. Appeals. A decision of the Development Services Director denying a temporary promotional sign
18 permit may be Appealed to the ~~Design Review Committee~~ **Planning Commission** within five
19 working or business days of the Director's decision. The matter shall be scheduled for the next
20 regularly scheduled ~~Design Review Committee~~ **Planning Commission** meeting for
21 consideration. The ~~Design Review Committee~~ **Planning Commission** shall render a decision
22 within ~~twenty~~ **thirty** days of the meeting where it first considers the Appeal. The decision of the
23 ~~Design Review Committee~~ **Planning Commission** Shall be final.
- 24 4. Authority. The Development Services Director is hereby authorized to develop all appropriate
25 guidelines and policies and develop all appropriate forms for the implementation of this section.

15 18.50.050 - Enforcement.

16 A. General Enforcement Provisions.

- 17 1. Any violation of the provisions of this chapter shall be deemed to be a continuing violation until
18 the violation has been corrected.
- 19 2. Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and
20 shall be punished by a fine of not more than one thousand dollars or by imprisonment for not
21 more than six months, or by both such fine and imprisonment. Notwithstanding the above, the
22 City Attorney may, in his or her discretion, file the violation as an infraction. In Addition to these
23 penalties or as an alternative, a person violating any of the provisions of this chapter shall be
24 subject to the assessment of administrative fines and penalties pursuant to Title 8 of this code.
- 25 3. Notwithstanding any other provision of this chapter, the City Attorney, upon the order of the City
26 Manager or his or her designee, may commence an action in a court of competent jurisdiction to
27 obtain an injunction prohibiting the construction, erection, maintenance or display, or requiring
28 the removal, of any Sign which is in violation of any of the provisions of this chapter. In any such
action, the City shall be entitled to recover its costs and its reasonable attorney's fees.
4. The owner or other person entitled to possession of a Sign which is removed, stored and/or
destroyed pursuant to any provision of this section shall be liable to the City for the cost of
removal, storage and/or destruction and the City may recover the same through an action
commenced in a court of competent jurisdiction together with the City's court costs and
reasonable attorney's fees.
5. Any illegal Sign found and declared to be a public nuisance may be abated by the City in
accordance with the provisions contained in Title 8 of this code.
6. Enforcement of the provisions of this chapter shall be in accordance with Title 8 of this code.

1 B. Temporary, Limited Term, and Political Sign Enforcement Provisions.

- 2 1. The Development Services Director or code **compliance office enforcement division** may
3 summararily and without prior notice remove any Temporary Promotional Sign or Political Sign
4 which constitutes an immediate peril to persons or property or constitutes a nuisance.
- 5 2. If the Development Services Director or code **compliance office enforcement division** finds that
6 any Temporary Promotional Sign or Political Sign has been posted or is being maintained in
7 violation of the provisions of this section, the ~~Community~~ Development **Services** Director or
8 code **compliance office enforcement division** may issue to the property owner, Sign owner or
9 the owner's authorized agent an oral or written demand for the removal of such Sign or for
10 correction of the violation. Such notice shall include a brief statement of the reasons for requiring
11 removal.
- 12 3. The Development Services Director or code **compliance office enforcement division** may use
13 due diligence to provide such notice by telephone or in person, and in Addition, may provide
14 such notice in writing by hand delivery or by placing such notice in the United States mail
15 addressed to the last known address of the owner of any Sign posted in violation of this chapter.
- 16 4. Upon the failure of any owner of any Temporary Promotional Sign posted in violation of this
17 chapter to correct the violation or to remove such Political Sign or Temporary Promotional Sign
18 after notice by the Development Services Director or code **compliance office enforcement**
19 **division**, these entities shall have the authority to remove all such illegally posted Temporary
20 Promotional Signs or Political Signs, and to dispose of such Signs if they are not claimed by the
21 owner within ten working days.
- 22 5. The Development Services Director or code **compliance office enforcement division** may
23 remove any abandoned Temporary Promotional Sign or Political Sign summararily and without
24 prior notice. A Temporary Promotional Sign or Political Sign shall be deemed abandoned under
25 the following circumstances:
- 26 a. The owner of a Temporary Promotional Sign posted in violation of this section or the
27 owner's authorized agent cannot in good faith be located within five working days; or
- 28 b. Any Temporary Promotional Sign or Political Sign remains posted for more than ten days
after the event or election to which it relates.
6. The owner of a Sign that is informed by the Development Services Director or code **compliance**
office enforcement division of a violation of these provisions Shall have the right to Appeal such
notice to the City Council within five days of its receipt, if the election or event to which such Sign
relates has not occurred. Such Appeal Shall be in writing and shall temporarily stop enforcement
of the required removal until the matter is heard by the City Council. The City Council's
determination Shall be final.
7. The City Council may, by resolution, adopt such fees as are necessary and reasonable to cover
the cost of removal of illegally posted temporary promotional or Political Signs and the
Development Services Director or code **compliance office enforcement division** is authorized to
collect such fees when any Temporary Promotional Sign or Political Sign is claimed by an
owner, or by legal action after the claim period expires.

23 18.50.060 - Exempt Signs.

24 The following Signs may be erected without a permit, provided they comply with the development
standards listed herein:

- 25 A. Official traffic Signs or other municipal governmental Signs, legal notices, advertisements
26 prescribed by law and placed by governmental entities, and Signs indicating the location of
27 buried utility lines or any notice posted by a governmental officer in the scope of his duties. The
28 City has a compelling interest in permitting such Signs in order to comply with state and local
laws and promote public safety.
- B. Street address Signs consistent with Section XIV(B) of Security Ordinance Number 0-13-89,
notwithstanding anything in this section, may be illuminated and may contain reflective paint or

1 material. The City has a compelling interest in permitting such Signs to promote the identification
2 of property to guide emergency response personnel.

3 C. Direction, warning or information Signs or structures required or authorized by law, or by federal,
4 state, county, or City authority. The City has a compelling interest in permitting such Signs in
5 order to comply with state and local laws and to promote public safety.

6 D. Noncommercial Flags attached to poles that identify the United States, the state of California
7 and other countries and states, counties and municipalities, nationally recognized organizations
8 or corporations, and any other vertical or horizontal flag with no text, characters, or other
9 message, not to exceed three flags/poles on properties containing less than one acre of land,
10 and not to exceed six flags/poles on properties containing more than one acre of land. Poles
11 shall not exceed thirty feet in height and flags shall not exceed forty-two square feet in surface
12 area. Such flags shall be maintained in good condition and free of tattering or tearing.

13 E. Historical and/or memorial tablets and identification plaques installed by or on behalf of a
14 recognized governmental historical agency. The City has a compelling interest in permitting such
15 Signs to promote interest in historical structures and events and to promote public safety and
16 identification.

17 F. Permanent Window Signs not exceeding **20 percent per one Window Area per building**
18 **elevation** ~~four square feet per Street Frontage~~ shall be permitted. Such Signs should be
19 encouraged to promote business identification, hours of operation and address information.
20 Such Signs may not be illuminated.

21 G. Time and temperature Signs containing no advertising Copy. The City has a compelling interest
22 in permitting such Signs to promote awareness of local conditions for individuals with medical
23 problems.

24 H. Interior Signs within a structure not visible from the exterior of the structure, except temporary
25 Window Signs.

26 I. Signs and advertising for the California State Lottery as authorized by California Government
27 Code, Section 8800 et seq.

28 J. Kiosk Signs and other similar identification Signs placed on City property and Approved by the
Planning Commission and/or City Council that are used to identify and promote economic
development efforts or significant commercial enterprises in the City. For purposes of this
subsection the term "significant commercial enterprises" Shall be defined as a grouping of
similarly situated commercial land uses with an integrated commercial or economic development
theme.

K. Signs carried by individuals while standing, sitting, or traveling along any public sidewalk or other
public property not to exceed two square feet. Such Signs may not be illuminated.

L. Signs placed within community sports facilities as defined in Section 12.24.141.

M. Construction Signs are allowed on private property outside of the public right-of-way and any
required clear vision triangle, with the following limitations:

1. Residential Subdivisions. One Sign, limited to a maximum of thirty-two square feet. May
only be erected after Approval of tentative map and must be removed immediately upon the
close of escrow of the sale of the last lot. The maximum height shall be eight feet.

2. Multiple-family Residential. One Sign, not exceeding twenty-four square feet in area, May
be placed on property upon which an Apartment Building is under construction or for which
a site plan has been Approved. Such Sign shall be subject to removal when the vacancy
rate is reduced to twenty-five percent or less. The maximum height shall be five feet.

3. Nonresidential Property. One Sign per property not to exceed thirty-two square feet in area.
The maximum height shall be five feet. The Sign may not be illuminated. Such Signs shall
not be erected prior to the commencement of construction or grading and shall be removed
upon first issuance of an occupancy certificate for the Building(s).

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- N. Future Tenant Signs. One Future Tenant Identification Sign per business or use shall be permitted not to exceed thirty-two square feet in area. A Future Tenant Identification Sign listing the name of future tenants, responsible agent or realtor, and identification of the specific complex shall be encouraged. Said Sign is permitted until such time as a certificate of occupancy is issued for the Building(s). The maximum height shall be five feet. The Sign may not be illuminated.
- O. Real estate for sale or rental Signs provided they are not located in the public right-of-way.
- P. Directional Signs whose function is guiding traffic, parking, and loading on private property, with no advertising/Commercial Message. Maximum of one Sign per driveway. Sign area is limited to a maximum of six square feet per Sign and a maximum height of four feet if freestanding. Exceptions to standards regarding Copy, quantities, Sign area, and height may be allowed for larger sites with multiple Buildings, tenants, and/or driveways as part of Uniform Sign Program by the Planning Commission or a Minor Amendment to an existing Uniform Sign Program by the **Development Services Director** ~~Design Review Committee~~.
- Q. Nameplates identifying (and Copy limited to) the address of the Building, property, or tenant to a maximum of one square foot per Sign. Nameplates may only be lit by either an indirect light (e.g., porch light) source, low-wattage Spotlight without glare to the adjoining property, or internal light source with opaque (non-transparent) background. The Signs may be combined into one single tenant directory at the shared entrances of a multi-tenant Building subject to the Approval of a Sign permit by the Director if attached to a Building wall and as part of Uniform Sign Program by the Planning Commission or a Minor Amendment to an existing Uniform Sign Program by the **Director** ~~Design Review Committee~~ if not attached to a Building wall.
- R. Political signs complying with the following regulations:
 - 1. Political signs Shall not exceed sixteen square feet in total area within a residential zone or thirty-two square feet in total area within a commercial or industrial zone. Aggregate total sign area for a single candidate Shall not exceed thirty-two square feet per parcel.
 - 2. Political signs Shall not be placed sooner than forty-five days prior to the date of the election to which such sign relates. Political signs originally placed for a primary election May remain in place if such signs also relate to the next general election.
 - 3. All political signs Shall be removed not later than ten days following the date of the election to which such sign relates. Political signs existing on property longer than ten days following the election to which such sign relates Shall be deemed abandoned and a nuisance and Shall be abated pursuant to Title 8 of this code.
 - 4. No political sign Shall exceed an overall height of twelve feet from the finished grade.
 - 5. No political sign Shall be placed in a manner that obstructs visibility of pedestrian or vehicular traffic or that poses a public safety or health hazard; such signs are deemed to be public nuisances and Shall be removed in accordance with Title 8 of this Code.
 - 6. No political sign Shall be placed or fixed to any publicly owned tree, fence, or utility pole within the public right-of-way or otherwise posted on any public property. Placement of such political signs Shall be deemed a public nuisance pursuant to California Government Code, Section 38773.5 and Shall be subject to summary Abatement.
 - 7. No sign Shall be placed on a vacant or unimproved lot without prior Approval from the property owner.
- S. Grand Opening Signs. One Grand Opening Sign per business or use shall be allowed, not to exceed thirty-two square feet in area. Said Sign is permitted for a maximum of forty-five days after occupancy is issued for the business or use by the City. The maximum height shall be five feet. The Sign may not be illuminated.
- T. Murals, subject to Approval by the City Council after advisory review by the ~~Design Review Committee~~ and Planning Commission.

1 18.50.070 - Prohibited Signs.

2 It shall be unlawful to erect, and no permit shall be issued, for any of the following Signs:

- 3 A. Any Sign not specifically in accordance with the provisions of this chapter;
- 4 B. Signs painted or mounted on roofs or placed above the roof line (except for roof parapet walls and mansard roofs);
- 5 C. Animated Signs and flashing Signs, with the exception of time and temperature signs and electronic reader Signs;
- 6 D. Commercial Flags, pennants, Banners, balloons or other paraphernalia composed of paper, cloth or other flexible material, unless otherwise permitted;
- 7 E. Signs which rotate, move, reflect, blink or incorporate elements that do so, except time and temperature Signs and electronic reader Signs;
- 8 F. Off-Premises ~~Signs Advertising Displays (billboards)~~, except as otherwise provided **in Section**
- 9 **18.50.120 and**;
- 10 G. Signs placed on the public right-of-way or affixed to an element or structure on the public right-
- 11 of-way, except where required by a governmental agency or permitted as part of Kiosk Sign
- 12 program;
- 13 H. Portable Signs, including A-frame Signs, unless otherwise permitted;
- 14 I. Inflatable Balloon Signs, including, but not limited to individual balloons, balloon strings, and
- 15 other inflatables made of a flexible material and inflated so as to be lighter than air, except when
- 16 part of a bona fide special event Approved through a Special Events Permit;
- 17 J. "Can Signs," except as allowed by Section 18.50.100;
- 18 K. "Pole Signs" and other freestanding Signs constructed with a single supporting pole that is not
- 19 covered with architectural cladding or other covers so as to appear as a solid base or structure,
- 20 or supported by one or more structural elements that are less than one-fourth the width of the
- 21 Sign Face;
- 22 L. Signs made of paper and placed on the exterior of a building and handwritten Signs/flyers placed
- 23 in windows;
- 24 M. Signs located in the public right-of-way or located on a publicly owned tree, fence, or utility pole
- 25 or otherwise posted on public property;
- 26 N. Signs made of neon, except that neon tubing may be used as a source of illumination, provided
- 27 it is behind the face of the Sign, **used as a logo, or included as part of an interior window**
- 28 **sign**;
- O. Signs affixed to vehicles where the primary purpose of the vehicle is advertising. This does not
- apply to Signs maintained on vehicles when such advertising is incidental to the primary purpose
- for which the vehicle is being uses (e.g., delivery service) or is required by state or federal law
- (e.g., contractor's license number);
- P. Signs exceeding two square feet in area carried by individuals while standing, sitting or traveling
- along any public sidewalk, other public property or any private property when visible from a
- public right-of-way;
- Q. Signs attached to light standards unless part of a Uniform Sign Program;
- R. Beacons, except when part of a bona fide special event approved through a Special Events
- Permit;
- S. ~~Year-Round Promotional Signs, except as allowed by subsequent ordinance.~~

1 S.F. Painted Signs (which does not include Murals or temporary Window Signs), except where
2 attached to building walls and it is determined that the Sign is complementary to an overall
3 building design and approved through a Sign Permit at the discretion of the Director of
4 Development Services.

5 18.50.080 - General development, maintenance, and removal provisions.

6 A. Construction of Signs. Every Sign and all parts, portions and materials shall be manufactured,
7 assembled, and erected in compliance with all applicable state, federal and City regulations, including
8 the City's adoption of the California Building Code.

9 B. Maintenance of Signs. Every Sign and all parts, portions and materials shall be maintained and kept
10 in proper repair and condition as approved by Sign permit. The display surface of all Signs shall be
11 kept clean, neatly painted, and free from rust, corrosion, damage, and graffiti. Damage and graffiti will
12 be repaired, replaced, recovered, refaced, or repainted with color matching paint and materials so as
13 to produce the appearance that graffiti or damage never existed. Any cracked, broken surfaces,
14 malfunctioning lights, missing Sign Copy, or other non-maintained, damaged, or graffiti portions of a
15 Sign shall be repaired or replaced within thirty days following notification by the City. Noncompliance
16 with such a request will constitute a nuisance condition and zoning violation and will be enforced as
17 such.

18 C. Determination and Measurement of Sign Area.

19 1. General Area Calculation. Generally, the area of a Sign shall be measured as the overall length
20 of the Sign times the overall height of each segment of Copy or Logo. When the Sign is
21 composed of individual letters applied to the building without a distinctive background (e.g.,
22 channel letters), the area of the Sign shall be measured as seventy-five percent of the area of
23 the Sign Copy (height of the letters times the length of each line of letters, e.g., length x height x
24 seventy-five percent).

25 2. Awning or Canopy Signs. Sign Copy which is applied to an awning or canopy shall be computed
26 at one hundred percent of the area within a single rectangle enveloping the Sign Copy.

27 3. Freestanding Signs. Freestanding Signs are to be computed as total height by the total length of
28 the Sign or Signs which contain Sign Copy, excluding structure framework (e.g., post or column).
The base of a freestanding Sign is not part of the Sign when of wood or masonry.

a. For double sided freestanding Signs, only one side of the Sign shall be used to make the
calculation.

b. For three-sided Signs, only the side with the largest Sign area shall be used to make the
calculation.

c. For four-sided Signs, the area shall be calculated by the greatest distance between the area
of two sides.

D. Measurement of Sign Height. Sign height shall be measured from the upper most part of the Sign
used in determining the area of the Sign to the lowest elevation at the base of the Sign. For
freestanding Signs, the Sign structure may project above the upper most part of the Sign used in
determining the area of the Sign by a maximum of ten percent of the Sign height.

E. Setback and Spacing of Freestanding Signs.

1. The minimum setback distance for freestanding Signs shall be measured from back of the public
right-of-way or side of a driveway, unless an encroachment permit is granted. All freestanding
Signs shall be located outside of the public right-of-way at least three feet from any property line
and any required clear vision triangle.

2. The minimum spacing distance between permanent freestanding Signs, excluding on-premises
directory Signs, should be fifty feet, including distance from Signs on other properties. ***The
minimum spacing between freeway-oriented Outdoor Advertising Display (Billboard) shall
be 500 feet in any direction from other Outdoor Advertising Display or Freeway-oriented
Sign on the same side of the freeway and shall not be located on a Classified Landscape***

1 **Freeway. The minimum spacing between freeway-oriented, electronic changeable Copy,**
2 **Outdoor Advertising Display shall be a minimum of 1000 feet from another freeway-**
3 **oriented, electronic changeable Copy, Outdoor Advertising Display or Freeway-oriented**
4 **Sign.** The designated approving authority will review the proposed location on a case-by-case
5 basis to ensure the Sign is located outside the required clear vision triangle and does not
6 otherwise inhibit motorist safety.

7
8 F. Sign Removal or Replacement. A Sign that consists of a can or panel shall be provided with a solid
9 white opaque covering or other method acceptable to the Director within thirty days following
10 cessation of the business which uses the Sign. When a Sign is removed or replaced, all brackets,
11 poles, and other structural elements that support the Sign shall also be removed. Affected building
12 surfaces shall be restored to match the adjacent portion of the structure. This provision does not
13 apply to routine maintenance.

14
15 18.50.090 - Design standards.

16 The following criteria shall be utilized for permanent advertising displays and Signs, and shall not be
17 construed to govern the design of temporary promotional or Political Signs.

18 A. General Design Standards.

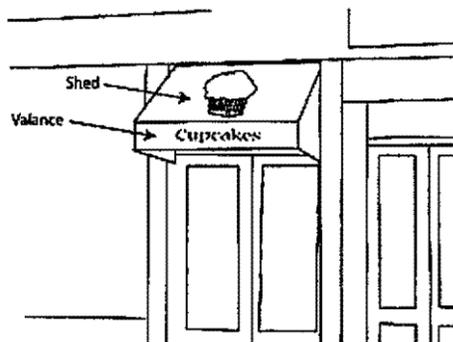
- 19 1. Architectural Style. Each Sign shall be designed to be compatible with and relate to the
20 architectural style of the main building or buildings upon the site where such Sign is located.
21 Each Sign shall also be compatible with the style and character of the existing
22 improvements upon the lots adjacent to the site. Signs located on commercial sites but in a
23 predominately residential area shall be designed to be compatible with such residential area
24 and unobtrusive.
- 25 2. Relationship to Buildings. Signs located upon a lot with one main building or several
26 buildings shall be designed to incorporate at least one of the predominant visual elements
27 of such building or buildings, such as type of construction materials, color, or other design
28 detail.
3. Color. The color(s) of a Sign should be harmonious and complementary to the colors of the
 building on or near which it is to be located. Fewer colors will generally produce the most
 attractive Sign.
4. Letter Style. The letter style to be used on a Sign should also be compatible with the
 architectural style of the building. For example, simple block letters are generally most
 compatible with the Spanish style buildings. For those buildings that have been recently
 constructed and having no particular architectural style, simpler letter styles are desirable.
5. Sign Materials. The goal of Sign design is to maintain moderate, attractive, and compatible
 styling so as not to conflict or distract from the architectural character of the area. The
 choice of materials shall be left to the discretion of the applicant, subject to the
 recommendations of the Development Services Director, the provisions of this chapter and
 the approval of the City.
6. Relationship to Other Signs. Where there is more than one Sign on a site or building, all
 permanent Signs displaying a Commercial Message shall have designs that similarly treat
 or incorporate the following design elements:
- a. Letter size and style of Copy;
 - b. Shape of total Sign and related components;
 - c. Type of construction materials;
 - d. Sign/letter color and style of Copy;
 - e. Method used for supporting Sign (e.g., wall or ground base); and
 - f. Location.

7. Sign Illumination. The artificial illumination of Signs, either from an internal or external source, shall be designed to minimize negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated Signs:
 - a. External light sources shall be directed and shielded to limit direct illumination of an object other than the Sign;
 - b. The light from an illuminated Sign shall not be of an intensity or brightness that will create glare or other negative impact on residential properties in direct line of sight to the Sign;
 - c. Unless otherwise permitted by another provision of this chapter, Signs shall not have blinking, flashing, or fluttering lights, or other illumination devices that have a changing light intensity, brightness, or color;
 - d. Colored lights shall not be used at a location or in a manner so as to be confused or constructed as traffic control devices;
 - e. Reflective type bulbs and incandescent lamps that exceed fifteen watts shall not be used on the exterior surface of Signs so that the face of the bulb or lamp is exposed to a public right-of-way or adjacent property; and
 - f. Light sources shall utilize energy efficient fixtures to the greatest extent possible and shall comply with Title 24 of the California Code of Regulations (California Building Standards Code).
8. For increased readability, the City encourages the use of light or translucent Sign Copy on dark and nontranslucent background or Sign Field.
9. The maximum coverage of Copy allowed on a Sign shall be eighty percent of the Sign Face.

B. Design Standards for Special Sign Types.

1. Awning and Canopy Signs. Awning and Canopy Signs may be permitted only as an integral part of the awning or canopy to which they are attached or applied, as follows:
 - a. Lettering shall be allowed on awning valances only and shall not exceed eight inches in height. Logos, symbols, and Graphics that do not include text may be allowed on the shed (slope) portion of an awning and shall not exceed four square feet in area for each awning. See Figure 18.50-4 (Awning and Canopy Sign).

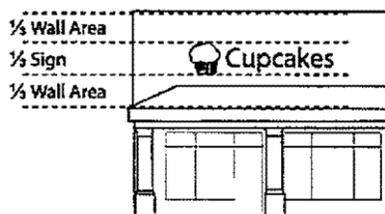
Figure 18.50-4: Awning and Canopy Sign



- b. Lettering shall be located within the middle seventy percent of the valance area.
- c. Only permanent Signs that are an integral part of the awning or architectural projection shall be allowed. Temporary Signs shall not be placed on awnings.

- d. Awning Signs shall only be allowed for first and second story occupancies.
 - e. Awnings shall not be lighted from under the awning (back-lit) so that the awning appears internally illuminated. Lighting directed downwards that does not illuminate the awning is allowed.
 - f. Awnings shall be regularly cleaned and kept free of dust and visible defects.
 - g. The style of the awning/canopy shall complement the architectural style of the building to which it is attached. Awnings should generally have a simple horizontal valance if located over rectangular or square window/door openings. Domed or barrel shaped awnings are appropriate for buildings with arched window/door openings.
2. Blade/Bracket Signs.
- a. Location. Blade or bracket Signs shall be placed only on ground floor façades, except for businesses located above the ground level with direct exterior pedestrian access.
 - b. Height. The lowest point of a blade or bracket Sign shall be a minimum of eight feet above grade.
 - c. Projection. The Sign may project a maximum of four feet from the building.
 - d. Sign Structure. Sign supports and brackets shall be compatible with the design and scale of the Sign.
 - e. Encroachment. Blade or bracket Signs may not encroach into the public right-of-way or be located above it, or into City-owned property.
3. Building Attached Wall Signs.
- a. Wall Signs shall be compatible with the predominant visual architectural elements of the building façade.
 - b. Place Wall Signs to establish façade rhythm, scale, and proportion where such elements are weak. In many existing buildings that have a monolithic or plain façade, Signs can establish or continue appropriate design rhythm, scale, and proportion.
 - c. Utilize a consistent proportion of signage to building scale, such as one-third text to two-thirds wall area or one-fourth text to three-fourths wall area. See Figure 18.50-5 (Text Scale). Parapet roof or mansard Roof Signs may be allowed with review and approval by the Director of Development Services only if building does not provide adequate surface area for Wall Signs.

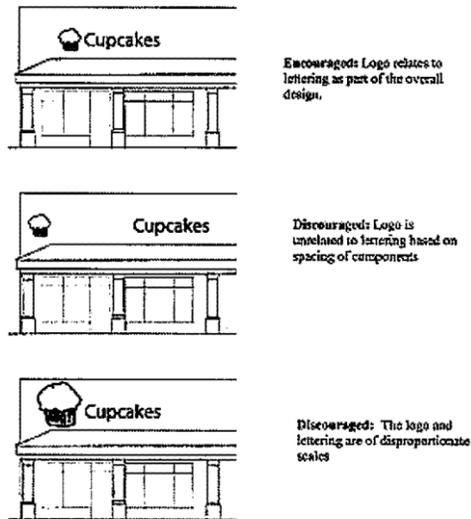
Figure 18.50-5: Text Scale



- d. Wall Sign raceways shall be concealed from public view (e.g., within the building wall or painted to match the exterior color of the building where the Sign is located) or otherwise integrated with the design of the Sign and building so as to not detract from the architectural character of the building.
- e. Direct and indirect lighting methods are allowed provided that they are not harsh or unnecessarily bright. Light shall either be directed down or in such a way that it does not cause light trespass or glare onto adjoining property or the public right-of-way.

- f. Can-type Signs are prohibited. Channel letters are preferred. Channel letters shall be made of a durable material. Channel letters may not utilize gold-colored (or a shade of gold) trim cap.
- g. If a tenant's signage on one façade is made up of multiple elements (e.g., Logo and text), locate, and scale the elements with relationship to each other. See Figure 18.50-6 (Multiple Element Signs).

Figure 18.50-6: Multiple Element Signs



4. Electronic changeable Copy Signs.

- a. Electronic changeable Copy Signs shall be permitted as part of a freestanding Sign located along a freeway right-of-way or a major arterial, as defined by the ~~Master Plan of Streets and/or the General Plan~~ **Mobility Circulation** Element, or on the site of a public facilities, educational facilities, or other civic institutions, including religious uses integrated within the design of the freestanding Sign.
- b. Changeable Copy face shall not exceed more than two-thirds of the proposed Sign area, with the remainder permanent text.
- c. The changeable Copy of Signs within six hundred sixty feet of a freeway centerline shall not change more than once every six seconds ~~with one second intervals between displays with no display.~~
- d. The changeable Copy of Signs not within six hundred sixty feet of a freeway centerline shall not change more than once every sixty seconds.
- e. Time and temperature display, of at least six seconds, shall be required to appear during every two minutes of operation.
- f. Public service messages shall be accommodated at no additional charge, and **may** constitute ten percent of the messages displayed during each one-hour period. These public service messages are in addition to the required time and temperature displays. The City shall have authority to review and approve public service messages.
- g. Electronic changeable Copy Signs shall automatically adjust the brightness of illumination between night and day.
- ~~h. Electronic changeable Copy Signs may not identify commercial uses/contain Commercial Message for uses not located on the same site as the Sign. Otherwise, they are considered off-premises Signs and are prohibited by this code.~~

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5. Freestanding Signs.

- a. Monument and Pylon Signs are allowed, subject to setback and spacing requirements in Section 18.50.080.E, because they can be more fully integrated in to the overall development design. Pole Signs are specifically prohibited. Pylon Signs shall be constructed with architectural cladding or similar material covering the supporting framework so they are architecturally integrated with the rest of the Sign.
 - b. Voids between the Sign Face and the Sign structure are prohibited. Either the Sign Face shall utilize the full width of the Sign structure or coverings that are architecturally consistent with the rest of the Sign shall be used to fill any voids. The intent is to have the Sign be fully architecturally integrated.
 - c. Materials and design for freestanding Signs shall be complementary to the materials and design of the buildings for the related development. For example, if the façade of the building is made of brick or brick veneer, a complementary freestanding Sign would also include brick.
 - d. Landscaping shall be provided at the base of the Sign equal to the area of the Sign. Landscaping shall be complementary to and designed in concert with the landscaping for the overall site. The design of the landscaping shall be such that natural growth will not obscure the Sign from the public right-of-way.
 - e. The minimum letter height on a freestanding Sign shall be ~~ten twelve~~ inches. For freeway-**oriented** freestanding Signs **and Outdoor Advertising Displays (billboards)** the minimum letter height shall be ~~eighteen twenty-four~~ inches. The intent is to limit the clutter of text on the Sign and increase readability for the motoring public, thereby providing for public safety. Monument and Pylon Signs shall contain the main address number or range of numbers of the site in minimum ~~eight twelve~~ inch high letters and this area shall not be counted towards the maximum Sign area. Deviations from letter height requirements may be approved through a Uniform Sign Program by the Planning Commission.
 - f. The maximum letter height on a freestanding Sign shall be thirty-two inches. For freeway freestanding Signs the maximum letter height shall be forty-eight inches. The intent is to limit the negative visual impact of large text size.
 - g. Freeway-**oriented** freestanding Signs **and Outdoor Advertising Displays (billboards)** shall include City identification Copy consisting of the text "City of Colton" with letter height proportional to overall Sign size, or otherwise identify "Colton" on the Sign. The intent is to help identify the site as being located within the City of Colton. The City identification Copy shall not be counted towards the total Sign area and shall be exempted from the height maximum. The City identification Copy shall be illuminated at night. This requirement may be waived by the approving authority, at its discretion, if it is determined that City identification of adequate size is provided on other Signs within four hundred fifty feet of the proposed Sign.
6. Changeable Copy Sign, non-electronic. These types of Signs shall be considered to be the same as any other type of Sign and shall be regulated by their location, i.e., if located on a wall, they shall be deemed Wall Signs and the changeable Copy portion shall not exceed more than one-half the proposed Sign area.
7. Menu Board. One single-face freestanding or Wall Sign oriented towards an approved drive-through lane containing menu or other list of products with a maximum Sign area of thirty-two square feet and maximum height of six feet.

18.50.100 - Allowed permanent On-Premises Sign standards.

Table 18.50-2 lists the development standards for all on-premises Signs based on use type and zoning district, as well as allowed Sign type. As identified in Section 18.50.040, a Sign permit **and**

Building permit are required before any of the Sign types listed herein are installed, erected, or otherwise established. **The intent of the Sign permit is to ensure that the development standards listed are adhered to. The intent of the Building permit is to ensure that the installed signs comply with California Building Standards and are installed in a safe manner.** Only those Signs that may be permitted are listed. Regulations for temporary promotional on-premises Signs are listed in Section 18.50.110. Regulations for off-premises Signs are listed in Section 18.50.120. The following general rules/standards apply to permanent Signs regulated in this section:

- A. Building Signs are those Signs that are permanently attached to a building (e.g., Wall Signs, awning/Canopy Signs, blade/bracket Signs). Only one type of building Sign (wall, awning/canopy, blade/bracket) is allowed per establishment.
- B. Illumination standards refer to whether or not the Sign may be illuminated and how. Signs that may be illuminated may be done so by "indirect or background" (indirect light source, low-wattage Spotlight, or internal light source with opaque, nontransparent background) or by any method that minimizes glare onto neighboring residential property and the public right-of-way.

Table 18.50-2: Allowed Permanent On-Site-Sign Standards

Sign Type	Maximum Number Permitted	Maximum Area	Maximum Height	Illumination Allowed	Other Standards/ Notes
Residential Signs (RE and R-1 Zones)					
Wall Sign	1 / home	6 sf	Roofline	No illumination	Multiple-family Residential Signs (R-2, R-3, RE, and C-1 Zones)
Wall Sign, project identification	1 / frontage, either type	6 sf	Roofline	Indirect or background	
Freestanding Sign, project identification		6 sf	8 ft	Indirect or background	
Wall Sign, tenant	1 / tenant	4 sf	Roofline	No illumination	
Nonresidential Signs¹					
Wall Sign	1 / Each Public Frontage for storefront tenants with an exclusive	three square feet per one lineal foot and 70% wall length	Roofline	Indirect or background	(2)(7) (8)

1		exterior entrance.				
2	Freestanding Monument Sign	1 / Street Frontage ³	50 sf	6 ft	Indirect or background	(3)(5)(9)
3	Freestanding Pylon Sign		50 sf	20 ft	Indirect or background	(3)(5) (9)
4	Window Sign	1 / Window per building elevation per establishment	20% of cumulative window area	-	No illumination	
5	Off-premises Directional Sign	3 per establishment	16 sf	6 ft	Indirect or background	(10)
6	Freestanding Pylon Sign, (freeway oriented, pylon onsite Sign)	1 / site w/minimum 150 ft freeway frontage	325 sf ⁴	50 ft ⁵	Indirect or background	(4)(5)(6)
7	Outdoor Advertising Display (freeway-oriented, offsite Sign)	500 feet from any other permitted display on same side of freeway	Display area: 25' Height/ 60 ' length Overall maximum: 1200 sf	55 ft⁵	Indirect or background	(11) See Section 18.150.120

Editor's note— Notes:

Editor's note— 1. All nonresidential properties shall be limited to a maximum of one of each Sign type per property/development, except as otherwise provided. For example, a site may have a maximum combination of one Wall Sign, one freestanding Sign, and one Window Sign. In no instance may an establishment have both an awning/canopy sign and a blade/bracket Sign or an awning/Canopy Sign and a Wall Sign. Only one type of building Sign (wall, awning/canopy, blade/bracket) is allowed per establishment.

Editor's note— 2. Maximum letter height allowed is twenty-four inches, except for Signs for an individual tenant with public entrances along a Public Frontage of one hundred feet or greater of lineal feet shall be allowed letter height up to thirty-six inches. Logos and Graphics shall not exceed three feet by three feet. Logos greater than three feet by three feet are not allowed as standard Can Signs with shapes similar to rectangles, but may be Approved as contoured cabinet Signs if the Logo

1 serves as a single Sign for the establishment, in which case the underlying maximum Sign area
2 prevails.

3 Editor's note— 3. Applicant may choose one type or the other but is limited to one freestanding Sign
4 per Street Frontage, except as otherwise provided; however Multi-Tenant Centers on sites greater
5 than four acres in size or with more than three hundred linear feet of frontage per street may increase
6 the Sign Face area of each Sign to a maximum of one hundred square feet and have one additional
7 freestanding Sign above the otherwise allowed maximum.

8 Editor's note— 4. Signs which only include Logo Copy and do not include text may exceed the
9 maximum Sign area to a maximum of three hundred sixty square feet.

10 Editor's note— 5. Sign height shall be measured from the finish grade of the freeway or adjacent
11 roadway, **whichever is higher.**

12 Editor's note— 6. Applies to properties which are adjacent to a freeway or are only separated from a
13 freeway by a public or quasi-public right-of-way or easement. The design and character of the Sign
14 must be consistent with the standards for Pylon Signs. Freeway oriented Signs may not identify
15 commercial uses/contain Commercial Message for uses not located on the same site as the Sign.
16 Otherwise, they are considered off-premises Signs and are prohibited by this code.

17 Editor's note— 7. For multiple-tenant Buildings or parts of Buildings with tenants without exclusive
18 exterior entrances, the building/site name or name of one on-site tenant as a Building identification
19 Sign may be permitted by right. Additional signage may be permitted for a maximum of four tenants
20 without exclusive exterior entrances on a multiple-story office Building subject to review of a Uniform
21 Sign Program by the Planning Commission.

22 Editor's note— 8. Parapet roof or mansard Roof Signs may be allowed with review and Approval by
23 the Planning Commission only if Building does not provide adequate surface area for Wall Signs.

24 Editor's note— 9. Copy on freestanding Signs, in Addition to building/site name and address, shall be
25 limited to that related to tenants with exclusive exterior entrances and with installed Wall Signs,
26 except for Monument Signs Approved by the Planning Commission through a Uniform Sign Program
27 allowing Copy for tenants without exclusive exterior entrances subject to all applicable standards.

28 **Editor's note-- 10. If part of shopping center or business, office or industrial park with multiple
establishments on shared premises, may have up to three off-premises directional Signs.
Directional Signs for shared premises shall identify name of shopping center, business, office
or industrial park only, not individual tenants.**

**Editor's note-- 11. Includes electronic changeable copy "digital" display. May not be located
closer than 1,000 feet from another freeway-oriented electronic changeable copy Sign.**

18.50.110 - Allowed temporary promotional On-Premise Sign standards.

This section describes standards for temporary promotional on-premise signs. These signs require the issuance of a temporary sign permit as described in Section 18.50.040. The development standards for temporary signs are listed in Table 18.50-3. The following general rules/standards apply to all Temporary Promotional Signs:

- A. Time duration. Display periods for Temporary Promotional Signs Shall be limited to a maximum of sixty days, continuous or non-continuous, within a one-hundred-and-eighty-day period not to exceed a total of one hundred and twenty days within a three-hundred-and-sixty-day period.
- B. Illumination. No Temporary Promotional Signs May be illuminated by lighting exclusively designed for the Temporary Promotional Sign.
- C. Encroachment. Temporary Promotional Signs Shall not encroach on or above the public right-of-way or be attached to utility poles, traffic signal, utility cabinets and street sign posts, except where all of the following criteria are met: a) the business is located in a Building built at property

1 line with no setback to the public right-of-way, b) the business obtains an encroachment permit
2 from the Public Works Department, and c) the sign conforms to the display specifications of in
3 Section 18.50.110.F.

4 D. Obstruction. Temporary Promotional Signs Shall not obstruct required paths, driveways,
5 crosswalks, walkways for pedestrians and vehicles and views of vehicular traffic, including sight
6 distances for vehicular traffic at corners.

7 E. Maintenance. Temporary Promotional Signs Shall be maintained in good condition and free of
8 tattering or tearing.

9 F. **Types of Temporary Signs Permitted and Display Specifications.** All Temporary
10 Promotional Signs Shall conform to the following standards:

11 1. **Types of Temporary Signs.** Maximum of **two signs permitted** ~~one of one of~~ the
12 following signs: wall Banner (~~maximum three hundred and twelve square feet~~), commercial
13 flag (~~maximum ten feet high~~), or portable/A-frame (~~maximum six square feet sign face;~~
14 ~~maximum two faces; height between three and four feet above grade~~).

15 2. Maximum of **two** ~~one~~ promotional signs per business storefront, **including one at the rear**
16 **of tenant space.**

17 3. Sign May be displayed only during normal hours of the business.

18 4. Signs Shall be removed (placed indoors) when the business ceases operation for that day.

19 5. Sign Shall not detract from the appearance of the Building and/or site as determined by the
20 Director.

21 6. No illumination (lighting) exclusively designed for the sign is permitted.

22 7. Sign Shall be removed or replaced if tattered, torn, damaged, or otherwise not in good
23 condition.

24 8. Sign Shall be kept clean and clear of graffiti.

25 9. No attachment to the sign, including balloons, streamers, lights, or other attention-getting
26 devices.

27 **10. Banner Sign Standards:**

28 **a. Maximum banner area of 50 square feet without review and approval by
Development Services Director.**

**b. Banner Signs larger than 50 square feet may be permitted subject to review and
approval by the Development Services Director.**

**c. Maximum of one banner Sign per store frontage and one banner sign permitted at
rear of tenant space.**

11. Portable Sign Standards:

a. Maximum area of 6-square feet per sign face, maximum of 2 sign faces.

b. Maximum height of 4 feet from finished grade.

~~c.a)~~ Signs Shall leave at least four feet for pedestrian Access.

~~d.b)~~ Signs Shall not impede the sight distance of vehicular traffic.

~~e.e)~~ Signs Shall consist of durable materials (metal, wood, plastic) and the use of paper or
cardboard is not allowed except as changeable copy within and safely fastened to a
framed area made of durable rigid materials. Signs Shall be professionally made or
have the appearance of a professionally made sign. Signs with wheels Shall be fixed
(locked) in position.

1 f.d) Sign Shall contain the name and phone number of the business and owner of the sign
2 in order (not required on the sign face, but **shall be located** somewhere on the sign
3 structure).

4 g. **An Encroachment Permit is required if located on public sidewalk. The Sign
5 must not block pedestrian path of travel on sidewalk, block access to parking,
6 accessible ramps or other on- or off-site pathways.**

7 **Table 18.50-3: Temporary Sign Standards**

8 Use Type	9 Maximum Temporary Number	10 Maximum Area	11 Maximum Height
12 Single family Residential Dwelling	1 / dwelling	6 sf	5 ft. freestanding; roofline wall
13 Multiple-family residential dwelling	1 / dwelling	4 sf	5 ft. freestanding; roofline wall
14 Multiple-family residential, apartment rental	1 / complex	4 sf	5 ft. freestanding; roofline wall
15 Nonresidential	1 / business	32 sf total; 20% of window space if located in window	5 ft. freestanding; roofline wall

16 18.50.120 - Allowed Off-Premises Signage.

17 **A. Off-premises Directional Sign. Off-premises directional Signs may be located along a freeway
18 right-of-way or a major arterial, as defined by the General Plan Mobility Element, or on the site of
19 public facilities, educational facilities, or other civic institutions, including religious uses.**

20 **1. Off-premises directional Signs shall comply with design standards contained in Table 18.50-2
21 (Permanent Sign Standards).**

22 **B. Outdoor Advertising Display (Billboard). May be permitted adjacent to freeways subject to
23 approval of a Conditional Use Permit pursuant to Section 18.58.060, with the following Findings,
24 in addition to those specified in Section 18.58.060:**

25 **i. A freeway-oriented Outdoor Advertising Display is necessary because onsite signage
26 would not be visible to the traveling public for a distance on the freeway of one-
27 third mile (1,760 feet) preceding the freeway exist providing access to said premises;
28 or for a line-of-sight distance of two-thirds' mile (3,520 feet), whichever is less.**

**ii. The freeway-oriented Outdoor Advertising Display will not interfere with the driving
public's view of a significant feature of the natural or built environment.**

- 1 **1. Design Standards.** *Outdoor Advertising Displays shall comply with design standards*
2 *contained in Table 18.50-2 (Permanent Design Standards). Electronic changeable copy*
3 *Outdoor Advertising Displays shall comply with Electronic changeable copy standards*
4 *contained in Section 18.050.090B.4.*
- 5 **2. Distance Requirements.** *A freeway-oriented Outdoor Advertising Display shall be located no*
6 *farther than 150 feet from a freeway right-of-way, and only on a property that is immediately*
7 *adjacent to and abutting a freeway right-of-way or separated from a freeway right-of-way by*
8 *only a public frontage road, a railroad right-of-way, a public flood control channel, or public*
9 *utility easements. No outdoor advertising display shall be located within 150 feet of property*
10 *for which the zoning does not allow advertising displays.*
- 11 **3. Caltrans Standards.** *The freeway-oriented Outdoor Advertising Display shall comply with all*
12 *Caltrans standards, including restrictions pertaining to Classified Landscape Freeways and*
13 *distance/separation standards, and obtaining a State Outdoor Advertising Permit.*
- 14 **4. Number of display faces.** *No more than two display faces per Outdoor Advertising Display*
15 *shall be permitted.*
- 16 **5. Noise attenuation barrier.** *If a noise attenuation barrier exists between the proposed Outdoor*
17 *Advertising Display and the freeway lanes, the applicant shall prepare a line of sight study to*
18 *establish that the display face of the Outdoor Advertising Display will be visible to vehicles in*
19 *one or more freeway traffic lanes at a point six hundred and sixty (660) feet from the outdoor*
20 *advertising display. The 660 feet shall be measured from the middle of the display face to the*
21 *middle of the each approaching freeway lane.*

22 **C.A Kiosk Program:** ~~Generally, all new Off-Premises Commercial Message Signage is prohibited~~
23 ~~within the City. Existing off-site Commercial Message Signs (e.g., billboards) are considered~~
24 ~~Nonconforming Signs as regulated by Section 18.50.140. However, u~~Under the City's authority
25 and capacity as proprietor of City property, the City has created a program for off-premises signage
26 kiosks for certain uses and activities of City-wide benefit and interest. For purposes of this section,
27 "city-wide benefit and interest" shall mean those uses or activities that, individually, generate
28 significant revenue for the City. Additionally, such uses shall have a minimum total of one thousand
29 feet lineal public Street Frontage.

Such program is adopted by resolution and may be updated from time-to-time as deemed necessary
and appropriate by the City Council. The program shall, at a minimum, specify the following:

1. Uses which qualify for the off-premises signage kiosk program;
2. Development standards, design, and allowable Copy for off-premises signage kiosks;
3. Allowable locations for the kiosks;
4. A process for determining which businesses, developments, and other uses are allowed to be listed in the kiosks;
5. An administration process for the program, including establishment of a fee schedule;
6. Any other element of the program deemed necessary and appropriate by the City.

~~D.B.~~ Pursuant to Business and Professions Code, Section 5412, the City Council is authorized to enter
into relocation agreements with off-premises display owners on whatever terms are agreeable to the
display owner and the City.

1 18.50.140 - Nonconforming Signs.

- 2 A. All Signs which do not meet the requirements of this chapter but which have been previously
3 Approved by the City and issued a lawful permit shall be deemed Nonconforming Signs and shall
4 either be removed or brought up to code when a substantial Alteration to the Sign is made. For
5 purposes of this section a "substantial Alteration" Shall be defined as repair or refurbishing of any
6 Sign that alters its physical dimensions, height or replaces any integral component including, but not
7 limited to Alterations to exterior cabinets, bases or poles. Substantial Alteration Shall not include the
8 replacement of individual panels on a can or cabinet Sign when the exterior boundaries of individual
9 cans or cabinets are not replaced or altered. In Addition, substantial Alteration Shall also include any
10 repair or refurbishing of Sign that exceeds fifty percent of the depreciated value, as determined by the
11 City, of the Sign and structure, but excepting customary maintenance. "Customary maintenance"
12 Shall be defined as any activity or work performed for the purpose of actively maintaining the Sign in
13 its existing Approved physical configuration and size dimensions at the specific location approved by
14 the City and includes the following:
- 15 1. Repainting the Sign text, cabinet or other component of the Sign without changing the
16 advertising message; or
 - 17 2. Routine replacement of border and trim with substantially the same colors and materials.
- 18 B. A Nonconforming Sign may continue to be used, provided no additions or enlargements are made
19 thereto and no structural alterations are made therein, except as permitted for customary
20 maintenance in subsection A of this section. If said Nonconforming Sign is destroyed or removed, or
21 ceases to be used for the use in existence as of the effective date of the ordinance codified in this
22 chapter, every future Sign shall be in conformance with the provisions of this chapter.
- 23 **C. A Nonconforming Sign may be reused upon issuance of a Business Occupancy Permit for a
24 business use which does not require a Conditional Use Permit or other discretionary permit,
25 and no exterior modifications are made to the exterior of building which require a Building
26 Permit. No additions or enlargements may be made to the Nonconforming Sign, except for
27 customary maintenance in Subsection A of this section.**
- 28 **D.C** It shall be the responsibility of the owner of any premises containing a Nonconforming Sign (including
a Sign painted directly upon the surface of a structure) to remove said Nonconforming Sign within
ninety days of cessation of business at that location.
- E.D** The City shall comply with all provisions of the California Business and Professions Code, Section
5490 et seq., regarding enforcement and removal of On-Premises Advertising Displays and Signs
and California Business and Professions Code, Section 5400 et seq., regarding enforcement and
removal of Off-Premises Advertising Displays and Signs.

21 18.50.150 - Banners and pennants on City-owned utility poles.

22 Notwithstanding Section 18.50.070, the City of Colton may install banners and/or pennants on City-
23 owned utility poles. The City Manager shall establish a written program to regulate the installation of
24 banners and pennants on City-owned utility poles. Banners and pennants shall be installed in compliance
25 with the program established by the City Manager. Noncommercial flags may be installed by the City of
26 Colton without compliance with a banner program.

25 ~~18.50.160 — Year round promotional Sign regulations.~~

26 ~~A.— Maximum signage. Each business or nonresidential use shall be allowed one year-round promotional
27 sign, subject to the requirements of this year-round promotional sign ordinance.~~

27 ~~B.— Duration. All year-round promotional signs shall be removed one year after the effective date of this
28 year-round promotional sign section.~~

- 1 ~~C. Permit. Subject to the requirements of this section, year-round promotional signs shall not require the~~
2 ~~approval of a sign permit pursuant to Section 18.50.040 of the sign ordinance.~~
- 3 ~~D. Limitation on signage. A business or nonresidential use with a year-round promotional sign shall not~~
4 ~~be allowed to install a temporary promotional sign at the same time.~~
- 5 ~~E. Sign type. Year-round promotional signs shall be limited only to banners, commercial flags, or~~
6 ~~portable signs, as those terms are defined in the sign ordinance.~~
- 7 ~~F. Timing. Year-round promotional signs shall be displayed only during the normal hours of operation of~~
8 ~~the business or nonresidential use and removed on a daily basis when the business or nonresidential~~
9 ~~use ceases operation for that day.~~
- 10 ~~G. Location. Year-round promotional signs shall be limited to locations within twenty-five feet of the front~~
11 ~~entrance of the building/tenant space that corresponds to the sign.~~
- 12 ~~H. Obstruction. Year-round promotional signs shall not obstruct required paths, driveways, crosswalks,~~
13 ~~walkways for pedestrians and vehicles and views of vehicular traffic, including sight distances for~~
14 ~~vehicular traffic at corners.~~
- 15 ~~I. Maintenance. Year-round promotional signs shall be maintained in good condition and free of~~
16 ~~tattering or tearing.~~
- 17 ~~J. Appearance. Year-round promotional signs shall be professionally fabricated or have the appearance~~
18 ~~of a professionally made sign and shall not detract from the appearance of the building and/or site as~~
19 ~~determined by the director.~~
- 20 ~~K. Illumination. Year-round promotional signs shall not be illuminated by lighting exclusively designed for~~
21 ~~the year-round promotional sign.~~
- 22 ~~L. Encroachment. Year-round promotional signs shall not be attached to utility poles, traffic signal, utility~~
23 ~~cabinets and street sign posts or encroach on or above the public right-of-way. Notwithstanding the~~
24 ~~foregoing, portable signs may be placed in the public right-of-way when a building is built to the~~
25 ~~property line and there is no space between the building and the public right-of-way to place the~~
26 ~~portable sign. In the event that there is no space between the building and the public right-of-way to~~
27 ~~place the portable sign, a portable sign may only be placed in the public right-of-way after review by~~
28 ~~the public works director and his/her issuance of an encroachment permit; provided, however, that~~
~~the requirements of the public works department are complied with including, but not limited to, the~~
~~requirement that the sight distance of vehicular traffic is not impeded by the portable sign.~~
- ~~M. Design standards for portable signs. Portable signs shall also be subject to the following:~~
- ~~1. The sign face and frames of portable signs shall consist of durable rigid materials.~~
 - ~~2. The use of paper or cardboard shall be prohibited except as changeable copy within a framed~~
~~area and fastened to a sign face consisting of a durable rigid material deemed acceptable by the~~
~~director.~~
 - ~~3. Portable signs shall have a height between three and four feet and a maximum area of six~~
~~square feet per face (maximum of two faces).~~
 - ~~4. Portable signs shall not have attachments to them, such as balloons, streamers, lights, or other~~
~~attention-getting devices, or banners or posters outside the defined framed area.~~
 - ~~5. Portable signs shall contain, not necessarily on the sign face, the name and phone number of~~
~~the business or other nonresidential use and owner of the sign in order to facilitate contact of the~~
~~owner if the sign is retrieved.~~
 - ~~6. Portable signs shall be placed in a manner that does not impede safety to the public or create a~~
~~public nuisance.~~
- ~~N. Application. This year-round promotional sign section shall be applicable City-wide to all properties~~
~~within the City of Colton including those located within planned communities and specific plans,~~
~~pursuant to Section 18.32.050 and Section 18.34.070 of the Colton Municipal Code stating that~~

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~~regulations contained in the Municipal Code but not specifically outlined on separate plans shall be applicable to properties within those plans.~~

~~O. CEQA. Due to the limited scale and transitory nature of year-round promotional signs, the City Council hereby finds that there is no possibility that the year-round promotional sign section may have a significant adverse effect on the environment. Therefore, the adoption of the year-round promotional sign ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) of the CEQA Guidelines.~~

~~**Editor's note**—Ordinance No. O-06-11, §§ 2-16, adopted October 18, 2011, did not specifically amend the Code. Hence, inclusion as § 18.50.160 was at the discretion of the editor.~~

SECTION 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. Effective Date. This ordinance shall become effective thirty (30) days after its adoption.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2016.

Richard A. DeLaRosa, Mayor

ATTEST:

Carolina R. Padilla, City Clerk



Planning Commission Staff Report

City of Colton
Development Services Department

MEETING DATE: November 22, 2016

FILE INDEX NUMBER: DAP-001-305 & DAP-001-355

APPLICANT: John J. Reichel, Wildrose Village

PROPERTY OWNER: John J. Reichel, Sunwest Enterprises

REQUEST:

DAP-001-305. A **Specific Plan Amendment** (Specific Plan Amendment No. 1) for various amendments to the Colton's Hub City Centre Specific Plan (CHCCSP), including a RES-M-1 (Residential Medium-1) Land Use Designation, and a **General Plan Amendment** to the Mobility Element in order to develop a new compact residential development located in the northwest portion of the CHCCSP project area.

DAP-001-355. **Architectural and Site Plan Review and Tentative Tract Map No. 20062** for a 110-compact lot subdivision including 14 common lots on property measuring approximately 11.27 acres located at the SWC & SEC of San Bernardino Ave. and Wildrose Ave. within the CHCCSP, Planning Area 2.

ACTIONS:

APPLICATION FILED: 04/12/16

CONSIDERATION OF Application Review Committee (ARC): 05/09/2016 (provision of comments and conditions)

CONSIDERATION BY THE PLANNING COMMISSION: 11/22/2016 **Decision** _____.

ENVIRONMENTAL DETERMINATION: A Mitigated Negative Declaration is proposed for adoption. Mitigated Negative Declaration and Monitoring Program pursuant to Sections 15070 and 15074 of the Guidelines of the Environmental Quality Act (CEQA)

PROPERTY INFORMATION:

1. Location: SWC and SEC of San Bernardino Ave. and Wildrose Ave. (APN: 0254-051-46, 47, 67, and 68)
2. Lot Size(s): 11.25 acres subdivided into 110 lots with common lots for access and open space.
3. Existing/Previous Land Use: Vacant/Undeveloped lots
4. General Plan Land Use Designation: Colton's Hub City Centre Specific Plan
5. Zoning: RES-M (Residential Medium), RES-M1 (Residential Medium - 1), OS/H (Natural Habitat), OS/P (Open Space/Park)

6. Surrounding Properties:

	Existing Land Use	Zoning	General Plan Land Use Designation
North	Residential single family and multi-family homes	R-3/R-4 (High Density Residential), R-1 (Low Density Residential)	High Density Residential, Low Density Residential
South	CSM Bakery Products facility, golf course	BP (Business Park), RMU (Retail Mixed Use) – CHCCSP	CHCCSP (Colton’s Hub City Centre Specific Plan)
East	Vacant and undeveloped	OS/H (Natural Habitat), OS/P (Open Space/Park) – CHCCSP	CHCCSP (Colton’s Hub City Centre Specific Plan)
West	Vacant and undeveloped	O-S (Office-Park), I-P (Industrial Park), R-C (Retail Commercial) – City of Rialto Gateway Specific Plan	City of Rialto Gateway Specific Plan

7. Past Planning Actions: None found for vacant/undeveloped sites

BACKGROUND

Specific Plan History: Most of the area that is now known as Colton’s Hub City Centre Specific Plan was originally adopted in 1996 as the West Valley Specific Plan. In November of 2014, the City Council adopted Ordinance No. O-10-14, amending the West Valley Specific Plan with various changes to land use development standards and renamed it to Colton’s Hub City Centre Specific Plan. The CHCCSP encompasses a project area of approximately 373 acres generally bounded by San Bernardino Avenue on the north, Hermosa Avenue on the east, Valley Boulevard on the south, and the corporate boundary between the cities of Colton and Rialto on the west. Over 60 percent of this area is vacant land, including open space associated with the Colton Golf Course. The purpose of the CHCCSP is to articulate and implement the Vision the evolved during public workshops in 2007/2008, 2011 and 2013 with members of the community, City staff, Planning Commission and City Council which includes the following:

- Establish a land use plan with comprehensive development regulations, community planning and design standards that will create a sense of community and a sense of place.
- Create a community that becomes a place where people are encouraged to walk or bicycle between homes, shopping, restaurants, entertainment and businesses.
- Assure that the area develops in a comprehensive and coordinated fashion with adequate consideration for infrastructure, public safety, public services, and resource management.
- Implement the goals and policies of the City of Colton General Plan.

PROJECT LOCATION/PROPERTY DESCRIPTION

The planning areas that make up the project site are located in the northwest corner of the CHCCSP project area with San Bernardino Avenue serving as the northern boundary, and Indigo Avenue serving as the eastern boundary. The proposed project affects approximately 42 acres in Planning Areas 2, 4, 7, 8, 13, and 15 of the CHCCSP. The project area is relatively flat and consists of vacant, undeveloped land with the exception of portions of Planning Areas 4 and 8 that are developed with light industrial and professional office buildings. Also, Planning Area 13 has an existing park (George Brown Park) and Planning Area 15 is currently improved with a portion of an existing golf course (Colton Golf Course).

Project Area and Vicinity:



PROJECT PROPOSAL

The applicant is proposing to amend the CHCCSP with various amendments and to amend the Mobility Element of the General Plan in order to allow for the development of new compact residential neighborhoods within the project area. Ultimately, the Specific Plan Amendment, General Plan Amendment, and the environmental evaluation for this project would allow for approximately 18.4 acres to be subdivided with a potential of a maximum of 360 total units. At this time, the applicant is proposing only to subdivide approximately 11.27 acres to construct 110 residential compact lots. Therefore this project also includes Architectural and Site Plan Review and Tentative Tract Map 20062 to allow for the subdivision.

SPECIFIC PLAN & GENERAL PLAN AMENDMENT

Specific Plan Amendment:

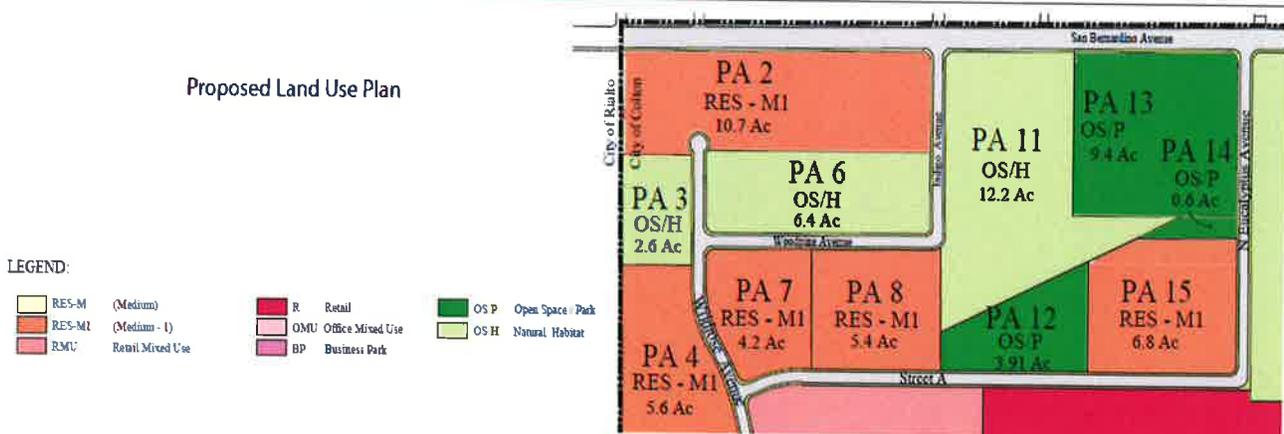
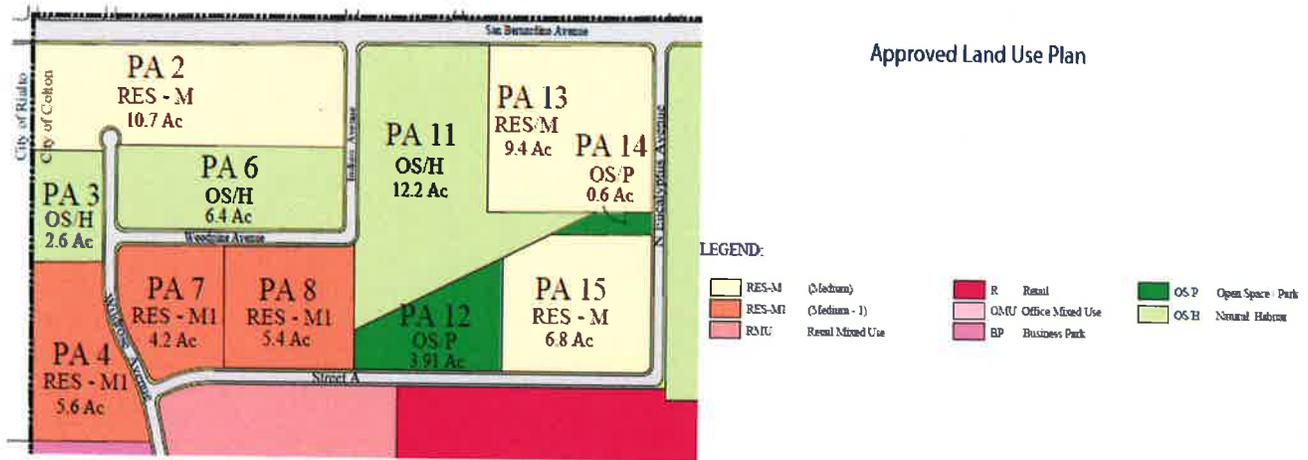
The Specific Plan Amendment to the CHCCSP is proposing three changes in the land use designations. The first is an amendment of the present land use designation of Planning Area 2 from Residential-Medium (RES-M) to Residential Medium 1 (RES-M1) which would increase the target density from 43 to 118 residential units. The

second which was included by staff, is an amendment of the present land use designation of Planning Area 13 from Residential-Medium (RES-M) to Open Space/Park (OS/P) which would eliminate the target density from 38 to 0 units. Planning Area 13 is currently developed with a park so that changing the designation of this planning area back to OS/P allows the existing land use to be consistent with the Specific Plan land use designation. The third is a change of Planning Area 15 from RES-M to RES-M1 which would increase the target density from 27 to 75 units. See table below.

Ultimately, the proposed change in the residential land use designation from RES-M to RES-M1 could allow for a combined increase in the number of single family dwelling units allowed within the CHCCSP from 275 to 360, if all parcels within the affected planning areas were vacant.

Existing and Proposed Land Use Designations by Planning Area

Plannin g Area	Existing Designation ¹	Total Units Allowed	Proposed Designation	Total Units Allowed	Total Units Proposed at this time
2	RES-M (4 du/ac)	43	RES-M1 (11 du/ac)	118	110
4	RES-M1 (11 du/ac)	62	RES-M1 (11 du/ac) ³	62	0
7	RES-M1 (11 du/ac)	46	RES-M1 (11 du/ac)	46	0
8	RES-M1 (11 du/ac)	59	RES-M1 (11du/ac)	59	0
13	RES-M (4 du/ac)	38	Open Space/Park (OS/P)	0	0
15	RES-M (4 du/ac)	27	RES-M1 (11 du/ac)	75	0
Total		275		360	110



The Specific Plan Amendment is also proposing the following amendments to the CHCCSP:

1. Amend the Specific Plan to allow an increase in the total target dwelling units from 275 to 360.
2. Amend the Specific Plan Development Regulations and Standards for Res-M1 Attached Homes.
3. Amend the Specific Plan's Street Section for San Bernardino Avenue from a 6-lane divided road to a 4-lane undivided road (existing conditions).
4. Amend the Specific Plan's Street Section for Wildrose Avenue, Indigo Avenue, and Woodpine Avenue.
5. Amend the Bike Lane and Sidewalk Master Plan.
6. Amend the sewer upgrade to Valley Boulevard to be dependent on whether the upgrade is required by the City.
7. Amend the Master Storm Drain Plan to allow for street flows to a basin in Planning Area 4 or 7 along Wildrose Avenue in lieu of storm drain pipelines.
8. Amend street plantings from 24-inch box to 1/3 - 24-inch box and 2/3 - 15 gallon size.
9. Amend the private patio enclosure requirements to allow 4-6-foot high vinyl fences.
10. Amend the Community Wall and Fence Guidelines to give the Development Services Director flexibility to determine height, material and style.

General Plan Amendment:

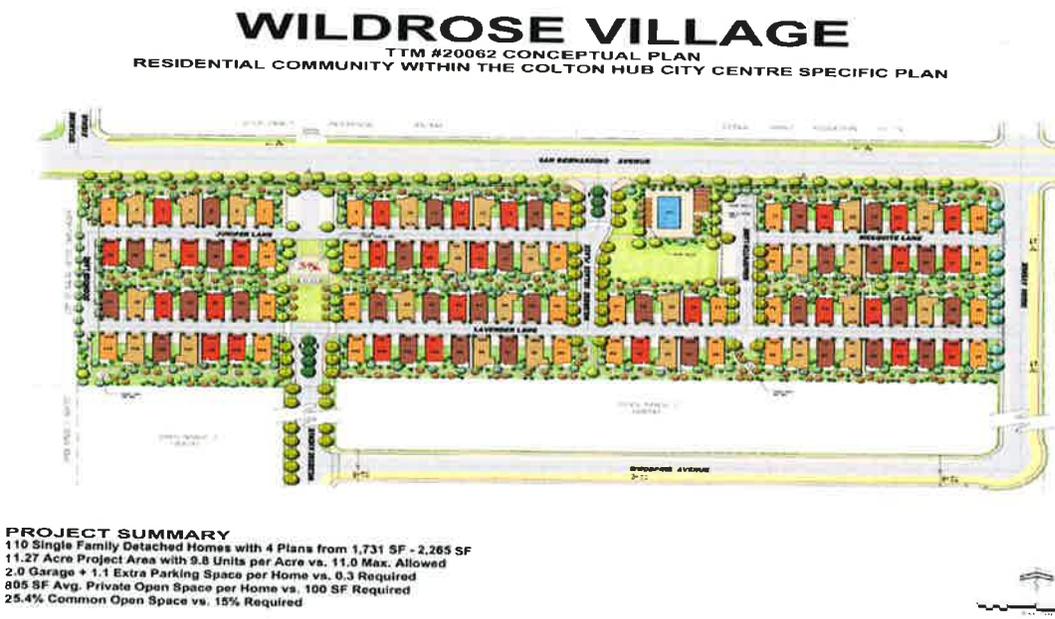
The proposed project also proposes to amend the General Plan Mobility Element to revise the status of San Bernardino Avenue from a Major Arterial to a Secondary Arterial. San Bernardino Avenue is currently built as a Secondary Arterial at a width of 88 feet and there are no plans to expand beyond this width to the west in the City of Rialto or to the east in the City of Colton where the street passes through existing residential neighborhoods.

TENTATIVE TRACT MAP 20062 & ARCHITECTURAL & SITE PLAN REVIEW

The proposed project site is 11.27 acres in area which is proposed to be developed with 110 compact lots, seven private drives and seven common lots. Density of the proposed project is 9.8 dwelling units per acre. The lots sizes range from 2,376 square feet to 2,772 square feet in size with an average lot size of 2,574 square feet. Private yard areas per lot average 805 square feet with a minimum of 628 square feet.

The project also includes green belts and a private park consisting of 2.86 acres in area.

Conceptual Site Plan:



Development Standards Table – CHCCSP (RES-M1- Detached Homes) with proposed SPA

Standard	SP Requirements	Proposed	Compliance
Density	Max. of 11.0 du/ac	9.8 du/ac	Yes
Lot Size	Min. 2,000 square feet	2,376 – 2,772 square feet	Yes
Lot Width	30 feet	33 feet to 42 feet	Yes
Lot Width at Corner	35 feet	36 feet to 42 feet	Yes
Lot Depth	55 feet	66 feet	Yes
Parking	220 spaces (2 enclosed ea. Home)	220 Spaces in Garages	Yes
Guest Parking	33 parking spaces (.3/du)	35 parking spaces	Yes
Front and side setback on public street	10 feet (2 story)	10 feet to 15 feet	Yes
Front setback on Greenbelts	1 foot	4 feet to 13 feet	Yes
Side Setback	3 feet	3 feet to 11 feet	Yes
Rear Setback	3 feet	3 feet	Yes
Lot Coverage	70%	48% to 63%	Yes
Building Height	35 feet	24 feet, 2 stories	Yes
Private Open Space	100 square feet	Average each lot-805 sf, Min. – 628 sf	Yes
Common Open Space	Min. 15% of project	25.4 %	Yes

ANALYSIS

Parking: The parking requirements are met for each unit with the provision of a two car, enclosed garage. Also, the project is required to maintain 33 guest parking spaces per the requirement of .3 parking spaces per dwelling unit. The project is providing 35 common guest parking spaces which exceeds the minimum requirement. In addition to the common guest parking spaces, the project provides 84 unenclosed parking stalls adjacent to garages. A condition of approval is recommended for the applicant to install signage in front of the guest parking spaces notifying residents and users the on-site open parking spaces are for “guests only” and overnight parking is prohibited unless a permit is obtained from the homeowners association. The bylaws shall include language requiring maintenance and upkeep of signage and homeowners responsibility on the use of the “guest parking” spaces and maximum stay allowed by guests of the Wildrose Village, subject to review and approval by the Development Services Director.

Open Space Areas: The applicant has provided adequate private and common open space areas per the requirements of the CHCCSP. Private Open Space is proposed within enclosed front porches with a 4 foot high garden wall an along the sides of each unit that have an average square footage of 805 square feet with a minimum of 628 square feet. The project provides approximately 2.86 acres in common open space and total 7 lots (Lots H-N). The common area lots include greenbelt areas that range for 23 feet 38 feet in width and run in an east to west direction for the project. The common areas also include a park with a community pool that measures 35,700 square feet. The applicant has not provided specific greenbelt amenities or detailed landscaping schemes at this time. In order to ensure appropriate design and landscaping, staff recommends a condition of approval for the applicant to provide detailed landscape and irrigation plans for the proposed “green belt” area. The proposed condition also requires that the “greenbelt” area shall be lushly landscaped with drought-resistant planting and include garden type amenities to be enjoyed by the residents and other guests walking through the area, subject to review and approval by the Development Services Director.

Fencing: The applicant has proposed 6 feet high vinyl fencing towards the front between each lot to separate the private open space for each lot. The heights of the fence will be six feet within side, street side and rear areas of lots. No fencing is proposed at the front of lots with the exception of a retaining wall adjacent to the north property lines of common lots F, J, K, L, and N. The maximum height of the retaining wall will not exceed 6 feet. In addition, the project will also include a combination vinyl fence/retaining wall along San Bernardino Avenue. The maximum height of the fence will not exceed 6 feet in height. Staff has determined that in order to help reduce the potential noise impacts along San Bernardino Avenue and to provide more architecturally pleasing street view, a decorative block wall should installed instead of the vinyl fence. Staff has included a condition of approval to provide a block wall along San Bernardino Ave.

Lighting: The plans do not identify detailed lighting within the greenbelt areas. Staff is recommending security lighting along the entire path of the greenbelt pathway consisting of decorative light standards and low security lighting, subject to review and approval by the Development Services Director.

Amenities: The private park is designed for the neighborhood families to enjoy as a recreation area, passive walking area, and as an overall landscaped amenity to the neighborhood. The design will take into account the use and enjoyment of the residents while ensuring that security is also on the forefront of design parameters.

Park Maintenance: Park maintenance will be addressed through homeowners association fees. Staff has included a condition of approval for the applicant to provide a HOA stipulation for landscape and other common open space/green belt/adjacent private park landscape, infrastructure and amenities maintenance fees, subject to review and approval by the Development Services Department.

San Bernardino Ave.: Although San Bernardino Avenue is currently improved sidewalk, curb, and parkway, staff is recommending the sidewalk width be increased form 5' to 6' to encourage people to walk along the sidewalk.

Project Architecture: The proposed architecture includes architectural elements from the Spanish Revival Style which is a very popular style, commonly used in California and in Colton. The Spanish Revival Architecture Style became popular in California during the 1920s. The exterior architectural features of this style includes:

- ❖ Terracotta style tile roofs
- ❖ Gable roof designs
- ❖ Wooden shutters
- ❖ Stucco exteriors
- ❖ Arched porches
- ❖ Earth tone color schemes

The Applicant's architect has submitted four plans with each plan having three different elevation schemes. All of the plans will incorporate a more modern stucco example of a Spanish Revival.

Building Elevations – Side by Side:



ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), the attached Initial Study was prepared of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared and posted on the City's website. Draft Initial Study/Mitigated Negative Declaration was circulated to responsible agencies for a 20-day public review and comment period starting on November 3, 2016. A Mitigation Monitoring Program (MMP) has also been prepared to ensure implementation of the mitigation measures for the project. The public review period for comments on the proposed adoption of the MND closed on November 22, 2016.

Comments Received on Initial Study/MND: None.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council to adopt a Mitigated Negative Declaration and recommend approval for a Specific Plan Amendment and General Plan Amendment and approve Tentative Tract Map 20062 and Architectural & Site Plan Review through the adoption of attached Resolutions titled:

RESOLUTION R-40-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON AMEND SECTION 18.34.040 (COLTON'S HUB CITY CENTRE SPECIFIC PLAN) (AMENDMENT NO. 1) AMENDING VARIOUS PROVISIONS OF CHAPTERS 3, 4, 5, 6, AND 7 OF THE SPECIFIC PLAN PERTAINING TO LAND USE AND DEVELOPMENT STANDARDS AND AN AMENDMENT TO THE GENERAL PLAN MOBILITY ELEMENT REGARDING SAN BERNARDINO AVENUE TO ALLOW THE DEVELOPMENT OF THE WILDROSE VILLAGE RESIDENTIAL SUBDIVISION AND ADOPT A MITIGATED NEGATIVE DECLARATION (FILE INDEX NO. DAP-001-305).

RESOLUTION R-41-16: A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW AND TENTATIVE TRACT MAP NO. 20062 FOR A 110-COMPACT LOT SUBDIVISION INCLUDING 14 COMMON LOTS ON PROPERTY MEASURING APPROXIMATELY 11.27 ACRES LOCATED AT THE SWC & SEC OF SAN BERNARDINO AVE. AND WILDROSE AVE. WITHIN THE COLTON'S HUB CITY CENTRE SPECIFIC PLAN, PLANNING AREA 2, AND A PROPOSED RES-M-1 (RESIDENTIAL MEDIUM-1) LAND USE DESIGNATION (CONTINGENT ON CITY COUNCIL ADOPTION OF FILE INDEX DAP-001-305) (FILE INDEX NO. DAP-001-355).

Attachments:

- Attachment-1 Draft Initial Study/Mitigated Negative Declaration
- Attachment-2 Planning Commission Resolution R-40-16 (Specific Plan Amendment & GPA)
- Attachment-3 Planning Commission Resolution R-41-16 (Architectural Review & TTM-20062)
- Attachment-4 Residential Lot Table for proposed Wildrose Village Development
- Attachment-5 Plans and Tentative Tract Map No. 20062



Prepared By:
Steve Gonzales, Associate Planner



Reviewed By:
Mark Tomich, AICP, Director

Draft Initial Study/Mitigated Negative Declaration

Attachment 1

**Draft Subsequent Initial Study and Notice of Intent to Adopt a Mitigated
Negative Declaration for Proposed Amendments to the
Colton's Hub City Centre Specific Plan (Specific Plan Amendment No. 1)
and the City's General Plan Circulation Element for the
Wildrose Village Residential Development Project
Colton, California**

Lead Agency:

**City of Colton
650 North La Cadena Drive
Colton, CA 92324
Mark Tomich, Development Services Director**



Prepared by:

**The Altum Group
73-710 Fred Waring Drive #219
Palm Desert, CA 92260**



November 2016

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Chapter 1 Introduction

1.1 Overview

The proposed Wildrose Village project includes a request for amendments to the Colton's Hub City Centre Specific Plan (CHCCSP) (Specific Plan Amendment No. 1), adopted by resolution in October 2014, and an amendment to the City's General Plan Circulation Element specifically for the segment of San Bernardino Avenue between the westerly boundary of the City of Colton and Hermosa Avenue to the east, in order to develop a new residential neighborhood in the northwest portion of the CHCCSP project area.

The CHCCSP encompasses a project area of approximately 373 acres generally bounded by San Bernardino Avenue on the north, Hermosa Avenue on the east, Valley Boulevard on the south, and the corporate boundary between the cities of Colton and Rialto on the west, west of Wildrose Avenue. Figure 1, *Regional Location*, shows the location of the planning areas that make up the Wildrose Village project site and the two other planning areas that would be affected by the proposed project. The planning areas that make up the project site are located in the northwest corner of the CHCCSP project area with San Bernardino Avenue serving as the northern boundary, and Indigo Avenue serving as the eastern boundary and are shown in Figure 2, *Project Vicinity*.

The proposed project affects approximately 42 acres in Planning Areas 2, 4, 7, 8, 13 and 15. The main focus of the Wildrose Village project is to subdivide approximately 18.4 acres of vacant land for the development of 175 single family detached homes within planning areas 2, 4, 7 and 8 of the CHCCSP project area. The project also includes a change in land use in Planning Area 13 to change the designation from RES-M (Residential Medium Density) to Open Space/Park, and Planning Area 15 to change the designation from RES-M to RES-M1 to be consistent with the other planning areas designated for residential use. There are no plans, at this time for improvements to the existing park in Planning Area 13, or to develop Planning Area 15. In addition, portions of planning areas 4 and 8 are developed with light industrial or a professional office building and thus are not a part of this project. No demolition or adaptive reuse of these buildings is proposed as part of the Wildrose Village project.

Finally, the proposal includes an amendment to the City's General Plan Circulation Element specifically to address San Bernardino Avenue between the City's westerly boundary and Hermosa Avenue to the east, to redesignate this portion of San Bernardino to Secondary Arterial (88 feet), which represents the existing condition.

1.2 Authority

The City of Colton is the lead agency for the proposed project. The Colton City Council is the governing body for the approval of the project and adoption of the Mitigated Negative Declaration. Because the project involves amendments to the Specific Plan and General Plan Circulation Element, and a development proposal for planning areas 2, 4, 7 and 8, the City Council's consideration of the project and its potential environmental effects is a discretionary action that is subject to the California Environmental Quality Act (CEQA). This Subsequent Initial Study, tiered from the Environmental Impact Report prepared for the CHCCSP, has been prepared in accordance with CEQA (Statute), the State's Guidelines for Implementation of CEQA (Guidelines), and the City's CEQA Guidelines for preparation of an Initial Study. This Initial Study, when combined with the Notice of Intent to Adopt a Mitigated Negative Declaration, serves as the environmental document for the proposed project pursuant to the provisions of CEQA (Public Resources Code 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.).

1.3 Scope of Environmental Review

The Initial Study evaluates the proposed project's potential environmental effects on the following topics:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

1.4 Impact Assessment Terminology

The Environmental Checklist identifies impacts using four levels of significance as follows:

- **No Impact.** A finding of no impact is made when it is clear from the analysis that the project would not affect the environment.
- **Less than significant.** A finding of less than significant is made when it is clear from the analysis that a project would cause no substantial adverse change in the environment and no mitigation is required.
- **Less than significant with mitigation incorporated.** A finding of less than significant with mitigation incorporated is made when it is clear from the analysis that a project would cause

no substantial adverse change in the environment when mitigation measures are successfully implemented by the project proponent.

- Potentially Significant. A finding of potentially significant is made when the analysis concludes that the proposed project could have a substantially adverse impact on the environment related to one or more of the topics listed in the previous section, *Scope of the Initial Study*.

1.5 Organization of the Subsequent Initial Study

The content and format of the Initial Study meet the requirements of CEQA. The Initial Study contains the following sections:

- Chapter 1 Introduction. This chapter provides a brief summary of the proposed project, identifies the lead agency, summarizes the purpose and scope of the Initial Study, and identifies documents incorporated by reference.
- Chapter 2 Project Description. This chapter provides a project overview including a description of the regional location and project vicinity, including Figures; and provides a description of the project elements, e.g. dimensions of the project, and identifies other agencies that may have permitting authority over the project.
- Chapter 3 Environmental Checklist. This chapter provides a copy of the Environmental Checklist and provides a response to each question posed in the checklist. This chapter also provides a brief description of the sources used to evaluate the proposed project, a brief description of the existing conditions for each topic and an analysis of potential environmental impacts. Mitigation measures from the CHCCSP EIR that would apply to the development of the Wildrose Village project are also identified where necessary.
- Chapter 4 References. This chapter lists all reports used, websites accessed, and persons consulted to prepare the Initial Study.
- Chapter 5 List of Preparers. This chapter identifies City of Colton staff and consultants who were responsible for the preparation of the Initial Study and implementation of the project.

1.6 Documents Incorporated by Reference

As allowed by CEQA Guidelines Section 15150, a Mitigated Negative Declaration may incorporate by reference all or portions of another document that is generally available to the public. The document used must be available for public review for interested parties to access during public review of the Subsequent Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for this project. The following documents are incorporated by reference.

- City of Colton General Plan and Program EIR, 2013
- Colton's Hub City Centre Specific Plan, 2014
- Colton's Hub City Centre Draft Specific Plan EIR, 2014

1 INTRODUCTION

These documents are also available for review at the City of Colton Development Services Department, 650 North La Cadena Drive Colton, CA 92324. The project specific reports are attached to the Subsequent Initial Study as appendices. The City's General Plan and Colton's Hub City Centre Specific Plan and EIR are located on the City's website at: <http://www.ci.colton.ca.us/index.aspx?NID=313>.

Chapter 2 Project Description

2.1 Project Location

Figure 1 shows the regional location of the project site within the larger Inland Empire region. Figure 2 is an aerial photograph that shows the existing conditions of the affected planning areas and the adjacent area. Figure 3, *Comparison Between CHCCSP and Proposes Land Uses*, shows the relationship between the planning areas that are the subject of this environmental review, and adjacent planning areas within the CHCCSP project area. The Wildrose Village project site encompasses approximately 18.4 acres in planning areas 2, 4, 7 and 8 within the larger Colton's Hub City Centre Specific Plan (CHCCSP). Planning areas 13 and 15 are also located in the immediate vicinity but are not the subject of the development proposal, only the change in land use designation. Table 1, *Surrounding Land Uses*, lists the land uses located in the vicinity of the project. Figure 4, *Photo Locations*, shows locations where photos of existing conditions were taken. Figures 4a and 4b show representative photos in the project area.

Table 1 Surrounding Land Uses

Direction	Land Use Designation	Existing Land Use
North (outside CHCCSP)	High Density Residential (HDR), Low Density Residential (LDR) (City of Colton General Plan)	Residential single family and multi-family homes
South	Business Park (BP), Retail Mixed Use (RMU) (Colton's Hub City Centre Specific Plan)	CSM Bakery Products facility, golf course
East	Open Space/Habitat (OS/H), Open Space/Park (OS/P) (Colton's Hub City Centre Specific Plan)	Vacant and undeveloped
West (outside CHCCSP)	Office-Park (O-S), Industrial Park (I-P), Retail Commercial (R-C) (City of Rialto Gateway Specific Plan)	Vacant and undeveloped

Source: The Altum Group, 2016.

2.2 Project Description

The Wildrose Village project is a proposal to subdivide approximately 18.4 acres of vacant land, as shown in Figure 4. The proposed project includes the development of 175 single family detached homes and related uses, on small lots in the northwest portion of the CHCCSP project area in planning areas 2 and 7 (all parcels) and 4 and 8 (only vacant parcels). Figure 5, *Tentative Tract Map No. 20062*, shows the layout of lots in Planning Area 2, the first of the planning areas proposed for development. As shown in Figure 6, *Conceptual Plan*, development of this community will occupy Planning Area 2,

2 PROJECT DESCRIPTION

the southern half of Planning Area 4, Planning Area 7 and the eastern portion of Planning Area 8 within the CHCCSP project area with a series of neighborhoods developed with housing types shown in Figure 7, *Typical Housing Types in Wildrose Village*. Proposed neighborhoods within these planning areas will have landscaped greenbelt common areas to accommodate pedestrian walkways situated along rear-facing lots. Picnic tables and outdoor barbeque grills will be distributed throughout each greenbelt common area. Planning Area 2 will have a clubhouse with a swimming pool adjacent to a 0.9 acre neighborhood park including a 0.3 acre neighborhood park with tot lot at the northern terminus of Wildrose Avenue. Planning areas 4 and 7 will both have a small neighborhood park abutting Wildrose Avenue as well. The concept for the residences of Wildrose Village is for two-story homes with varying architectural design styles. For onsite drainage control purposes a 1.0 acre retention basin will be constructed along the southern portion of Planning Area 7 and will serve in retaining runoff from planning areas 2, 4, 7 and 8.

The applicant is proposing two changes in the Specific Plan land use designations. The first is an amendment of the present land use designation of Planning Area 2 from Residential-Medium (RES-M) to Residential Medium 1 (RES-M1) which would increase the target density from 43 to 118 residential units. The second will involve an amendment of the present land use designation of Planning Area 13 from Residential-Medium (RES-M) to Open Space/Park (OS/P) which would eliminate the target density from 38 to 0 units. Planning Area 13 is currently developed with a park so that changing the designation of this planning area back to OS/P allows the existing land use to be consistent with the Specific Plan land use designation.

In addition to the planning areas described above, the applicant is currently in the process of purchasing the entire property within Planning Area 15 (currently located within Colton Golf Club's Sam Snead Golf Course). The applicant's intended purpose is for future development of a similar neighborhood as proposed in planning areas 2, 4, 7 and 8. Although no site plan is available at this time for Planning Area 15, it is anticipated that the type of housing and related amenities will be similar and thus this planning area has been included and evaluated in this document's environmental analysis.

Ultimately, the proposed change in the residential land use designation from RES-M to RES-M1 could allow for a combined increase in the number of single family dwelling units allowed within the CHCCSP from 275 to 360, if all parcels within the affected planning areas were vacant. The focus of the environmental analysis is the increase in the number of dwelling units by 85 units over the 275 units approved in the CHCCSP. Table 2, *Existing and Proposed Land Use Designations by Planning Area*, shows the difference between existing and proposed densities by Planning Area.

Table 2 Existing and Proposed Land Use Designations by Planning Area

Planning Area	Existing Designation ¹	Total Units Allowed	Proposed Designation	Total Units Allowed	Total Units Proposed ²
2	RES-M (4 du/ac)	43	RES-M1 (11 du/ac)	118	110
4	RES-M1 (11 du/ac)	62	RES-M1 (11 du/ac) ³	62	12
7	RES-M1 (11 du/ac)	46	RES-M1 (11 du/ac) ⁴	46	40
8	RES-M1 (11 du/ac)	59	RES-M1 (11 du/ac) ³	59	13
13	RES-M (4 du/ac)	38	Open Space/Park (OS/P)	0	0
15	RES-M (4 du/ac)	27	RES-M1 (11 du/ac)	75	65
	Total	275		360	240

Source: Wildrose Village Development Application (DAP 001-305)

Notes:

1. RES-M = Residential Medium, RES-M1 = Residential Medium (11 du/ac)
2. Number of proposed dwelling units is based on a density of 9.5 du/ac rather than the maximum 11 du/ac allowed in RES-M1 to allow for on-site amenities such as landscaped paths, parks and a clubhouse.
3. Only specific parcels within Planning Areas 4 and 8 are available for development as a site in each Planning Area is already developed with non-residential uses (see Figure 2 for locations). Therefore, the number of dwelling units proposed is significantly less than what could be developed if the site were vacant.
4. Planning Area 7 includes a 1-acre stormwater basin, thus lowering the dwelling unit count.

Specific Plan Amendments

The project will require the processing of specific entitlement applications including a Tentative Tract Map and Architectural and Site Plan Review by the City.

The Wildrose project also includes the following amendments to CHCCSP:

1. Amend the Specific Plan to allow an increase in the total target dwelling units from 275 to 360.
2. Amend the Specific Plan Development Regulations and Standards for Res-M1 Attached Homes.
3. Amend the Specific Plan's Street Section for San Bernardino Avenue from a 6-lane divided road to a 4-lane undivided road (existing conditions).
4. Amend the Specific Plan's Street Section for Wildrose Avenue, Indigo Avenue, and Woodpine Avenue.
5. Amend the Bike Lane and Sidewalk Master Plan.
6. Amend the sewer upgrade to Valley Boulevard to be dependent on whether the upgrade is required.

7. Amend the Master Storm Drain Plan to allow for street flows to a basin in Planning Area 4 or 7 along Wildrose Avenue in lieu of storm drain pipelines.
8. Amend street plantings from 24-inch box to 1/3 - 24-inch box and 2/3 - 15 gallon size.
9. Amend the private patio enclosure requirements to allow 4-6-foot high vinyl fences.
10. Amend the Community Wall and Fence Guidelines to give the Development Services Director flexibility to determine height, material and style.

The following Specific Plan Figures have been revised to reflect the proposed amendments and are included at the end of this section:

- Figure 1-9 Comparison of WVSP to CHCCSP.
- Figure 3-1 Land Use Plan
- Figure 5-1 Circulation Plan
- Figure 5-2 Street Sections
- Figure 5-2A Street Sections for San Bernardino Avenue (new figure in amended CHCCSP)
- Figure 5-2B Street Sections in Northwest Quadrant of CHCCSP (new figure in amended CHCCSP)
- Figure 5-3 Bike Lane and Sidewalk Master Plan
- Figure 5-5 Master Sewer Plan
- Figure 5-6 Master Storm Drain Plan
- Figure 6-41 Streetscape Section
- Figure 6-45 Open Space Plan

General Plan Amendment

The Wildrose project also includes an amendment to the General Plan Mobility Element to revise the status of San Bernardino Avenue from a Major Arterial to a Secondary Arterial. San Bernardino Avenue is currently built as a Secondary Arterial at a width of 88 feet and there are no plans to expand beyond this width to the west in the City or Rialto or to the east in the City of Colton where the street passes through existing residential neighborhoods.

The following are the Mobility Element definitions of the two types of streets.

Major Arterials are roadways designed to move large volumes of traffic, linking freeways with local streets and providing access between cities and subregions. They carry high traffic volumes and are designed for high speeds, and provide routes for regional transit. Major

Arterials may also serve as primary truck routes. On-street parking may be prohibited during peak periods or continuously to allow the street to perform as planned.

Secondary Arterials provide access within the City, connecting traffic to districts and neighborhoods in Colton. Designed for intermediate speeds, Secondary Arterials accommodate on-street parking during most of the day.

San Bernardino meets some of the definition of a Major Arterial. For example, it provides a link between the cities of Colton and Rialto, but does not link to the freeway and does not move large volumes of traffic designed for high speeds. It provides stops for OmniTrans but is not designated as a truck route. From west to east of Riverside Avenue, the north side of the street is with a City Park and residential uses in the City of Rialto, and with residential uses in the City of Colton. East of the CHCCSP project area boundary at Hermosa Avenue, the street passes through established single family neighborhoods.

2.3 Actions and Approvals

The City of Colton has primary authority for the approval and supervision of the proposed project. As such, the City is the Lead Agency for this project under CEQA. This Subsequent Initial Study/Mitigated Negative Declaration is intended to serve as the CEQA compliance document for any necessary approvals by the City of Colton and other agencies, including, but not limited to the following:

- City of Colton
 - Amendments to CHCCSP (as listed above)
 - Amendment to the General Plan Circulation Element for San Bernardino Avenue
 - Conceptual Site Plan Review and Approval
 - Tentative and Final Parcel Map Approval
 - Adoption of a Mitigated Negative Declaration
 - Building and other Development Permits
 - Water Quality Management Plan Review and Approval

Public Agencies That May Review and Issue a Permit or Other Approval:

- California Water Resources Control Board - Stormwater Pollution Prevention Plan (SWPPP) and issuance of a Waste Discharge Identification Number for the Stormwater Pollution Prevention Plan (SWPPP).
- County of San Bernardino Fire District, Office of the Fire Marshall – Review and Approval of accessibility to all proposed planning area residential development.

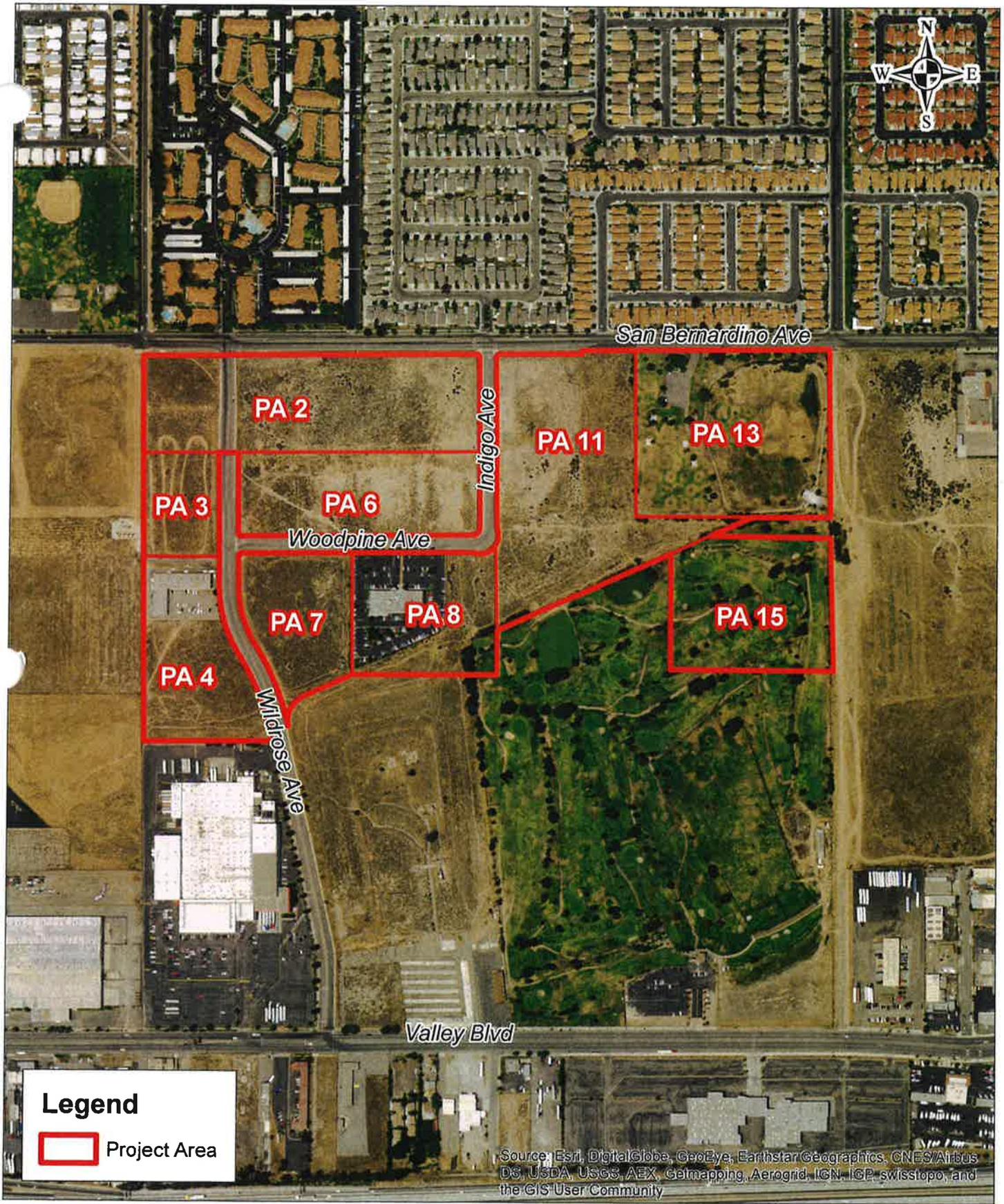
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Regional Location
Wildrose Village Subsequent Initial Study

Figure
1

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1 inch = 500 feet

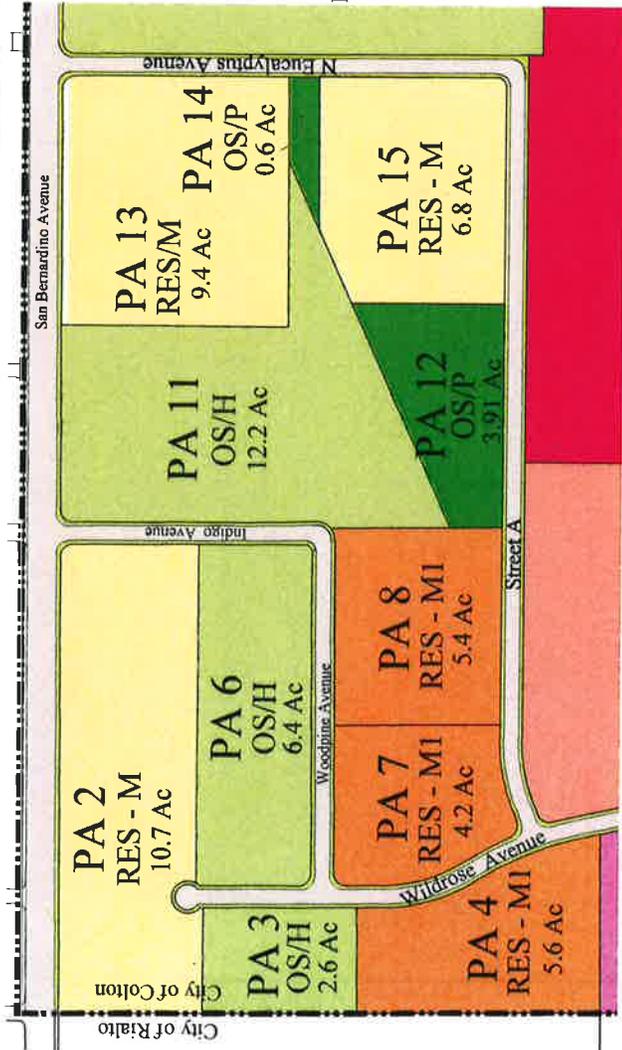


Project Area and Vicinity
 Wildrose Village Subsequent Initial Study

Figure
 2

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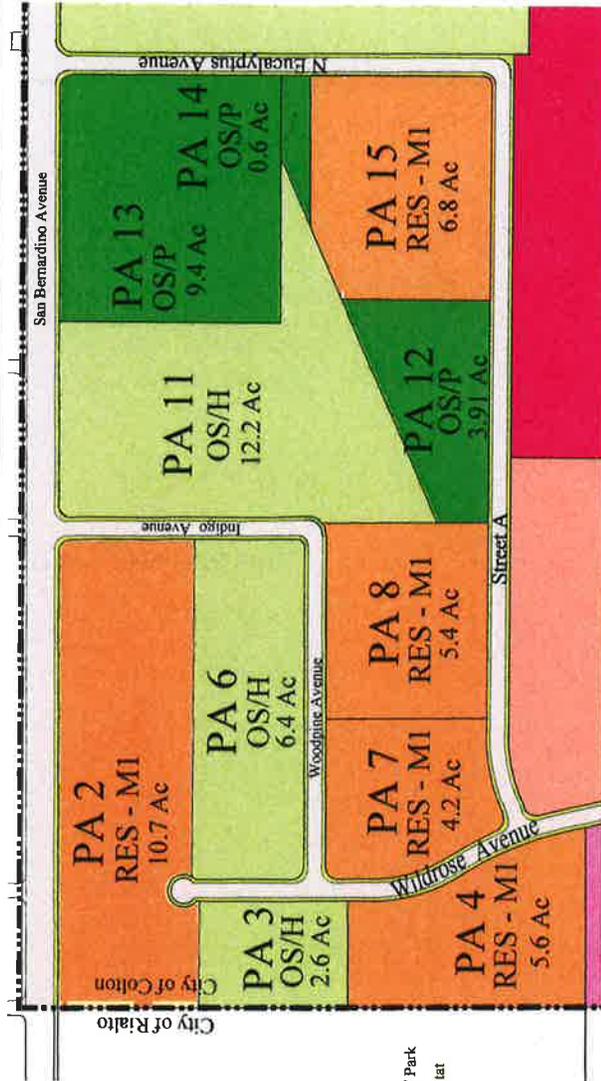
Approved Land Use Plan



LEGEND:



Proposed Land Use Plan



LEGEND:



Source: CHCCSP, 2015



Comparison Between Adopted and Proposed Land Use Designations
Wildrose Village Subsequent Initial Study

Figure 3

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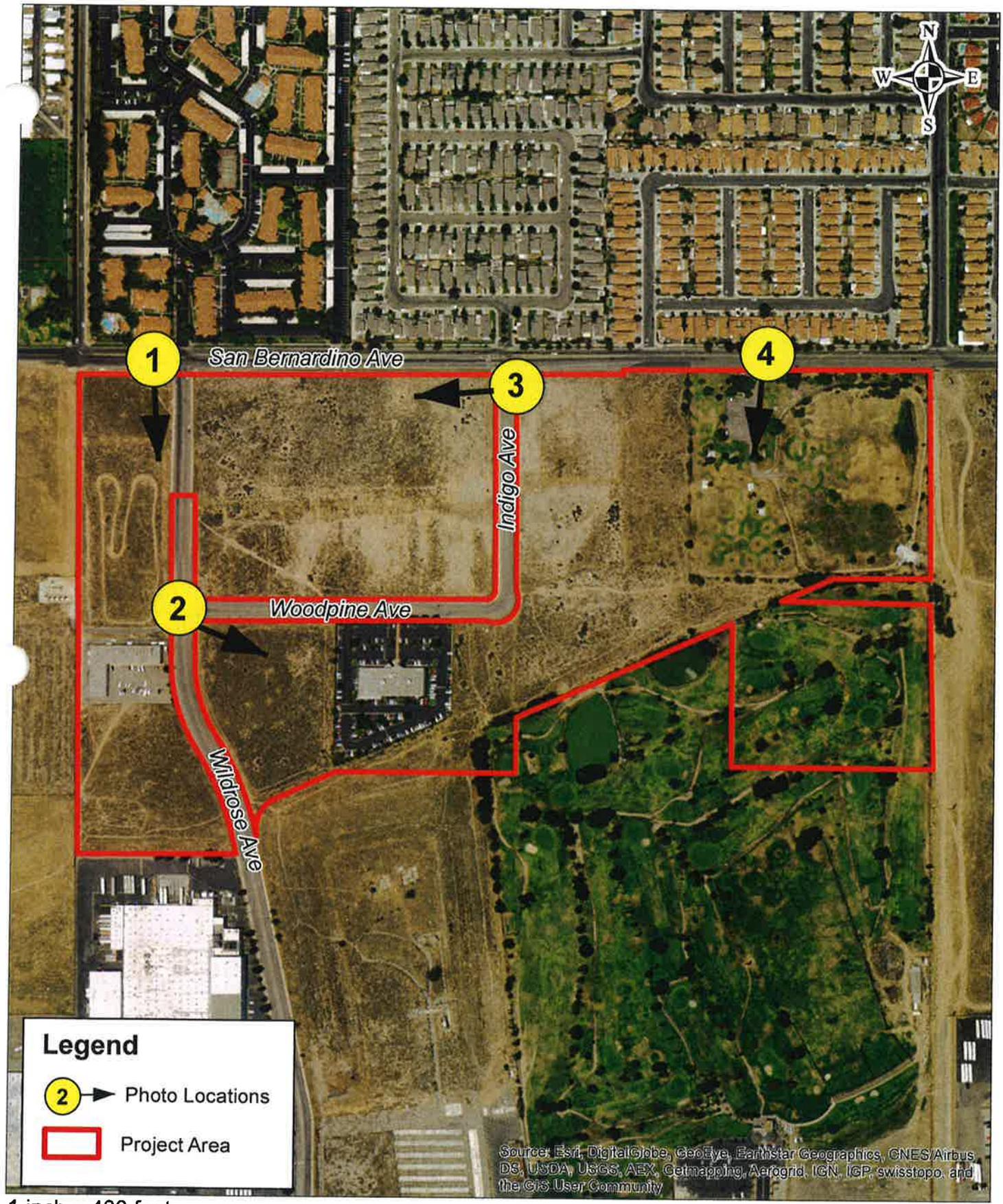


Photo Locations
Wildrose Village Subsequent Initial Study

Figure
4

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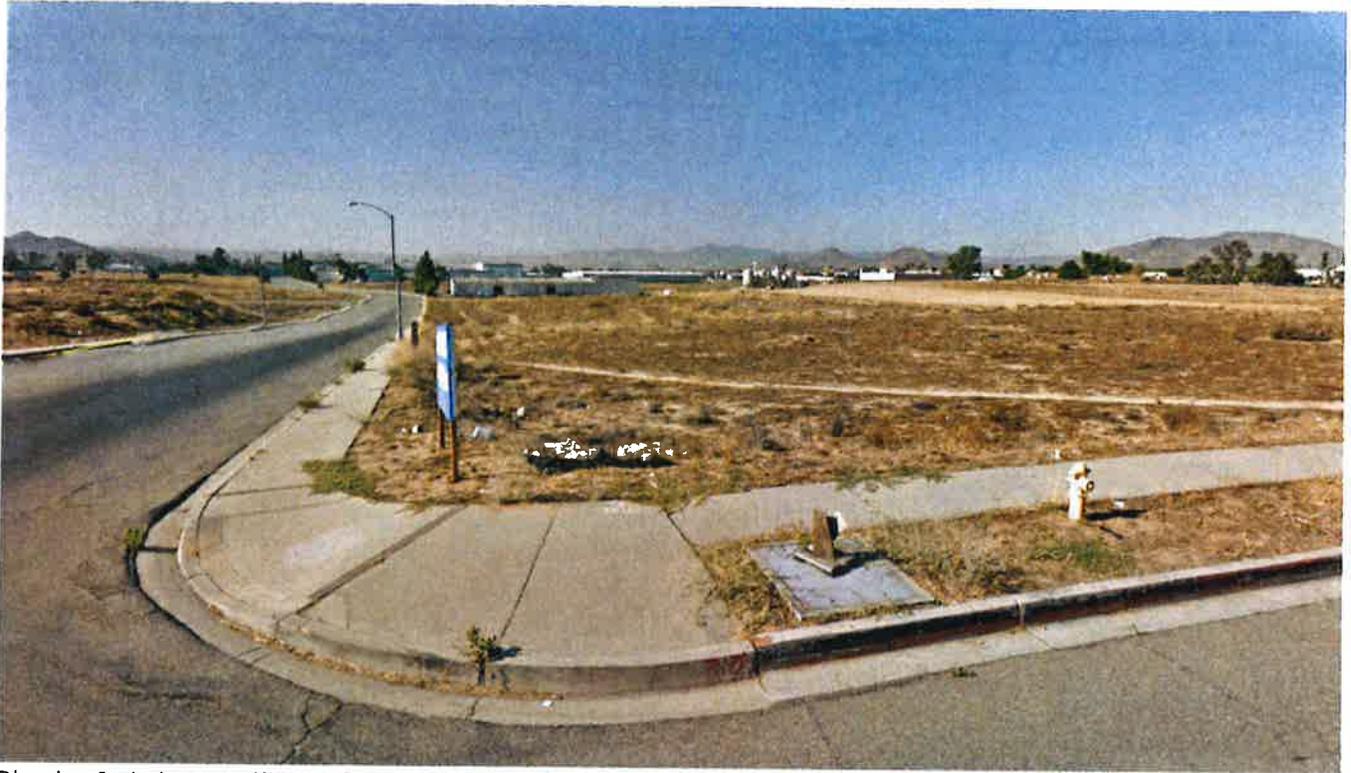


Photo 1: Intersection of San Bernardino Avenue and Wildrose Avenue, Facing South towards Planning areas 2, 3, and 4



Photo 2: Intersection of Wildrose Avenue and Woodpine Avenue, facing southeast toward Planning Areas 7 and 8

Source: Google Earth Pro, 2016.

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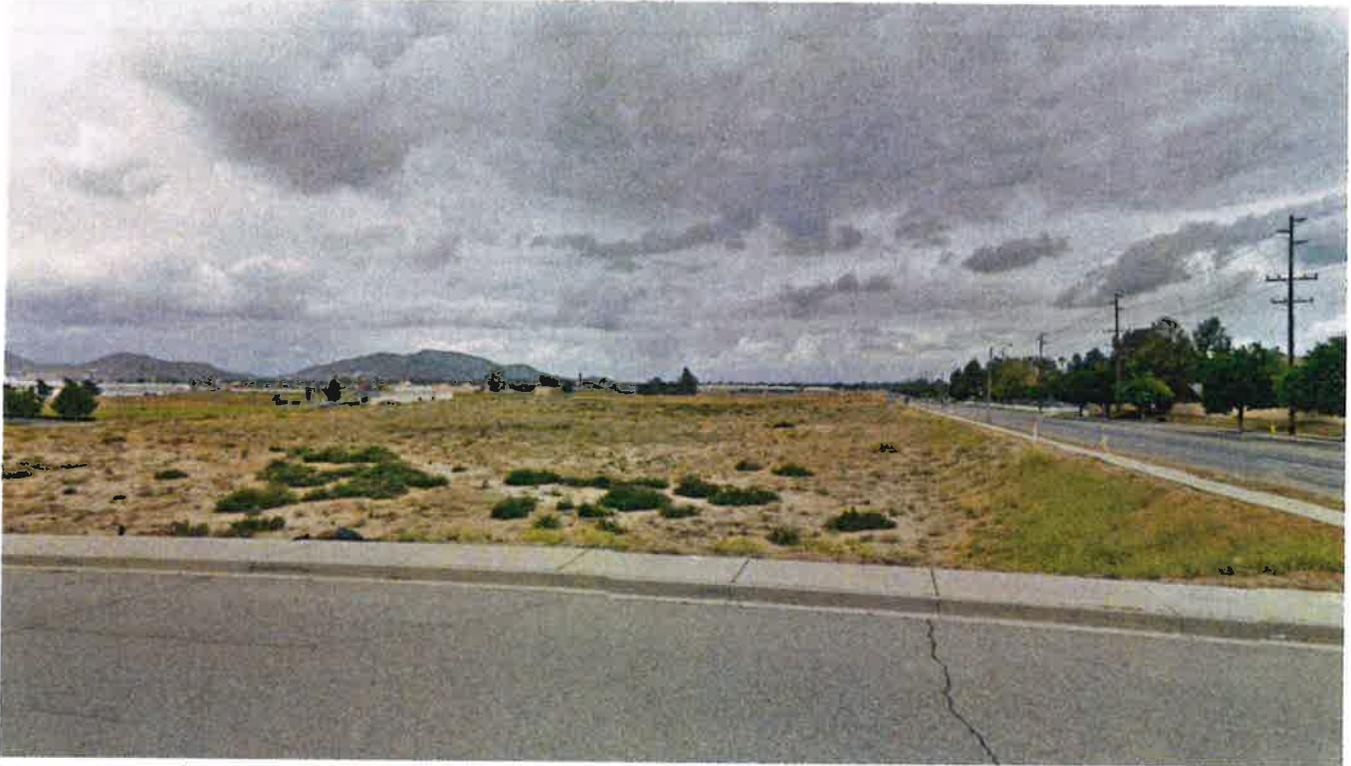


Photo 3: Indigo Avenue, South of San Bernardino Avenue, facing east toward Planning Areas 2 and 6



Photo 4: San Bernardino Avenue, facing south toward Planning Area 13

Source: Google Earth Pro, 2016.



Site Photos Continued
Wildrose Village Subsequent Initial Study

Figure
4b

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Source: Sitiescapes, 2016



Conceptual Site Plan
 Wildrose Village Subsequent Initial Study

Figure
 6

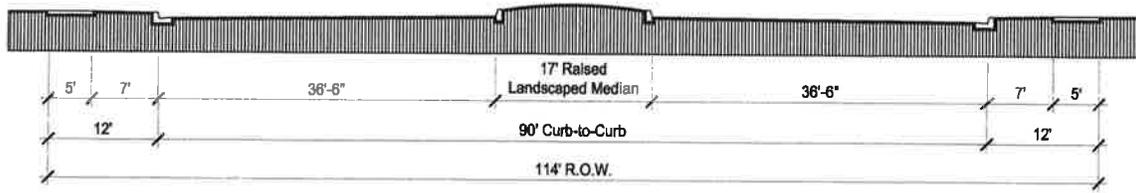
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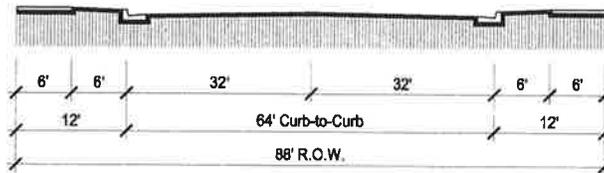
Typical Housing Types
Wildrose Village Subsequent Initial Study

Figure
7

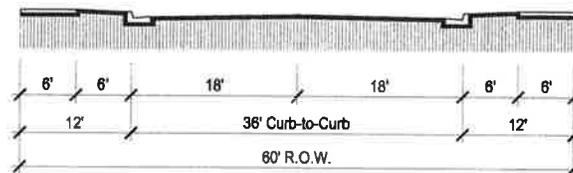
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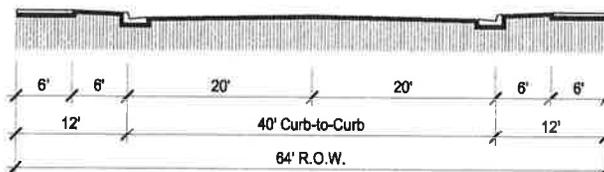
A
MAJOR HIGHWAY
 Pepper Avenue / Valley Boulevard
 (6 Lanes)



B
~~COLLECTOR STREET~~ SECONDARY ARTERIAL
 Meridian Avenue



C
 Local Street
 (2 lanes)

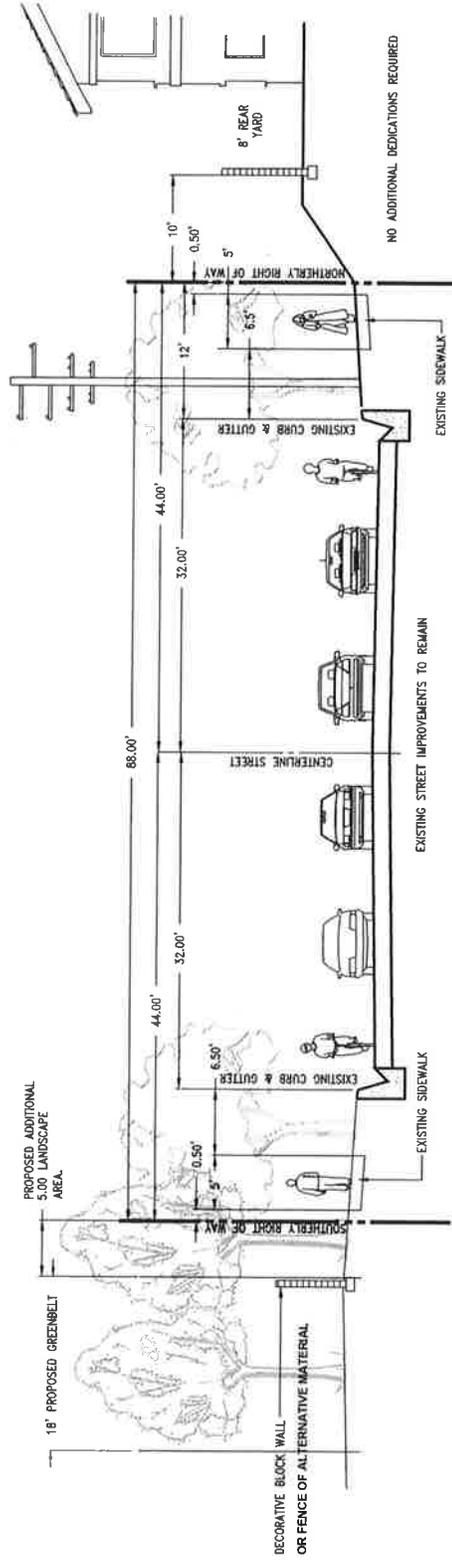


D
 Local Street
 (2 Lanes)

FIGURE 5-2
STREET SECTIONS

Note: Pursuant to CHCCSP
 Amendment No. 1 Wildrose Village.

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SECONDARY ARTERIAL
 SAN BERNARDINO AVENUE
 (4 LANES)

FIGURE 5-2-A
 STREET SECTION FOR
 SAN BERNARDINO AVENUE

Note: Pursuant to CHCCSP
 Amendment No. 1 Wildrose Village.

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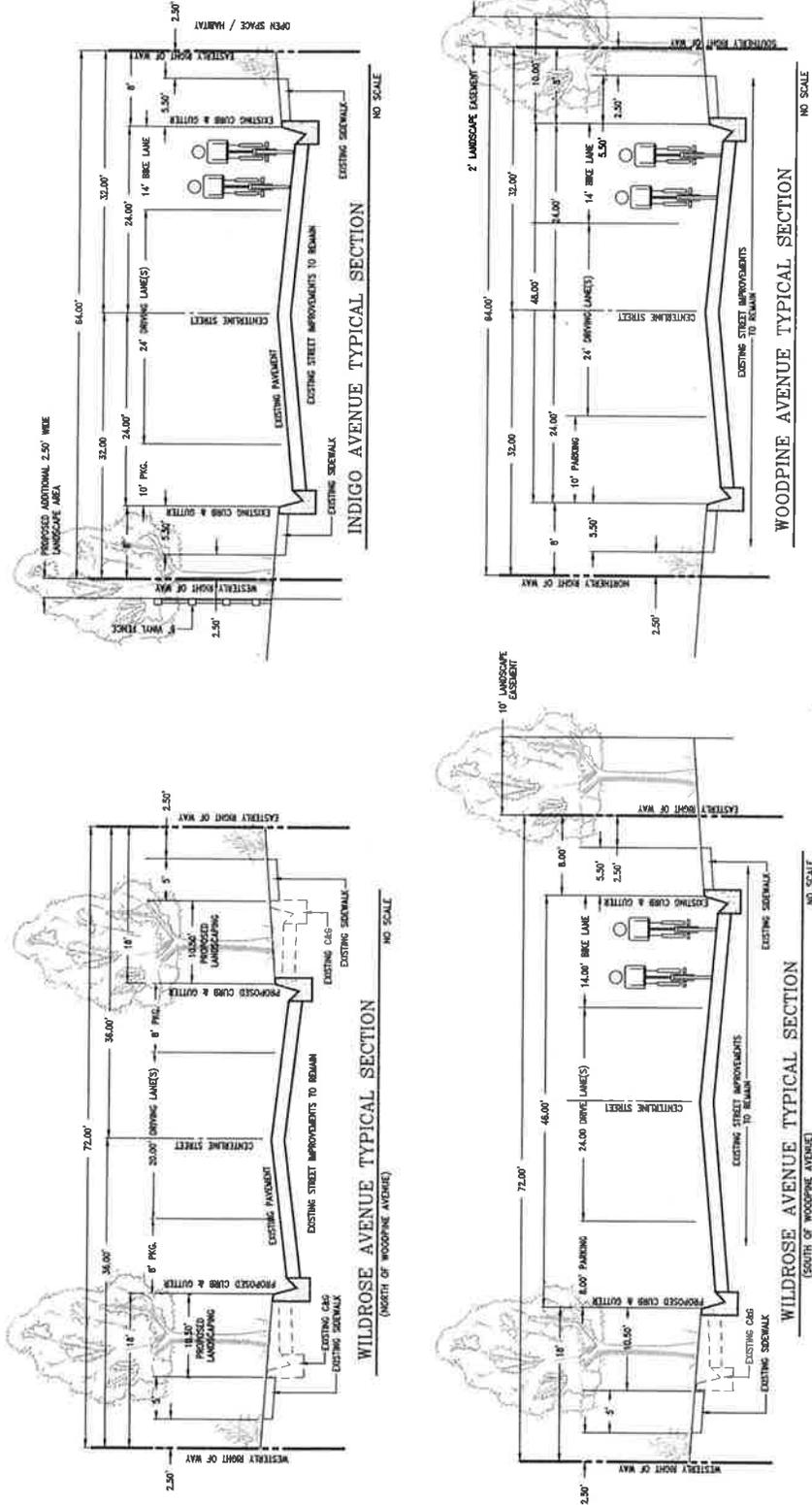


FIGURE 5-2-B
STREET SECTIONS IN NORTHWEST
QUADRANT OF CHCCSP

Note: Pursuant to CHCCSP
Amendment No. 1 Wildrose Village.

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LEGEND:

- ■ ■ ■ Class I Bikeway
(8' wide - off street)
- ● ● ● Class II Bikelanes
(8' wide - on street)
- Pedestrian Sidewalks

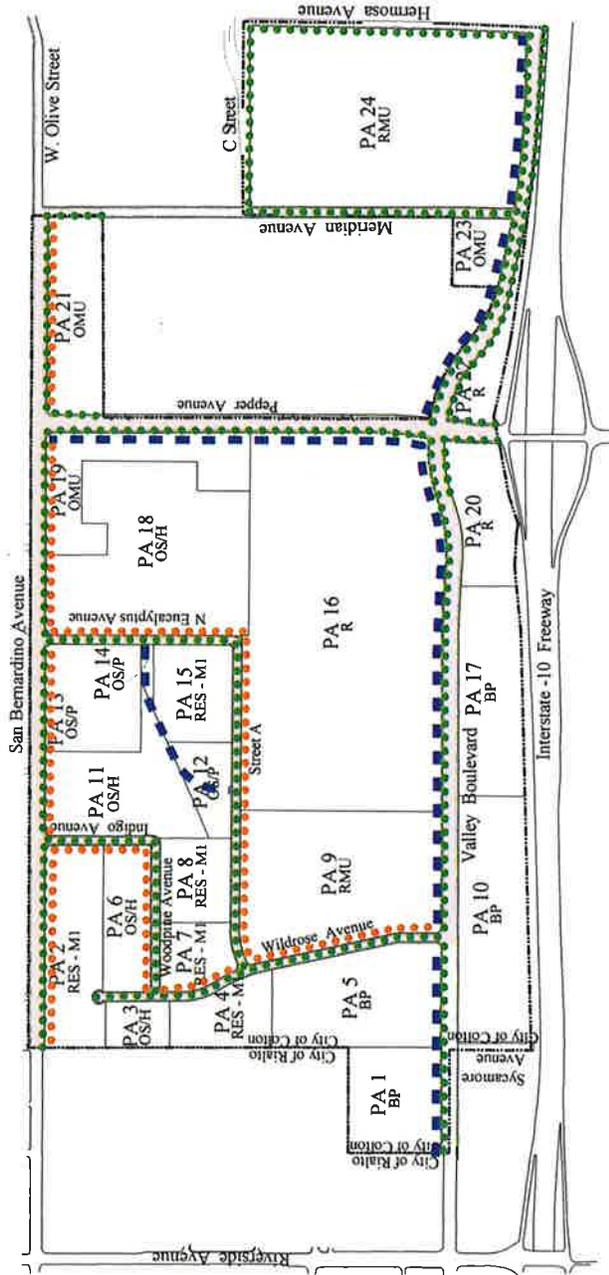
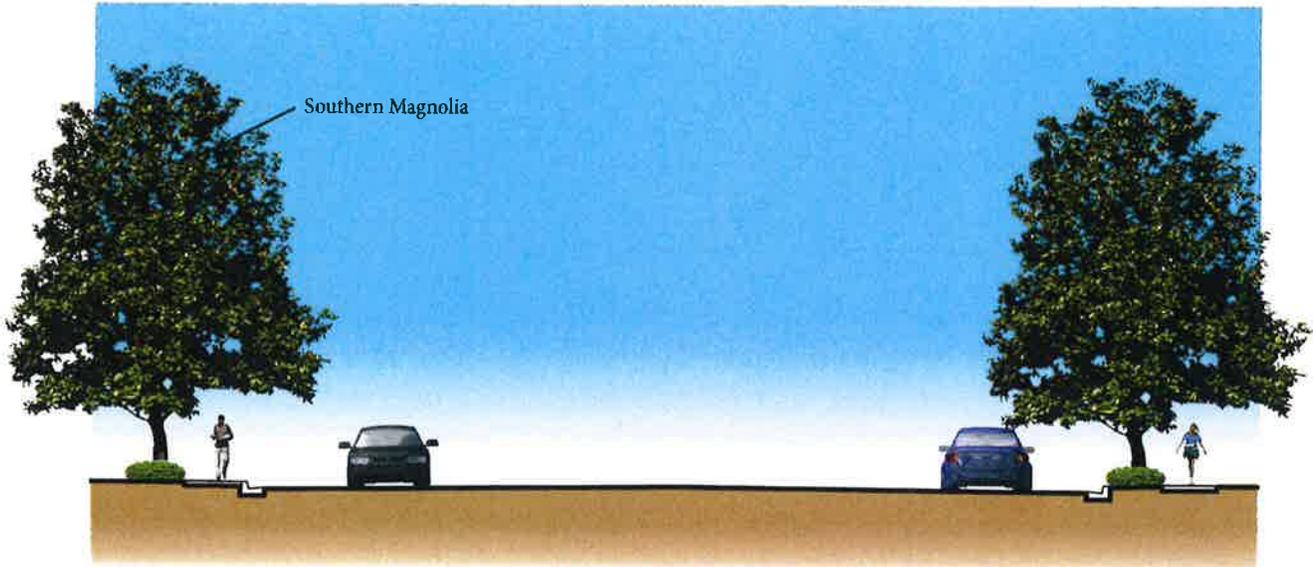
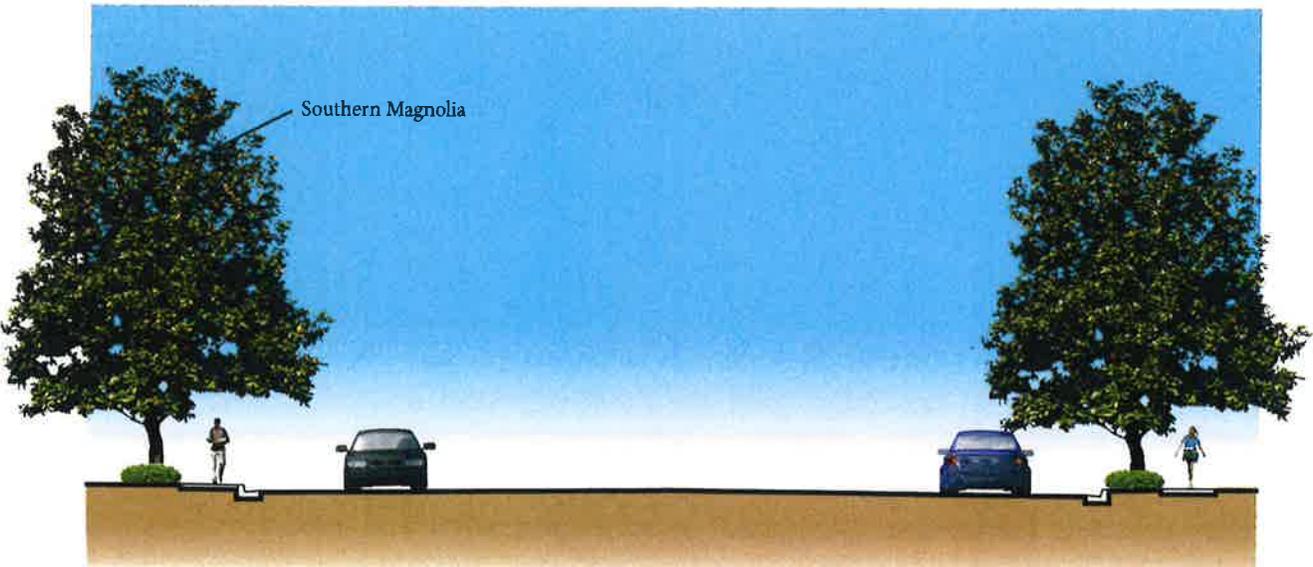


FIGURE 5-3
BIKE LANE AND SIDEWALK MASTER PLAN

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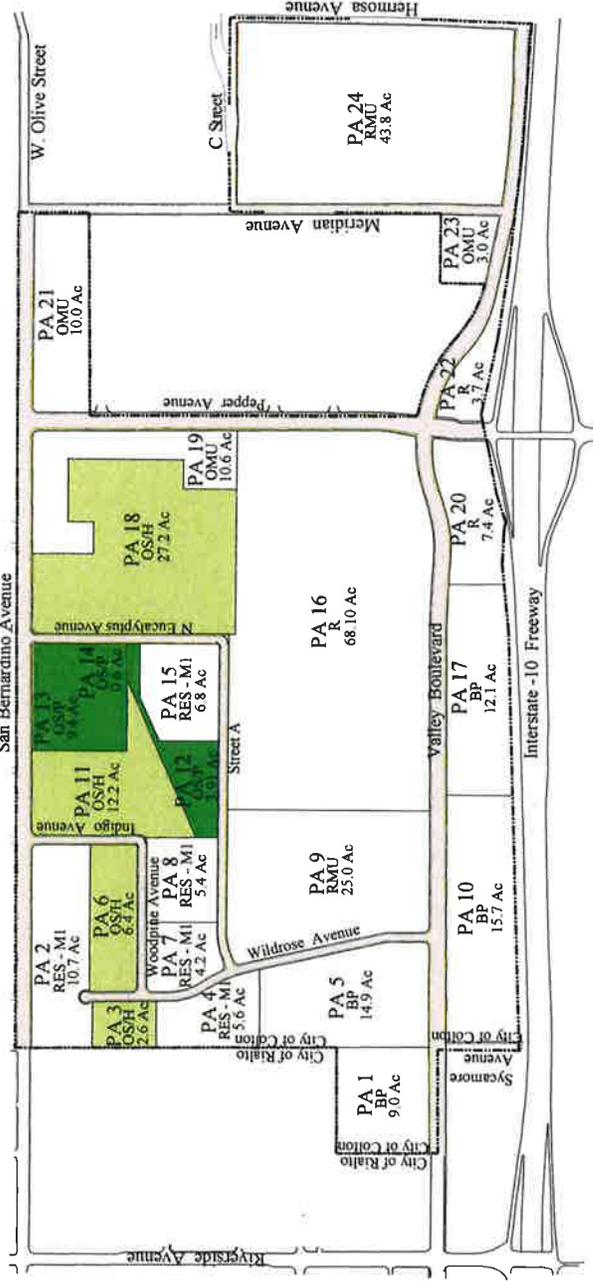
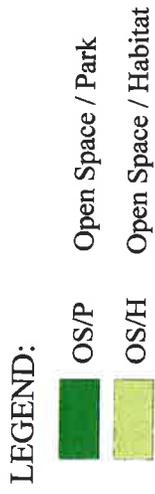
San Bernardino Avenue



Meridian Avenue

FIGURE 6-41
STREETSCAPE SECTION

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**FIGURE 6-45
OPEN SPACE PLAN**

Note: Pursuant to CHCCSP
Amendment No. 1 Wildrose Village.

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Chapter 3 Environmental Evaluation

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"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

- 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 describe 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 earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature

11-1-16

 Date

3.1 Aesthetics

3.1.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton’s Hub City Centre Specific Plan EIR*, August 2014.

3.1.2 Environmental Setting

There are no areas with remarkable aesthetic qualities located within the project area. Mountains surrounding the valley are considered scenic resources, and can be seen in almost every direction. Views of the San Bernardino Mountains to the north stretch toward the east with Mt. San Gorgonio at a maximum elevation of 11,502 feet; and to the southeast, San Jacinto Peak with an elevation of 10,804 feet. Several other peaks over 10,000 feet elevation are visible, including Mt. San Antonio (known locally as Mt. Baldy) at an elevation of 10,064 feet, located in the San Gabriel Mountains to the northwest. These three notable mountains are located in designated wilderness areas established by the United States Forest Service (USFS). The Jurupa Hills are visible to the southwest and the Box Springs Mountains are visible to the southeast. Both of these ridges are low lying and may not be visible from the project area. Slover Mountain, at a current elevation of up to 1,161 feet, lies directly to the southeast along the I-10 freeway and has been a quarry site for limestone for over 100 years. It is now only about one third as wide and one half as high as it originally stood. There are no visible natural river courses or rock outcroppings in the project area, nor are there any unusual geologic or architectural features.

3.1.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3 ENVIRONMENTAL EVALUATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a/c. Less Than Significant Impact with Mitigation Incorporated. The sites that are the subject of this Initial Study are vacant and undeveloped. Past grading activities are evident in Planning Area 2, with a ten foot displaced slope as a result of cut-and-fill performed along the southern boundary. Planning areas 4, 7 and 8 show little evidence of past grading activities and are generally level with little to no sloping. However portions of Planning areas 4 and 8 are developed with buildings, parking lots and landscaping. These sites are not a part of the proposed project. Finally, Planning Area 13 is a flood control basin that is also used as a park.

The project area has immediate views of Mt. San Antonio to the northwest and the San Bernardino Mountains to the northeast. Mt. San Jacinto is visible to the southeast mainly from Planning Area 2 due to its overall higher elevation than the rest of project's planning areas. The existing residential neighborhood to the north of the project along San Bernardino Avenue would be most susceptible to negative aesthetic impacts due to development only if the project were to construct structures of significant height (greater than 35 feet). However, because all existing residential development along the north side of San Bernardino Avenue is situated on raised elevated pads averaging 10 feet higher than planning areas 2 and 13, the proposed two-story homes in Planning Area 2 would therefore not obstruct the southern view shed for these residents, and Planning Area 13 is proposed to remain a park. Furthermore, future development in planning areas 4, 7, 8 and 15 will pose little to no obstruction of the surrounding viewshed as there are no existing residences near or adjacent and that elevations are generally level to surrounding level of plane contours.

To limit aesthetic impacts in regard to structural height on surrounding land uses, the project will be required to comply with the Development Standards set forth in Chapter 4.2 of the CHCCSP for the Residential Medium (Res-M) and for Residential Medium 1 (Res-M1). Under existing conditions, structural building height cannot exceed thirty-five feet. Because the project proposes two-story structural residences, it is assumed that these homes will not exceed 28 feet in height.

Implementation of Mitigation Measures AES-1 and AES-2 requires the applicant to prepare landscaping plans that are consistent with the adopted CHCCSP Landscape Design Guidelines and to provide landscaping and revegetation of graded areas as soon as practical after grading in order to minimize erosion and visual impacts. Therefore, with compliance of development

3 ENVIRONMENTAL EVALUATION

standards, in regard to building height and with landscaping design guidelines, impacts to scenic vistas would be less than significant.

- b. **No Impact.** There are no state designated scenic highways in the project area. Furthermore, there are no unique geologic features, rock outcroppings, or trees situated in planning areas 2, 4, 7 and 15 as they are all is a vacant and undeveloped.
- d. **Less Than Significant Impact With Mitigation Incorporated.** The transformation from vacant land to development of a new residential community would create new permanent sources of light and glare. Mitigation Measure AES-3 will require the project development to submit site specific lighting plans that are compliant with Section 6.12, Outdoor Lighting Guidelines as set forth in the CHCCSP. In addition, because of planning areas 2, 4 and 15 are adjacent to Delhi Sands Fly (DSF) habitat located in planning areas 3, 6 and 11 Mitigation Measure BIO-10(b) shall be implemented specifically towards project development within these planning areas in order to reduce the potential for impacts due to light and glare associated with residential neighborhoods and lighting along the trails in greenbelt areas on DSF habitat conservation areas. Therefore, with implementation of Mitigation Measures AES-3 and BIO-10(b), potential impacts associated with light and glare onto adjacent habitat conservation areas would be less than significant.

3.1.4 Mitigation Measures

The following measures are from the CHCCSP EIR and apply to all development in the Specific Plan project area.

- AES-1** Applicants submitting development review applications on sites in the project area shall prepare and submit a landscape plan along with their site plan to the City of Colton that meets the requirements of the City Municipal Code and is consistent with the adopted Specific Plan Landscape Design Guidelines of the CHCCSP Project.
- AES-2** Landscaping and revegetation of graded areas shall occur as soon as practical after grading, to minimize the potential for erosion as well as to reduce the potential for visual and aesthetic impacts.
- AES-3** Applicants submitting development review applications on sites in the project area along with their site plans shall prepare and submit a Lighting Plan with photometric analysis to the City of Colton that identifies the proposed luminosity and location of all lighting fixtures, the orientation of the fixtures, the types of shielding that will be used to avoid producing glare, the type of shielding that would minimize light spillover, and demonstrate through the photometric analysis of how the fixtures would avoid the spread of stray light across site boundaries. Lighting specifications that reduce light and glare shall comply with City of Colton requirements and shall appear as notes on the building plans.

3 ENVIRONMENTAL EVALUATION

In addition to these measures, Mitigation Measure BIO-10b is a measure specific to light and glare emanating from properties adjacent to DSF habitat conservation areas. This measure affects development in planning areas 2 and 15 located immediately adjacent to conservation areas (planning areas 6 and 11), and to planning areas 7 and 8 located directly across Woodpine Avenue from a conservation area (Planning Area 6) and in the case of Planning Area 8, adjacent to Planning Area 11). The applicant must prepare a lighting plans for each neighborhood, including the greenbelt areas that shows how lighting will be minimized adjacent to conservation areas.

BIO-10(b) Permanent lighting in developed areas adjacent to DSF conservation areas/habitat will be shielded to minimize impacts to DSF and other wildlife.

3.1.5 Level of Significance After Mitigation

Implementation of Mitigation Measures AES-1 through AES-3 and BIO-10(b) will ensure that impacts associated aesthetics would be less than significant.

3.2 Agriculture and Forestry

3.2.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, May 2014.
- California Department of Conservation Farmland Mapping and Monitoring Program, *San Bernardino County Important Farmland 2014*, accessed September 27, 2016, ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/sbd14_so.pdf.

3.2.2 Environmental Setting

According to the Phase I Environmental Site Assessment prepared for an area including the proposed project site in 2008, land in the project vicinity have been used for dry farming/grazing activities, possibly as early as the 20th century. However, all agricultural practices have been discontinued in the area. The project site is largely undeveloped with Open Space/Habitat parcels situated among parcels zoned for residential development.

The majority of the project site is designated as Other Land Urban on the State's 2014 Important Farmland Map for San Bernardino County. Other land is land not included in any other mapping category. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land. There is no forest land on or near the project site.

3.2.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>AGRICULTURAL AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:</p>				
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 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 a 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"/>

- a. **No Impact.** The project site is located within an area designated as Other Land on the State's 2014 Important Farmland Map for San Bernardino County. Development of any of the sites would not impact any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance because the sites do not involve the reuse of a site that is already developed with urban uses. Therefore, the proposed project would have no impact.

- b. **No Impact.** None of the project sites are located within an area zoned for agriculture and are not under a Williamson Act contract. Therefore, the projects would not impact land zoned for agricultural use or Williamson Act contract lands.
- c. **No Impact.** None of the project sites are located in an area of San Bernardino County where timberland is harvested and are not in an area zoned for use as timberlands. Therefore, all project sites would not impact timberland resources.
- d. **No Impact.** None of the proposed project sites are located in a forest area and therefore would not impact forest lands.
- e. **No Impact.** None of the proposed project sites are being used for farming or forest land and are not in an area where farming or forest harvesting occurs. Therefore, no impact will occur.

3.2.4 Mitigation Measures

The project was found to have no impact on Agricultural Resources. Therefore, no mitigation is required.

3.2.5 Level of Significance After Mitigation

Not Applicable

3.3 Air Quality

3.3.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, May 2014.
- The Altum Group, *CALEEMod 2013.2.2 Emissions Printouts*, October 20, 2016. (Appendix A)

3.3.2 Environmental Setting

The CHCCSP project area is located within the western portion of San Bernardino County, which is part of the South Coast Air Basin (Air Basin) that includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The Air Basin is subject to a series of Air Quality Management Plans (AQMPs) all focused on the reduction of emissions of specific air pollutants in order for the Air Basin to be in attainment under the Federal and State air quality standards. The Air Basin is currently in non-attainment for ozone and particulate matter (PM10), and in attainment for all other pollutants.

3 ENVIRONMENTAL EVALUATION

According to the EIR prepared for the CHCCSP, development of all properties in the CHCCSP project area would result in significant unavoidable impacts for short-term construction, long-term operation, and cumulative impacts. This would include the development of the Wildrose Village project in all or portions of planning areas 2, 4, 7, and 8, and development the future residential uses in Planning Area 15, ultimately resulting in 250 new dwelling units. Because the analysis in the CHCCSP EIR evaluated a worst case scenario in which all land uses were considered to be developed (build-out), this subsequent air quality analysis analyzes the additional 85 dwelling units associated with the proposed project that weren't previously analyzed in the CHCCSP EIR. Section 3.3.3, summarizes the findings.

3.3.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. **Less Than Significant Impact.** CEQA requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project alternatives is the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed projects may have with the AQMP.

The purpose of this discussion is to determine whether the proposed projects would interfere with the region's ability to comply with federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider

3 ENVIRONMENTAL EVALUATION

project modifications or inclusion of mitigation to eliminate the inconsistency. The SCAQMD CEQA Handbook states that,

A proposed project should be considered to be consistent with the AQMP if it furthers one or more AQMP policies and does not obstruct other policies.

The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2010 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated as follows:

Criterion 1 - Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis prepared for the project, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. In addition, long term operational impacts will not result in significant impacts based on the SCAQMD regional, local and toxic air contaminant thresholds of significance. Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The Regional Comprehensive Plan and Guide (RCP&G) prepared by the Southern California Association of Governments (SCAG) consists of three sections: Core Chapters, Ancillary Chapters, and Bridge Chapters. The Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management chapters constitute the Core Chapters of the document. These chapters currently respond directly to federal and State requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the City of Colton General Plan defines the assumptions that are represented in the AQMP.

3 ENVIRONMENTAL EVALUATION

The proposed land uses were evaluated in the CHCCSP EIR as residential for all planning areas subject to this Initial Study. The EIR concluded that the larger CHCCSP project area would be developed with a mix of land uses, providing a synergy between planning areas with the potential to facilitate sustainable practices such as walking, biking and the use of neighborhood electric vehicles to move around the specific plan project area. The proposed Wildrose Village project will assist the City in meeting this goal by providing residential neighborhoods that are connected by trails in a greenbelt that also connect to streets including Wildrose Avenue which, in turn, connects to other planning areas within the CHCCSP, such as Planning Area 9, a Retail Mixed Use planning area. Therefore, the proposed land use also complies with SCAG's Regional Comprehensive Plan and Guide (RCPG) in regard to air quality emissions thereby not exceeding assumptions in the AQMP.

Based on the above discussion, the project would will not result in an inconsistency with the SCAQMD AQMP. Therefore, impacts in this regard are considered less than significant.

b. Less Than Significant Impact with Mitigation Incorporated.

Short Term Construction Impacts

Regional Impacts

The project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rules 403 and 403.1 establish these procedures. Compliance with these rules is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent and stabilizing ground cover on finished sites.

In addition, Any operator applying for a grading permit, or a building permit for an activity with a disturbed surface area of more than 5,000 square feet, shall not initiate any earth-moving operations unless a Fugitive Dust Control Plan has been prepared pursuant to the provisions of the Coachella Valley Fugitive Dust Control Handbook and approved by the City. It is anticipated that this project will obtain and prepare the required Fugitive Dust Control Plan for each phase of the project.

SCAQMD's Rule 403 and 403.1 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rules 403 and 403.1 would require the use of water trucks during all phases where earth moving operations would occur.

3 ENVIRONMENTAL EVALUATION

The phases of the construction activities which have been analyzed below are: 1) site preparation, 2) grading, 3) building construction, 4) paving, and 5) application of architectural coatings. The proposed project will incorporate all applicable mitigation measures from the CHCCSP EIR. All project emissions within this analysis take into account these mitigation measures, which are included at the end of this section.

The construction-related criteria pollutant emissions for the proposed project are shown in Table 3, *Mitigated Construction-Related Regional Criteria Pollutant Emissions*. Table 3 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Due to the probability of activity-phased overlapping, Phase 4 Paving will overlap onto the beginning portion of Phase 3 Building Construction, and Phase 5 Application of Architectural Coatings will overlap onto the latter end of Phase 3. In order keep VOC emissions below SCAQMD thresholds during overlapping phases, the application of architectural coatings with low VOC emissions will be mandatory for compliance with amended SCAQMD Rule 1113.

Therefore, a less than significant regional air quality impact would occur from construction of the proposed project. Nonetheless, Mitigation Measures included in the CHCCSP EIR will ensure that emissions from grading remain less than significant. Note: These Mitigation Measures are identified at the end of this section.

Operational Impacts

The potential operations-related air emissions have been analyzed for the 85 additional dwelling units associated with the proposed project. All emissions include applicable mitigation measures from the CHCCSP EIR, which are included at the end of this section.

The worst-case summer or winter VOC, NO_x, CO, SO₂, PM₁₀, and PM_{2.5} emissions created from the proposed project's long-term operations have been calculated and are summarized below in Table 4, *Mitigated Operational Pollutant Emissions*. The data provided in Table 4 shows that for on-going operational activities, both project alternatives would have emissions not exceeding SCAQMD regional thresholds. Therefore, impacts from project operations are considered to be less than significant.

Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts.

3 ENVIRONMENTAL EVALUATION

Table 3 Mitigated Construction-Related Criteria Pollutants

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Preparation¹						
Onsite ²	4.84	51.75	39.40	0.04	10.88	7.00
Offsite ³	0.11	0.58	1.60	0.004	7.10	0.75
Total	4.95	52.28	41.00	0.04	17.98	7.75
Grading¹						
Onsite	3.46	35.98	25.38	0.03	5.00	3.39
Offsite	0.10	0.56	1.44	0.003	5.92	0.63
Total	3.56	36.54	26.82	0.03	10.92	4.02
Building Construction						
Onsite	3.10	26.41	18.13	0.03	1.78	1.67
Offsite	0.20	0.98	2.78	0.006	12.62	1.33
Total	3.30	27.39	20.91	0.04	14.40	3.00
Paving						
Onsite	1.91	20.30	14.73	0.02	1.14	1.05
Offsite	0.05	0.08	0.79	0.002	0.15	0.04
Total	1.96	20.38	15.52	0.02	1.29	1.09
Architectural Coatings						
Onsite	3.78	3.95	1.95	0.009	0.13	0.13
Offsite	0.02	0.02	0.26	0.007	0.06	0.02
Total	3.80	3.97	2.21	0.02	0.19	0.15
Combined Activities⁴	9.06	51.74	38.64	0.08	15.88	4.24
SCQAMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: The Altum Group, CALEEMod 2013.2.2 Emissions Printouts, Winter, October 20, 2016. (Appendix A).

Notes:

1. Site preparation and grading emissions based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.
2. Onsite emissions from equipment not operated on public roads.
3. Offsite emissions from vehicles operating on public roads.
4. Building Construction, Paving and Architectural Coating activities may overlap.

The Traffic Impact Analysis prepared for the project found that with the proposed road improvements, no analyzed intersection would operate at a Level of Service E or worse. Therefore no CO “hot spot” modeling was performed and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Table 4 Mitigated Operational Regional Criteria Air Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ¹	3.27	0.09	7.18	0.004	0.04	0.04
Energy Usage ²	0.06	0.55	0.23	0.003	0.04	0.04
Mobile Sources ³	3.75	11.77	40.72	0.07	5.34	1.54
Total Emissions	7.08	12.41	48.13	40.73	5.42	1.62
SCQAMD Operational Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: The Altum Group, CALEEMod 2013.2.2 Emissions Printouts, Winter, October 20, 2016. (Appendix A).

Notes:

1. Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
2. Energy usage consists of emissions from on-site natural gas usage.
3. Mobile sources consist of emissions from vehicles and road dust.

Local Air Quality Impacts from On-Site Operations

The long-term emissions associated with the project are primarily in the form of mobile source emissions and consumer products. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site; such as warehouse/transfer facilities. The proposed project does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term LST analysis is warranted.

Therefore, with mitigation implemented, impacts in regard to violating any air quality standard will be reduced to less than significant.

- c. **Less Than Significant Impact.** Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the project’s air quality must be generic by nature.

The project area is in non-attainment status for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Basin. The greatest cumulative impact on the quality of regional air will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall

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cumulative impact. With respect to long-term emissions, the proposed project would create a less than significant cumulative impact.

- d. **Less Than Significant With Mitigation Incorporated.** Construction-related air emissions may have the potential to exceed the State and federal air quality standards in the project vicinity. Additional dwelling units associated with the proposed project have been analyzed for the potential local air quality impacts created from construction-related fugitive dust and diesel emissions.

The local air quality emissions from construction were analyzed using the SCAQMD’s Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The localized assessment methodology limits the emissions in the analysis to those generated from on-site activities. The emission thresholds were calculated based on the Central San Bernardino Valley source receptor area (SRA 34) and a disturbance of five acres per day

The nearest sensitive receptors to the project site are the single-family detached residential dwelling units located on the northern side of West San Bernardino Avenue, approximately 100 feet (~30 meters) north of the northern boundary of the proposed project site. Table 5, *Local Construction Emissions at the Nearest Receptor*, shows the on-site emissions from the CalEEMod model for the different construction phases and the emissions thresholds.

Table 5 Local Construction Emissions at the Nearest Receptor

Phase	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Site Preparation	51.75	39.40	10.88	7.00
Grading	35.98	25.38	5.00	3.39
Building Construction	26.41	18.13	1.78	1.67
Paving	20.30	14.73	1.14	1.05
Architectural Coating	3.95	1.95	0.13	0.13
Combined Phases ³	50.66	34.81	4.05	2.85
SCAQMD Threshold for 25 meters (82 feet)^{1,2}	270	1,746	14	8
Exceeds Threshold?	no	no	no	no

Source: The Altum Group, *CALEEMod 2013.2.2 Emissions Printouts, Winter, October 20, 2016. (Appendix A).*

Notes:

1. Source: Calculated from CalEEMod and SCAQMD’s Mass Rate Look-up Tables for five acres in Central San Bernardino Valley, Revised October 21, 2009.
2. The estimated distance from the project site to the nearest existing home located north of the project site is 100 feet.
3. Building Construction, Paving and Architectural Coating activities may overlap

The data provided in Table 5 shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors, including during

overlapping construction phases. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

e. Less than Significant Impact.

Odor Impacts from Construction

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement and diesel exhaust emissions associated with construction equipment. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project.

Operational Odor Impacts

Because the proposed project is residential, potential sources that may emit odors during the on-going operations of the proposed projects would be limited to emissions from vehicles.

3.3.4 Mitigation Measures

Compliance with applicable mitigation measures identified in the CHCCSP EIR for Air Quality will ensure that impacts associated with the generation of Greenhouse Gasses would be less than significant:

AQ-1 The project applicant shall require that the grading contractors comply with SCAQMD Rule 403 minimum requirements for controlling fugitive dust and limit the grading area to no more than 5 acres per day. (CHCCSP EIR Mitigation Measure AQ-1) In addition the DSF HCP provides clear direction on how BACMs should be implemented as follows:

Each Covered Project Proponent shall ensure that active construction areas shall be watered regularly to control dust, and to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction areas. If at any time, significant amounts of dust or material are determined by the monitoring biologist to be affecting conserved habitat, then corrective measures must be taken immediately. This would include such measures as:

- sweeping local streets regularly during construction;
- applying dust palliatives to areas that are not under active construction;
- pre-water larger sites prior to initiation of grading, grade sites in phases timed to coincide with construction so that no sites are left graded and exposed to the elements;
- washing construction vehicles prior to leaving a construction site;

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- Installing wind fencing around construction sites with signage that identifies who to call if dust is seen blowing from the site; and
- Any other measures that, at the time of approval of individual development projects, must be implemented on a project by project basis.

AQ-2 The project applicant shall require that architectural coating products are used that do not exceed more than 5g/L VOC content. (CHCCSP EIR Mitigation Measure AQ-2)

AQ-3 The project applicant shall require that all diesel construction equipment used on-site be certified Tier 4 Final, with level 3 diesel particulate filters and oxidative catalysts that are at least 25 percent efficient. (CHCCSP EIR Mitigation Measure AQ-3)

- A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
- The project applicant shall encourage construction contractors to apply for SCAQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for SCAQMD "SOON" funds. The "SOON" program provides funds to accelerate clean up off-road diesel vehicles, such as heavy duty construction equipment. More information on this can be found at the following website: <http://www.aqmd.gov/tao/Implementation/SOONProgram.htm>.

Operational Measures

AQ-4 All new development projects, or sites where significant redevelopment will occur shall be required to provide sidewalks along and within the property boundaries. (CHCCSP EIR Mitigation Measure AQ-4)

AQ-5 All new residential project proponents shall ensure that the local school district serving the project area will offer a school bus program for children of future residents. (CHCCSP EIR Mitigation Measure AQ-6)

AQ-6 All future tenants must institute a recycling program that reduces waste to landfills by a minimum of 50 percent, or as stipulated by CalRecycle. The recycling program must include designated recycling bins at each proposed trash storage area and require all green waste to be stored in containers separate from other types of municipal solid waste. (CHCCSP EIR Mitigation Measure AQ-8)

AQ-7 All new development projects, or sites where significant redevelopment will occur shall exceed 2013 Title 24, Part 6 Standards by 3 percent, and meet Green Building Code Standards. (CHCCSP EIR Mitigation Measure AQ-9)

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- AQ-8** All new development projects, or sites where significant redevelopment will occur shall be equipped with faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures. (CHCCSP EIR Mitigation Measure AQ-10)
- AQ-9** Water-efficient irrigation systems shall be installed at all new development projects, or sites where significant redevelopment will occur that conforms to the requirements of Colton Municipal Code. (CHCCSP EIR Mitigation Measure AQ-11)
- AQ-10** All new development projects, or sites where significant redevelopment will occur shall include ENERGY STAR-compliant appliances wherever appliances are needed in buildings on-site and that natural gas only hearths be installed when needed. (CHCCSP EIR Mitigation Measure AQ-12)
- AQ-11** All new development projects, or sites where significant redevelopment will occur shall be developed with high-efficiency lighting on-site that is at least 10 percent more efficient than standard lighting. In addition, the operation of a site's outdoor lighting shall be limited to the hours necessary to support the function of a land use at a project site, and for security purposes. (CHCCSP EIR Mitigation Measure AQ-13)
- AQ-12** All new development projects, or sites where significant redevelopment will occur shall require that architectural coating products used for maintenance/re-application do not exceed more than 5g/L VOC content. (CHCCSP EIR Mitigation Measure AQ-14)
- AQ-13** All new development projects, or sites where significant redevelopment will occur adjacent to or near conservation sites established in the HCP, shall include measures to reduce impacts associated with the operation of any development projects must be developed on a project by project basis depending on the type of land use being proposed and a site's proximity to the conservation areas identified in the HCP. These may include BMPs such as routine parking lot and street sweeping to reduce particulate matter; encouraging employees to use alternative modes of transportation and carpooling, and the development of workforce housing near employment generators such as the ARMC. (CHCCSP EIR Mitigation Measure AQ-15)

3.3.5 Level of Significance

With Implementation of Mitigation Measures AQ-1 through AQ-13, the proposed project will have a less than significant impact with regard to Air Quality.

3.4 Biological Resources

3.4.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton’s Hub City Centre Specific Plan EIR*, May 2014.

3.4.2 Environmental Setting

Environmental Setting

The proposed project site is located in the northwest corner of the CHCCSP project area. All affected planning areas are undeveloped with a mixture of native vegetation and ruderal vegetation, with the exception of an existing office/warehouse in the northern portion of Planning Area 4 and existing office building in the western portion of Planning Area 8 (see Figure 2 for an aerial photograph of the proposed project area). According to the CHCCSP EIR, Biological Resources Section, the entire project site is located on Delhi soils, although, as discussed in Section 3.2, *Agricultural Resources* above, the Wildrose Village project area is disturbed by previous use for agriculture.

The Habitat Conservation Plan (HCP) for the CHCCSP identified planning areas to be put in conservation, and planning areas that could be developed, including the planning areas that make up the Wildrose Village project. As shown on Figure 4.4-4 in the CHCCSP EIR, the Wildrose Village planning areas were all identified as developable, as was Planning Area 13, which is an existing public park that will be redesignated from RES-M back to OS/P as part of this project. However, because the planning areas that are subject to this proposal are all adjacent to DSF conservation areas, special care must be taken in developing Wildrose Village, and for the long-term as the village is occupied.

3.4.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
BIOLOGICAL RESOURCES – Would the project:				
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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a/d. Less Than Significant Impact With Mitigation Incorporated.

DSF Habitat. *DSF Preserve Management Unit Areas*, planning areas 2, 8, 13 and 15 are located adjacent to DSF habitat (Unit 1) as designated in planning areas 3, 6 and 11. Planning Area 7 is located across the street from Planning Area 6.

Since the Wildrose Village planning areas are within close proximity to DSF Habitat, mitigation will be necessary to offset impacts created by adjacency to conservation areas. This will include biological construction monitoring by an experienced DSF biologist (BIO-1), an Environmental Awareness Program (BIO-2) that requires construction staff to attend, and for avoidance and minimization measures (BIO-3 thru BIO-11) to be implemented for project activities within close proximity to DSF designated habitat.

Other Species of Concern. The project area with its soil type and vacant properties provides a moderate habitat potential for the occurrence of burrowing owl (sp. *Athene cunicularia hypugea*), Logger-head shrike (sp. *Lanius ludovicianus*) and San Diego Lizard (sp. *Phrynosoma coronatum*). Because these species have a moderate potential to occur within the larger CHCCSP project area, conservation of suitable habitat for DSF would also provide conservation opportunities for the three other species with a moderate potential to occur in the project area. Additionally, implementation of BIO-11 in regard to burrowing owl mitigation, BIO-12 in regard to protection for other avian species (including Logger-head shrike) and avoidance and minimization measures (BIO-3 thru BIO-11) would assist in protecting these three species

if residing in the project area and thereby reduce the project's overall impact to less than significant.

- b/c. No Impact.** There are no drainages or isolated wetland features located within the project site planning areas. Project site planning areas are undeveloped with scattered native vegetation and ruderal vegetation. Furthermore, the proposed project would not impact sensitive species, plant communities or U.S. Army Corps of Engineers, Regional Water Quality Control Board (RWQCB), or California Department of Fish and Wildlife (CDFW) jurisdictional areas.
- d. Less Than Significant with Mitigation Incorporated.** Although the project area is characterized by several acres of undeveloped vacant land, it does not represent a wildlife corridor because it is surrounded on all sides by urban uses, including residential uses to the north across San Bernardino Avenue, and the I-10 Freeway to the south.
- e. No Impact.** There are no regional or local policies protecting biological resources in the project area. All applicable policies are implemented at the State and federal levels. The County of San Bernardino has not yet formulated a local Multi-Species Habitat Conservation Plan (MSHCP) for the Valley area.
- f. Less Than Significant With Mitigation Incorporated.** The project site planning areas 2, 4, 7, 8, 13 and 15 are all located within the HCP area for the incidental take of DSF and are all located adjacent to DSF habitat area (Unit 1). Furthermore, planning areas 2, 4 and 8 are identified with a high habitat suitability value, and Planning Area 7 with a moderate habitat value. This requires payment of mitigation fees for the restoration of conserved habitat and offsite mitigation for DSF. Therefore, with implementation of avoidance and minimization measures (BIO-3 thru BIO-11) and Mitigation Measure BIO-14, requiring the project's contribution of fees exclusive to the HCP, impacts in regard to the project conflicting with an adopted Habitat Conservation Plan would be reduced to less than significant.

3.4.4 Mitigation Measures

The following avoidance and minimization measures must be implemented during construction and for the life of the project in the HCP area and are taken from the CHCCSP EIR.

BIO-1 Construction Monitoring

- a. The project applicant will retain an experienced DSF biologist, e.g., someone who has conducted field research and/or presence/absence surveys, to function as the Biological Monitor for all proposed project site planning areas.

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- b. At least 30 days prior to initiating project activities, the project applicant will submit to the City, in writing, the name(s), any permit numbers, and resumes of all prospective Biological Monitors.
- c. Project activities, will not begin until a Biological Monitor(s) has been approved by the City.
- d. At least one week prior to grading, City-approved monitor(s) shall provide the City's Development Services Department with written and photographic documentation that the limits of construction have been properly defined, i.e., marked and fenced, are readily identifiable and are not encroaching on the existing or proposed conservation areas that will be established by this HCP.
- e. The Biological Monitor(s) shall be responsible for ensuring that the approved limits of grading are not exceeded, that the fencing delineating the limits of construction is maintained, and that the contractor adheres to the other provisions set forth in this Section.
- f. The Biological Monitor will visit the site at least a twice weekly during project construction.
- g. The monitor(s), in cooperation with the on-site construction manager(s), shall have the authority to halt construction activities in the event that these provisions are not met.
- h. The monitor(s) shall submit a report to the City's Development Services Department at the end of the month during each month of construction documenting the implementation of all grading and construction minimization measures.
- i. If construction results in encroachment on existing or proposed conservation areas, the City will report the encroachment to the USFWS within 24 hours after receiving the monthly report.

BIO-2 *Worker Environmental Awareness Program*

All contractors and city employees who may work in the proposed project areas containing occupied or potential DSF habitat will attend a worker environmental awareness program (WEAP) conducted by a biological monitor familiar with the species, to ensure that they are informed of the sensitivity of conserved areas and all applicable avoidance and minimization requirements to ensure conformity with all applicable provisions of the HCP Section 5.3, General Measures to Avoid/Minimize Impacts. The Biological Monitor will present information on the life history, ecology, legal and conservation status of the DSF and potential penalties that could occur as a result of violations of the endangered species Act. The importance and significance of the associated HCP and incidental take permit to the City of Colton will be emphasized. Personnel will be required to sign and date a form

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indicating that they have attended the program and fully understand the conservation measures and agree to comply.

- BIO-3** The Project applicant shall be given a map clearly delineating DSF existing conservation areas in proximity to their project site planning areas and with information on the requirements for development on a site adjacent to a conservation area. These are identified as BIO-2 through BIO-9.
- BIO-4** The Project applicant will be responsible for clearly defining their project boundaries, i.e., marking and fencing, and designating the ingress and egress routes and demonstrating to the City of Colton that no impacts will occur to existing or proposed DSF conservation areas.
- BIO-5** Damage to DSF Habitat - All incidences of damage to DSF habitat not approved for development under the HCP will be reported within 24 hours to USFWS for their evaluation and recommendations for compensation, including the following:
- Any damage or loss of 0.25 acre or more of DSF habitat within existing or proposed conservation areas by the applicant or construction crews or contractors working for the applicant will be mitigated in the Colton Dunes Conservation Bank at a 5:1 ratio with the minimum compensation being 1-acre.
 - All damaged DSF habitat will be fully restored at the applicant's expense.
- BIO-6** Project applicant will provide educational signage to be posted along any perimeter walls abutting DSF Habit conservation areas and to post information regarding the Colton Dunes natural community and DSF.
- BIO-7** Fire Prevention Equipment - During Project construction of project site planning areas, equipment to extinguish small brush fires (e.g., from trucks or vehicles) shall be present along with personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.
- BIO-8** Storage and Staging Areas - No temporary storage or stockpiling of construction materials shall be allowed within conserved areas/habitat. All staging areas for equipment and materials shall be located a minimum of 50 feet away from Unit 1 conservation management area. Staging areas and construction activities for project site planning areas shall be kept free of trash, refuse, and other waste. No waste dirt, rubble or trash from project construction shall be deposited within Unit 1 conservation management area. For post-construction and the life of the project development planning areas no trash shall be left to accumulate along any perimeter walls abutting Unit 1 conservation management area.

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BIO-9 Dust Control - Active construction areas for project site planning areas shall be watered regularly to control dust, and to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction areas. If at any time, significant amounts of dust or material are determined by the monitoring biologist to be affecting conserved habitat, then corrective measures must be taken immediately.

BIO-10 Lighting - Night lighting for project site planning areas shall be prohibited during the course of construction, unless absolutely necessary for safety and protection of property. If necessary, the lights must be shielded to minimize impacts to the surrounding habitat.

BIO-11 Permanent lighting for project site planning areas shall be shielded to minimize impacts to DSF and other wildlife.

BIO-12 *The following measures shall be implemented for burrowing owls:*

- A pre-construction survey for burrowing owl shall be conducted for the specific project site planning area scheduled for immediate development, and if present, the owls shall be passively re-located from the project site planning area. The pre-construction survey for burrowing owl shall be conducted within 30 days of any ground disturbance activity of any project site planning area.
- No disturbance shall occur within 50 meters of occupied burrows during the nonbreeding season (September 1 - January 31) or within 75 meters during the breeding season (February 1 - August 31). Onsite passive relocation shall be implemented if avoidance requirements cannot be met. Offsite mitigation may be required if implementation of the project will result in less than 6.5 acres per bird or pair and such a plan must be approved by CDFW.
- Where applicable, seven days prior to the onset of construction activities for the specific project site planning area, a qualified biologist shall survey within the limits of project disturbance for the presence of any active raptor nests. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFW.

BIO-13 *The following measures shall be implemented for other avian species:*

- Vegetation removal, clearing, and grading on development sites shall be performed outside of the avian breeding and nesting season (between February 1 and June 30), when feasible, to minimize the effects of these activities on breeding activities of migratory birds and other species. If clearing occurs during breeding season, a 30-day clearance survey for nesting birds shall be conducted. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no

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further mitigation would be required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code.

- If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for raptors in the region of the project site normally occurs from February 1 to June 30. To protect any nest site, the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active as determined by a qualified biologist): (1) clearing limits shall be established at a minimum of 300 feet in any direction from any occupied nest and (2) access and surveying shall not be allowed within 200 feet of any occupied nest. Any encroachment into the 300/200-foot buffer area around the known nest shall only be allowed if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants. Construction during the nesting season can occur only at the sites if a qualified biologist has determined that fledglings have left the nest.

BIO-14 The project applicant shall contribute a per acre mitigation fee specific towards project site planning area parcels with a High to Moderate DSF Habitat occurrence. Payment of these fees shall fund the purchase and long-term management of a large conservation area within the City of Colton, north of I-10 Freeway that contains high quality sand dune habitat for the DSF.

3.4.5 Level of Significance

With implementation of Mitigation Measures BIO-1 thru BIO-14, impacts in regard to Biological Resources would be reduced to less than significant.

3.5 Cultural Resources

3.5.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, August 2014.

3.5.2 Environmental Setting

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Project Setting

The CHCCSP EIR included a Cultural Resources Assessment based on extensive research consisting of a literature review through the Archaeological Information Center at the San Bernardino County Museum (now located at CSU Fullerton), a search of Sacred Land Files, by the Native American Heritage Commission, communication with local Native American tribes, and a pedestrian survey of all vacant lands within the CHCCSP project area including the Wildrose Village project site. Although the pedestrian survey identified some resources, none were located in any of the planning areas making up the Wildrose Village project site.

The Wildrose Village project site (all planning areas) is located primarily upon Quaternary younger fan deposits of Holocene or historically recent aged (less than 11,000 years) alluvium. This Holocene alluvium has low potential for significant fossil deposits and is thereby assigned low paleontologic sensitivity. However, these Holocene sediments were mapped some years ago and may be shallowly underlain by older, sensitive Pleistocene deposits, which have proven to yield scientifically significant paleontological resources throughout southern California. The surficial units may overlies earlier deposits that are also present in portions of the project area but at uncertain depth. These deposits have an undetermined paleontologic sensitivity.

3.5.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a/b. Less Than Significant with Mitigation Incorporated. Grading and construction of project site planning areas would require minimal excavation for dwelling unit foundations, utilities, pavement, pole lighting, curb and gutter connections and irrigation. Based on the findings of the Cultural Resources Assessment, it is not expected that archaeological or historical resources will be found during construction. However, as with any earthmoving activities,

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there is a possibility of discovering archeological or historical resources. Mitigation measure CR-1 provides a contingency for the possible discovery of archaeological or historical resources. With the mitigation measure, impacts to historical or archaeological resources would be less than significant.

- c. **Less Than Significant with Mitigation Incorporated.** The project site planning areas have low sensitivity to encounter paleontological resources. However, because the project site planning areas have potential to be underlain by Pleistocene sediments of unknown paleontological sensitivity, there is a possibility of discovering paleontological resources during excavation for dwelling unit foundations. Mitigation measure CR-2 will reduce impacts to less than significant.
- d. **Less Than Significant with Mitigation Incorporated.** It is unlikely that human remains will be found during construction activities. However, in the event human remains are encountered, the project developer shall be required to comply with State of California Public Resources Health and Safety Code Section 7050.5-7055. Mitigation Measure CR-3 would be implemented in order to reduce impacts to less than significant.

3.5.4 Mitigation Measures

The following measures apply to all development project in the Specific Plan project area.

CR-1 If subsurface cultural resources are encountered during project-level implementation, or if evidence of an archaeological site or other suspected historic resources are encountered, all ground- disturbing activity will cease within 100 feet of the resource. A qualified archaeologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. Potentially significant cultural resources could consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including structural remains, historic dumpsites, hearths and middens. Midden features are characterized by darkened soil, and could conceal material remains, including worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials and special attention should always be paid to uncharacteristic soil color changes. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated by a qualified archaeologist retained by the City/applicant for significance under all applicable regulatory criteria.

No further grading will occur in the area of the discovery until the City (CEQA Lead Agency) approves the measures to protect the resources. Any archaeological artifacts recovered as a result of mitigation will be donated to a qualified scientific institution approved by the

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City (CEQA Lead Agency) where they would be afforded long-term preservation to allow future scientific study.

CR-2 Upon the uncovering or other discovery of paleontological resources during construction activities associated with the project's development, all construction on the site shall be halted, and a qualified, professional paleontologist should be retained to develop and implement a paleontological resources mitigation plan.

CR-3 In the event of an accidental discovery or recognition of any human remains, PRC §5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC §5097.98, or
- Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance:
 - o The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission,
 - o The descendant identified fails to make a recommendation; or
 - o The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

3.5.5 Level of Significance

Implementation of mitigation measure CR-1 through CR-3 will ensure that impacts associated cultural resources would be less than significant.

3.6 Geology and Soils

3.6.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, August 2014.

3.6.2 Environmental Setting

Faulting and Fault Hazards

The planning areas that make up the Wildrose Village project site are situated on a relatively flat alluvial fan surface south of the Transverse Ranges, a geomorphic province that includes the San Gabriel and the San Bernardino Mountains. There are several fault zones in the area. The San Andreas is the main fault in a series of faults spanning over 800 miles and extending at least 10 miles in depth into the Earth's crust. The San Jacinto Fault Zone is a major branch of the San Andreas Fault System and extends in a northwest to southeast direction northeast of the project site. The Cucamonga Fault Zone lies to the northwest and the Elsinore Fault lies south of the project site. Reports published by the United States Geological Survey (USGS) cite the southern San Andreas fault, located fewer than 10 miles northerly from the project area sites, as the most likely of all faults in California to rupture in a magnitude 6.7 or greater earthquake in the next 30 years. The USGS also indicates that there is a 59 percent chance along the southern part of the San Andreas Fault for a magnitude 6.7, while the probability along a strand of the San Jacinto fault ranges from 61 to 31 percent and similarly, the Elsinore fault ranges from 24 to 11 percent.

Geologic hazards associated with seismic events on regional faults include ground rupture, severe ground shaking, liquefaction, slope failure and landsliding. The project site planning areas are not located within an earthquake fault zone (Alquist Priolo Zone) where a fault traverses the site and during a seismic event, of which fault rupture could occur. However, various types of ground failure can occur as a result of earthquake shaking; that can cause substantial damage to the built environment. Ground failure types include settlement, collapse, subsidence, expansion, liquefaction, and slope failure.

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Soils

The U.S. Department of Agriculture Natural Resource Conservation Service (NRCS) mapped the onsite soils as Delhi Fine Sand (Db) at the surface. Other soils in the project vicinity include the Tujunga Loamy Sand (Tb), with some exposures of the Ramona Sandy Loam (RmC) north- and southward. A belt of the Tujunga Gravelly Loamy Sand (TvC), an alluvial deposit, crops out west of the project site. All of these soils may be transported by wind or water (Storm event).

3.6.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known 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 checked="" type="checkbox"/>	<input 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 on 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

a-i. **No Impact.** The project area is located on the San Bernardino South Quadrangle, Earthquake Fault Zones Map. The nearest fault is the San Jacinto Fault zone located approximately 2.5 miles to the northeast and followed by the San Andreas Fault zone located approximately 8.3

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miles to the northeast. There are no known active faults projecting toward or extending through the project site planning areas. Although the project site planning areas are within a seismically active area of southern California, they are not situated within a designated State of California Earthquake Fault Zone. Therefore, ground rupture along a known earthquake fault is not expected to occur on site.

- a-ii. Less Than Significant Impact with Mitigation Incorporated.** New residences will likely experience ground shaking from local and regional earthquakes because the southern California region is an area of moderate to high seismic risk and it is not considered feasible to make structures totally resistant to seismic related hazards. Proposed dwelling units must be designed and constructed to resist the effects of seismic ground motions as provided in Sections 1626 through 1633 of the 2007 California Building Code (CBC). The method of design is dependent on the seismic zoning, site characteristics, occupancy category, building configuration, type of structural system, and building height. Mitigation Measure GEO-1 from the CHCCSP EIR requires that final grading plans must be reviewed by a professional geologist to determine whether additional geotechnical studies (possibly including supplemental subsurface investigation, soil expansion potential, ground failure, differential settlement, and geotechnical analysis) may be necessary to provide detailed recommendations that are appropriate for the grading and construction of the proposed project.
- a-iii. Less Than Significant Impact with Mitigation Incorporated.** The project area is susceptible to very strong ground shaking and significant geologic hazard associated with seismicity and secondary effects of seismicity could occur within the project area resulting in differential settlement and ground failure related to the dry sands that cover much of the project site planning areas. Therefore, soils must be evaluated by qualified engineers, prior to development (Mitigation Measure GEO-1) to mitigate such hazards.
- The San Bernardino County General Plan - Geologic Hazard Overlay Map shows that the project area is not located within a liquefaction zone. Additionally, groundwater in the region is located at a depth of greater than 50 feet in which loose silts and sands are not expected to be encountered by groundwater and is not expected to rise within the zone of structural influence or affect the construction of foundations and pavements for the project area. Therefore, the potential for liquefaction to occur within the project area is considered low.
- a-iv. Less Than Significant Impact.** The project area is generally flat; therefore, the potential for landslides are considered to be negligible.
- c. Less Than Significant Impact with Mitigation Incorporated.** See response to item 3.6.a.iii regarding settlement and subsidence. With regard to unstable geologic units or soils, the project's adherence to recommendations set forth in the Geotechnical Assessment (EIR

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Appendix E) and application of Mitigation Measures GEO-1 through GEO-6 from the CHCCSP EIR, listed below would also assist in protecting future residents and structures from unstable geologic conditions.

- d. **Less Than Significant With Mitigation Incorporated.** Expansive soils are those that shrink/swell with changes in soil moisture content. The most common problems occurring with development on these soils are related to building construction where changes in soil moisture content can cause alternate shrinking and swelling resulting in cracked foundations. The project applicant must implement mitigation measure GEO-1 which requires that final grading plans for each project site planning area to be reviewed by a professional geologist who will determine if additional geotechnical evaluation is required based on proposed land uses and soil conditions. Implementation of this protocol will reduce impacts in this regard to less than significant.
- e. **No Impact.** The proposed project is not proposing the installation of septic tanks. The project will connect to existing sewer infrastructure in place.

3.6.4 Mitigation Measures

The following measures apply to all development project in the Specific Plan project area.

- GEO-1** Final grading plans for each project site planning area shall be reviewed by a professional geologist to determine whether additional geotechnical studies (possibly including supplemental subsurface investigation, soil expansion potential, ground failure, differential settlement, and geotechnical analysis) may be necessary to provide detailed recommendations that are appropriate for the grading and construction of the proposed project.
- GEO-2** Removal of Undocumented Fill: Where encountered during grading at planning area sites, these materials shall be excavated and replaced as properly compacted fill. These surficial fills vary in age and depth, and may exist in project site planning areas to various extents, including but not limited to the abandoned air strip (adjacent to planning areas 7, 8 and 15) and within the golf course (all of Planning Area 15) . Debris such as pieces of asphalt, concrete, plant matter should be removed from the artificial fill during future grading within the property.
- GEO-3** Re-evaluation of Documented Fill: Although not confirmed during the geotechnical due diligence assessment, it is possible that the artificial fill associated with the numerous vacant cut and fill pads within the project area (both in developed and undeveloped areas of CHCCSP) were tested and documented during placement. Planning areas 2, 4, and 7 contain numerous cut and fill graded pads. Whether this is the case or not, it would be

prudent to perform a geotechnical subsurface investigation in these planning areas prior to project construction in order to evaluate suitability of fill soils for each project site planning area. In addition, it is currently unknown whether or not these pads represent cut pads in structural late Pleistocene sediments, or documented fill pads. Fills and cuts also will likely occur associated with existing structures. Nonetheless, evaluation of these soils in this regard shall be considered for each project site planning area.

- GEO-4** Overexcavation of Near-Surface Soils: The project area contains relatively loose soils in the near surface across most of the undeveloped portions of the project area including the vacant cut-fill pads. These loose soils are associated with historic human activity (dumping, minor grading): wind-blown sands, erosion, and near surface weathering. Therefore, in areas where these materials will not be completely removed as a result of design grading, the project applicant shall be required to overexcavate and recompact the near-surface alluvium to mitigate excessive settlement and removal of deleterious material to the satisfaction of the project geologist.
- GEO-5** Cut/Fill Transitions: To mitigate the potential for differential settlement and to provide a relatively uniform bearing surface for proposed structures supported thereon, the cut portions for dwelling unit pads should be overexcavated and replaced as compacted fill.
- GEO-6** Surficial Stability of Existing Fill and Cut Slopes: Numerous small to medium-sized fill and cut slopes exist within the project area (i.e., Planning Area 2). Since onsite soils consist largely of granular, non-cohesive sands and possibly gravelly sands, the fill slopes may be subject to erosion and would require overexcavation and recompaction as determined by the project geologist.

3.6.5 Level of Significance

Implementation of mitigation measures GEO-1 thru GEO-6 will ensure that impacts associated geology and soils would be less than significant.

3.7 Greenhouse Gas Emissions

3.7.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, August 2014.

3.7.2 Environmental Setting

Constituent gases of the earth’s atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the earth’s radiation amount by trapping infrared radiation emitted from the earth’s surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide (NO₂), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth’s natural climate, known as global warming or climate change.

Transportation is responsible for 41 percent of the State’s greenhouse gas emissions, followed by electricity generation. Emissions of CO₂ and nitrous oxide (NO_x) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO₂, where CO₂ is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean.

Through SANBAG, the City of Colton forms the Colton Chapter of the San Bernardino County Regional GHG Reduction Plan. The Plan was prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32. Based on the CARB Scoping Plan, reducing GHG emissions to 1990 levels by 2020 means cutting approximately 30 percent from business-as-usual (BAU) emissions levels, or about 15 percent from year 2008 levels, which is the baseline year for the GHG Reduction Plan. Consistent with the CARB Scoping Plan, the City of Colton has chosen a reduction target of 15 percent below 2008 GHG emissions levels by 2020. If a project exceeds the SCAQMD screening threshold of 3,000 MTCO₂e per year for all land use types, then the project’s year 2020 emissions are compared to the project’s baseline GHG emissions. This was done for the CHCCSP, and the results are shown Table 6, *Mitigated Project-Related Greenhouse Gas Emissions*. As shown in the table for the entire CHCCSP project area, future projects must meet the intent of the City’s GHG Reduction Plan and its target of 15 percent reduction from BAU emission levels.

Table 6 Mitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ¹	0.00	64.20	64.20	0.01	0.00	64.67
Energy Usage ²	0.00	28,627.32	28,627.32	0.82	0.20	28,701.60
Mobile Sources ³	0.00	3,516.52	3,516.52	18.35	0.00	523,319.03
Solid Waste ⁴	587.66	51.18	638.83	34.81	0.00	1,327.21
Water and Wastewater ⁵	238.17	7,193.83	7,432.00	24.67	0.62	8,142.14

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Table 6 Mitigated Project-Related Greenhouse Gas Emissions (continued)

Construction ⁶	0.00	1,800.76	1,800.76	0.01	0.00	1,802.49
Sequestration ⁷						-1,806.11
Total Emissions	825.83	41,253.81	42,079.64	78.66	0.82	561,551.03
Project's Percent Reduction from BAU						50.79
Percent Reduction Threshold from GHG Reduction Plan						15
Meets Reduction threshold?						Yes

Source: City of Colton, CHCCSP Final EIR, Table 4.7-3.

Notes:

1. Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
2. Energy usage consists of GHG emissions from electricity and natural gas usage.
3. Mobile sources consist of GHG emissions from vehicles.
4. Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
5. Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
6. Construction GHG emissions based on a 30 year amortization rate.
7. From approximately 2551 new trees planted on-site.

3.7.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Greenhouse Gas Emissions – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. **Less Than Significant with Mitigation Incorporated.** The CalEEMod Version 2013.2.2 was used to calculate the GHG emissions from the additional 85 dwelling units associated with the proposed project that were not previously analyzed in the CHCCSP. The CHCCSP EIR included a number of mitigation measures for the reduction of air emissions (CHCCSP EIR Section 4.3) that have been included in the GHG analysis.

The project emissions were calculated, compared to the SCAQMD draft screening threshold of 3,000 metric tons of CO₂e per year and the results are shown in Table 7, *Project Related Greenhouse Gas Emissions*. The table shows that the proposed project would generate approximately 1,025.85 MTCO₂e per year. According to the thresholds of significance, a

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cumulative global climate change impact would occur if the GHG emissions exceed the 3,000 metric tons per year of CO₂e SCAQMD and the Reduction Plan Screening threshold. Therefore, operation of the proposed project would not create a significant cumulative impact to global climate change.

Table 7 Mitigated Project-Related Greenhouse Gas Emissions

Phase 1 Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO2	NonBio-CO2	CO2	CH4	N2O	CO2e
Area Sources ¹	0.00	1.43	1.43	0.001	0.00	1.46
Energy Usage ²	0.00	285.40	285.40	0.01	0.004	286.77
Mobile Sources ³	0.00	994.12	994.12	0.045	0.00	995.07
Solid Waste ⁴	36.74	0.00	36.74	2.17	0.00	82.35
Water ⁵	4.13	79.21	83.35	0.43	0.01	95.67
Sequestration from trees	--	--	--	--	--	-467.99
Construction ⁶	0.00	32.37	32.37	0.007	0.00	32.52
Total Emissions	40.87	1,392.53	1,433.40	2.65	0.01	1,025.85
SCAQMD Screening Threshold						3000
Exceeds Threshold?						No

Source: The Altum Group, CALEEMod 2013.2.2 Emissions Printouts, Annual, October 20, 2016. (Appendix A).

Notes:

1. Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
2. Energy usage consist if GHG emissions from electricity and natural gas usage.
3. Mobile sources consist of GHG emissions from vehicles.
4. Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
5. Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
6. Construction GHG emissions CO₂e based on a 30 year amortization rate.

b. Less Than Significant with Mitigation Incorporated. The applicable plan for the proposed project is the San Bernardino Associated Governments (SANBAG) San Bernardino County Regional GHG Reduction Plan. The City of Colton forms the Colton Chapter of the San Bernardino County Regional GHG Reduction Plan, released March 5, 2014. The Plan was prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32.

SCAQMD's screening thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

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Therefore as the project's emissions meet the threshold for compliance with Executive Order S-3-05, the project's emissions also comply with the goals of AB 32; which is also the goal of the SANBAG GHG Reduction Plan and the Draft City of Colton CAP. At a mitigated level of 1,025.85 MTCO₂e per year, the project's GHG emissions fall well below the SCAQMD and GHG Reduction Plan screening threshold of 3,000 metric tons per year of CO₂e for all land uses. Furthermore, the project will comply with applicable Green Building Standards and City of Colton's policies regarding sustainability (as dictated by the City's General Plan and CAP), and impacts will be less than significant.

3.7.4 Mitigation Measures

Compliance with applicable mitigation measures identified in the CHCCSP EIR for Air Quality (repeated in this Initial Study as Mitigation Measures AQ-1 through AQ-13) will ensure that impacts associated with the generation of Greenhouse Gasses would be less than significant.

3.7.5 Level of Significance

Implementation of mitigation measures AQ-1 through AQ-13 will ensure that the proposed project would not create a cumulative significant impact on global climate change.

3.8 Hazards and Hazardous Materials

3.8.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, August 2014.
- Department of Toxic Substances Control, Envirostor website, accessed October 17, 2016.

3.8.2 Environmental Setting

Existing Conditions

Hazardous materials, as defined by the California Code of Regulations (CCR), are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed of, or otherwise managed. Hazardous materials are grouped into the following four categories, based on their properties:

- Toxic (causes human health effects);
- Ignitable (has the ability to burn);
- Corrosive (causes severe burns or damage to materials); and
- Reactive (causes explosions or generates toxic gases).

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A hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. If improperly handled, hazardous materials and hazardous waste can result in public health hazards if released into the groundwater or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer. The CCR, Title 22, Sections 66261.2024 contains technical descriptions of toxic characteristics that could cause soil or groundwater to be classified as a hazardous waste.

The project site (planning areas 2, 4, 7, and 8) are all owned by the project applicant. As discussed in Chapter 2, *Project Description*, Planning Area 15 is not owned by the applicant at this time, however, the applicant has expressed interest in purchasing the land for future residential development, and thus is included in this analysis; Planning Area 13 is a public park. According to a review of recent aerial photographs, the project site planning areas 2, and 7 remain undeveloped; Planning Area 13 (West Valley Park) remains as an unimproved park and Planning Area 15 remains as part of Colton Golf Club's Sam Snead Golf Course. Planning areas 4 and 7 are partially developed with non-residential uses which will continue to operate as they are not a part of the project. The project site is not identified as a Potential Environmental Concern (PCE) in the Phase I Environmental Site Assessment (ESA) prepared for the CHCCSP Environmental Impact Report.

The Department of Toxic Substances Control (DTSC) Envirostor website was accessed on October 17, 2016 to determine if there were any sites identified as PCEs or Recognized Environmental Concern (RCE). No sites in the vicinity of the planning areas that make up the project site are identified in this database.

Airports

The closest public airport is the San Bernardino International Airport (SBIA), which is approximately 6.0 miles northeast of the project site. The project area is located approximately 13.3 miles east of Ontario International airport and the Flabob Airport is approximately 6.5 miles south of the site. The project area is not located within the area of influence for any of these airports.

Private Airstrip or Airport

There are no private airstrips or private airports located in the vicinity of the project area. However, the ARMC has a helicopter landing site (two pads) located in the northeast corner of the hospital site near the emergency room at the southeast corner of Meridian Avenue and Violet Street. The landing site is located approximately 2,425 feet east of planning areas 13 and 15.

Wildland Fire Areas

The project area is not located near the mountains or desert regions of the County where proximity to wildland areas is more common. Any brush fires that may occur within the project vicinity can be quickly addressed due to the availability of fire protection services in the vicinity.

Regulatory Setting

Federal

Resource Conservation and Recovery Act

The 1976 Federal Resource Conservation and Recovery Act (RCRA) and the 1984 RCRA amendments regulate the treatment, storage, and disposal of hazardous and non-hazardous wastes. The legislation mandated that hazardous wastes be tracked from the point of generation to their ultimate fate in the environment. This includes detailed tracking of hazardous materials during transport and permitting of hazardous material handling facilities. The 1984 RCRA amendments provide the framework for a regulatory program designed to prevent releases from underground storage tanks (USTs). The proposed project under either alternative does not include USTs.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 introduced active federal involvement with emergency response, site remediation, and spill prevention, most notably through the Superfund program. The act was intended to be comprehensive in encompassing both the prevention of, and response to, uncontrolled hazardous substances release. The act includes environmental response, providing mechanisms for reacting to emergencies and to chronic hazardous material releases. In addition to establishing procedures to prevent and remedy problems, it is also designed to plan for and respond to failure in other regulatory programs and to remedy problems resulting from action taken before the era of comprehensive regulatory protection.

State of California

California Health and Safety Code

The California Environmental Protection Agency (Cal/EPA) has established rules governing the use of hazardous materials and the management of hazardous wastes. California Health and Safety Code Sections 25531, et. seq. incorporate the requirements of Superfund Amendments and Reauthorization Act and the Clean Air Act as they pertain to hazardous materials. Health and Safety Code Section 25534 directs facility owners storing or handling acutely hazardous materials in reportable quantities to develop a Risk Management Plan (RMP). The RMP must be submitted to the appropriate local authorities, the designated local administering agency, and the California EPA for review and approval.

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California Environmental Protection Agency Unified Program

Cal/EPA administers the Unified Program that consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. The state agencies responsible for these programs set the standards for their program while local governments implement the standards. The state agency partners involved in the Unified Program have the responsibility of setting program element standards, working with CalEPA on ensuring program consistency and providing technical assistance to the Certified Unified Program Agencies (CUPAs) and Participating Agencies (PAs). The Secretary of Cal/EPA is directly responsible for coordinating the administration and certification of the Unified Program. The Secretary has certified 83 CUPAs as of March 2012, including the San Bernardino County Fire Department. These 83 CUPAs carry out the responsibilities previously handled by approximately 1,300 state and local agencies. The following state agencies are involved with the Unified Program:

Department of Toxic Substances Control (DTSC)

The Department of Toxic Substances Control provides technical assistance and evaluation for the hazardous waste generator program including onsite treatment (tiered permitting).

Governor's Office of Emergency Services (DES)

The Governor's Office of Emergency Services is responsible for providing technical assistance and evaluation of the Hazardous Material Release Response Plan (Business Plan) Program and the California Accidental Release Response Plan (CalARP) Programs.

Office of the State Fire Marshal (OSFM)

The Office of the State Fire Marshal is responsible for ensuring the implementation of the Hazardous Material Management Plans and the Hazardous Material Inventory Statement Programs. These programs tie in closely with the Business Plan Program.

State Water Resources Control Board (SWRCB)

The State Water Resources Control Board provides technical assistance and evaluation for the underground storage tank program in addition to handling the oversight and enforcement for the aboveground storage tank program.

San Bernardino County

San Bernardino County Hazardous Materials Program

The San Bernardino County Fire Department's Hazardous Materials Division (HAZMAT) serves area residents of the City of Colton by responding to emergencies and monitoring hazardous materials and is designated by the State Secretary for Environmental Protection as the CUPA for most cities and unincorporated areas within San Bernardino County. As a part of CUPA, the San Bernardino County Fire Department manages the following hazardous material and waste programs:

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- Hazardous Materials Release Response Plans and Inventory (Business Plan);
- California Accidental Release Program (CalARP);
- Underground Storage Tanks (UST);
- Aboveground Petroleum Storage Spill Prevention Control and Countermeasures (SPCC);
- Hazardous Waste Generation and Onsite Treatment; and
- Hazardous Materials Management Plans and Inventory Statements under Uniform Fire Code Article 80.

City of Colton

Colton Emergency Operations Plan

The City of Colton has adopted the Emergency Operations Plan (EOP) that addresses potential impacts associated with natural disasters and technological incidents including both peacetime and wartime nuclear defense operations. The EOP provides a summary overview of operational concepts; identifies components of the City's emergency management organization within the National Incident Management System (NIMS); and the Standardized Emergency Management System (SEMS). The EOP explains the responsibilities of federal, State, county entities, and the City for protection of property and life and maintaining the overall well-being of the population. The City of Colton has prepared an EOP to ensure that effective allocations of resources benefiting and protecting the civilian population are executed during an emergency.

3.8.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
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 reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
would it create a significant hazard to the public or the environment?				
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 of 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 of where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a/b. Less Than Significant Impact.

Construction

Project construction activities may involve the use and transport of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction. During construction of all components of the project, however, small quantities of hazardous materials, (e.g., hydrocarbon fuels, hydraulic fluids, coolants) would be used in the operation and maintenance of construction vehicles and equipment that may be stored on site. Best management practices (BMP) specific towards construction waste management as administered through the project's Storm Water Pollution Prevention Plan (SWPPP) would be required as a mandatory procedure to be exercised by the project developer, construction superintendent and all construction staff during project construction (see Section 3.9 *Hydrology and Water Quality*). Additionally, Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, State, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. Potential significant impacts during construction activities are considered less than significant. Upon completion of project construction, all hazardous materials would be removed from the project site. Therefore, since the project's Residential component poses little risk of an accidental release of hazardous substances, impacts are expected to be less than significant.

Operation

The project's residential component would pose little risk of an accidental release of hazardous substances as most household substances are small in quantity (per household) and typically consist of cleaning solvents, paints, detergents and sanitizing agents used for household chores and maintenance. The potential risks posed by the use and storage of these hazardous materials are primarily limited to the immediate vicinity where the materials are located. Transport of these materials would be performed by commercial vendors who would be required to comply with various federal and State laws regarding hazardous materials transportation. As such, they are not expected to expose human health or the environment to undue risks associated with their use, and impacts are expected to be less than significant.

- c. **No Impact.** There are no schools within a quarter mile radius of the project sites. Morris Elementary School and Jehue Middle School are located approximately 0.54 miles northeast of the project site. Slover Mountain Continuation School is located approximately 1.05 miles southeast from the project area. The project would only handle hazardous materials onsite or through transport by a licensed hauler, and no hazardous materials would be handled near the schools; therefore, there will be no impact.
- d. **Less Than Significant Impact.** As pursuant to Government Code Sec. 65962.5, the latest records research from the Department of Toxic Substances Control (DTSC) online database did not reveal any potential environmental concern (PEC) sites or recognized environmental occurrence (REC) sites within or near to the project area. The nearest documented PEC occurrence, is CSM Bakery Products located at 2111 W Valley Boulevard at approximately 0.14 miles south of the project. The PEC was associated with a leaking underground storage tank (LUST), which was remediated and now documented as a closed case. Therefore, no impact in this regard would occur.
- e. **No Impact.** The closest public airport is the San Bernardino International Airport (SBIA), which is approximately 6 miles east of the project area and will have no impact to residents of the project area. The project area is located approximately 13.3 miles northeast of the Ontario International airport, well outside the airports area of influence and its airport land use plan. Therefore, development of project will not be adversely affected by airport or airstrip uses. There are no private airstrips located in the vicinity of the CHCCSP project area.
- f. **Less Than Significant Impact.** There are no private airstrips or private airports located in the vicinity of the project area. Although ARMC has a helicopter landing site (two pads) located approximately 2,425 feet east of project's nearest planning areas (planning areas 13 and 15), it is nonetheless located at a distance beyond such that that would not require Federal Aviation Administration (FAA) procedural documentation (i.e., Obstruction Evaluation) .

- g. Less Than Significant Impact.** The project would not interfere with the City's existing emergency response or evacuation plans. Proposed driveways and streets within the project will be required to comply with City, transportation and fire department safety requirements related emergency access and evacuation routes, (i.e. two points of access, minimum roadway widths and turn radii, sight distance requirements, etc.).
- h. Less Than Significant Impact.** The project area is located in an urban area bounded on the south by vacant land and on the north by San Bernardino Avenue, and is surrounded by urban uses and intermittent vacant land. The project area is not located near the mountains or desert regions of the County where proximity to wildland areas is more common. The project site is within close proximity to a DSF conservation area, so there is a possibility for brushfires to occur in the approximately 19.1 acres of permanent open space. However, any brush fires that may occur within the project area can be quickly addressed due to the availability of fire protection services in the vicinity. Therefore, impacts associated with wildland fires will be less than significant.

3.8.4 Mitigation Measures

The project was found to have a less than significant impact with regard to Hazards and Hazardous Materials. Therefore, no mitigation is required.

3.8.5 Level of Significance

Not Applicable

3.9 Hydrology and Water Quality

3.9.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton's Hub City Centre EIR*, May 2014.

3.9.2 Environmental Setting

The project area is located approximately 1.9 miles north of the Santa Ana River within the Upper Santa Ana River Valley Groundwater Basin which is bounded by the San Gabriel Mountains to the north, the Colton-Rialto fault to the east, Box Spring Mountains to the south and the Chino groundwater basin to the west. The groundwater basin is further divided into subbasins: the Bunker Hill Subbasin, the Riverside-Arlington Subbasin, the Rialto-Colton Subbasin, and the San Timoteo Subbasin. The project area is located in the Rialto-Colton Subbasin.

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The Rialto-Colton Subbasin is divided into the Lytle, Rialto, and Colton groundwater management zones (GMZs), with the Lytle Creek and Rialto GMZs underlying portions of the City of Colton and the project area. Primary recharge areas include Lytle Creek in the northwest, Reche Canyon in the southeast, and the Santa Ana River in the east and south. The subbasin was adjudicated in 1961; however, the court decree is only in effect during times of drought. Management of the subbasin in the south has been adjudicated between the cities of San Bernardino, Rialto, and Riverside by the Western San Bernardino Watermaster. Lytle Creek serves as the principle recharge area for the northwestern part of the subbasin, while Reche Canyon provides recharge for the southeastern part and the Santa Ana River recharges the south-central portion. Percolation, underflow, and irrigation and septic returns provide recharge, to a lesser extent.

Groundwater is primarily found in alluvial deposits of Quaternary age composed of silt, sand, gravel and clay. The principal recharge sources in the region are Lytle Creek to the north, Reche Canyon to the southeast and the Santa Ana River to the south and east. The total storage capacity for groundwater within the subbasin is estimated to be 210,000 acre feet, and 120,000-acre feet within the Rialto portion to the west, and 93,000-acre feet contained within the Colton portion to the east.

The project area is located in an area on the Federal Emergency Management Agency Flood (FEMA) Federal Insurance Rate Maps (FIRM) that is designated as Zone D, which is defined by FEMA as an area where no analysis of flood hazards has been conducted. This is because the project site is not located in proximity to a body of water that would be subject to flooding and as such, FEMA has not conducted a study of the area. The FIRM panel that depicts this area of the City of Colton (Panel No. 86071C8678) shows that the entire area north of the I-10 Freeway is in this zone.

In addition, the project site is located in a relatively urban area where flood control facilities and storm drains are in place (including Planning Area 13) and with flooding potential being minimal. Flood control facilities have been constructed to contain 100-year flood events within drainage channels such as the Lytle Creek Channel. With regard to the Santa Ana River, located approximately 1.9 miles south and east of the project area, FEMA mapping has been updated to reflect upstream dam improvements (Seven Oaks Dam) east of the City of Highland, approximately 15 miles east of the project area. The FIRM for the area shows that the area around the Santa Ana River is still subject to 100-year flood hazards, however, the project site is outside of this area so would not be affected by flooding of the Santa Ana River.

Existing Project Site Drainage Characteristics

The project site consists of approximately 51.1 acres within the larger Colton's Hub City Centre Specific Plan (CHCCSP). All development will take place within planning areas 2, 4, 7, and 8 at this time, planning areas 3 and 6 will remain undisturbed as conservation area. The existing park in Planning Area 13 will also remain undisturbed. Planning Area 15 is not owned by the applicant at this point and will remain undeveloped for now. Undeveloped areas within the project site have a mixture

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of native vegetation and ruderal vegetation. The project area is located within San Bernardino County Flood Control watershed subarea 3-3, is located within subarea HYD-2 (Figure 4.9-2 of CHCCSP EIR).

The project area drains in a southwesterly direction from San Bernardino Avenue and is conveyed via Wildrose, Indigo and Woodpine Avenues. Runoff then drains to a low point on West Valley Blvd at the intersection with Sycamore Avenue, which represents the boundary between the cities of Colton and Rialto. Existing and proposed storm drains are shown on Figure 5-6 in Chapter 2, *Project Description*.

3.9.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
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 substantially additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a/f. Less Than Significant Impact with Mitigation Incorporated.

Construction Impacts

Urban runoff discharged from municipal separate storm sewer systems (MS4) have been identified as one of the principal causes of water quality impacts in most urban areas. Urban runoff potentially contains a host of pollutants such as litter and debris, bacteria and viruses, oil and grease, sediments, nutrients, metals, and toxic chemicals. Violations of water quality standards or waste discharge requirements, or degradation of water quality can result in potentially significant impacts and result in environmental damage in the Santa Ana River. Pollutants transported in stormwater runoff most likely to occur during onsite construction would be in the form of sediment created from erosion due to soil disturbance, and from stormwater mixing with construction materials. However, because the RWQCB has adopted strict regulations for the control and release of stormwater into the Santa Ana River, under the National Pollution Discharge Elimination System (NPDES) permit, the project applicant will be responsible for preparing a Construction Stormwater Pollution Prevention Plan (SWPPP) that must be implemented throughout the project construction period for each planning area project development. The SWPPP must describe best management practices (BMPs) for the control and treatment of runoff from the project site for the following:

- Soil Stabilization (erosion control);
- Sediment Control;
- Tracking Control;
- Wind Erosion Control;
- Construction Site Management;
- Non-Stormwater control; and
- Waste Management and Materials Pollution Control.

The SWPPP is a requirement for any project where more than one acre is being disturbed. The SWPPP must identify BMPs to prevent construction related pollutants from reaching the storm drain system and from preventing erosional sediments in discharging offsite. To comply with the NPDES permit, the applicant is required to file a Notice of Intent (NOI) with the State Water Resources Control Board who will issue a Waste Discharge identification Number (WDID). A copy of the SWPPP prepared by a Qualified SWPPP Developer (QSD) and

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implemented by a Qualified SWPPP Practitioner (QSP), along with a copy of the NOI and WDID must be maintained and updated at the project site and available for review during the entirety of the construction period.

Operational Impacts

Surrounded by the planning areas that make up the project site are two planning areas (3 and 6) that are set aside as conservation areas for DSF habitat. Proposed development of residential uses must take into account these conservation planning area in order to ensure that they are not impacted by urban development in the form of increased stormwater runoff and urban pollutants.

Proposed development of the Wildrose project will create two substantial changes in effecting water quality. First, the conversion of existing vacant land into impervious surfaces (i.e., streets driveways, patios, rooftops, etc.), can neither absorb water nor remove pollutants. Second, project development would create new sources of pollution from population density increases, and related land uses thus bringing proportionally higher levels of automobile use, landscaping, etc.

The City will require that the proposed project in each planning area is responsible for controlling hydrology and drainage in compliance with the MS4 permit in which the City of Colton is a co-permittee along with other cities in the area and the County of San Bernardino. The applicant must retain stormwater flows on site and treat stormwater in accordance with an approved Water Quality Management Plan (WQMP). Residential Best Management Practices (BMPs) are usually limited to educational programs that inform residents about being responsible when applying landscape enhancement products such as fertilizers and pesticides. However, because the proposed project

The proposed Wildrose project will be subject to development standards set forth in the CHCCSP, implemented with Mitigation Measure HWQ-1 which includes the implementation of Landscape Management Plans that set forth how the project, when developed, will reduce potential discharges of herbicides, pesticides, fertilizers and other contaminants. Mitigation Measure HWQ-2 is also required because each project proponent within the CHCCSP project area is responsible for the control of their own drainage and stormwater detention. The Wildrose project includes the development of a stormwater basin on the south side of Planning Area 7, in order to capture stormwater from planning areas 2, 4, 7, and 8. Planning Area 13 is not affected as it is already developed as a stormwater basin to capture flows from the north side of San Bernardino Avenue, and Planning Area 15 is not proposed to be developed at this time.

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Compliance with the requirements set forth in Mitigation Measures HWQ-1 and HWQ-2, will ensure that the project will not violate any water quality standards established by the RWQCB and impacts will be less than significant.

- b. Less Than Significant Impact.** Water availability for the project site will be provided by West Valley Water District's existing groundwater wells. Analysis of the Water Supply Assessment (WSA) report prepared by the West Valley Water District for the CHCCSP indicated that current demand and future availability of water resources for the project area will not impact groundwater supply or recharge capabilities. The project site is within the CHCCSP project area and the land uses proposed are compatible with the specific plan, but the proposed project will create potential for an additional 85 dwelling units, resulting in a domestic water supply increase of approximately 34,000 gpd. In a Will-serve letter dated June 14, 2016, WVWD confirmed that it is capable of supplying water to the additional development and land use amendments proposed for the Wildrose Village project. Therefore, the project will not significantly impact groundwater supplies or recharge facilities.
- c-e. Less Than Significant Impact.** There are no streams or rivers in or near the larger CHCCSP project area. However, development on the Wildrose project site would result in the alteration of drainage patterns and infiltration characteristics that could increase both the volume and discharge rates of stormwater runoff.

The project site is included in Subarea HYD-2 of the Hydrology Study prepared for the CHCCSP. Planning areas within this subarea are planning areas 1 through 9, 11 through 15, and slivers of planning areas 16 and 18. In this subarea, properties would be graded to drain to the southwest where inlets will be placed at the intersections with Wildrose Avenue. The storm drain system will then run along Wildrose Avenue and ultimately connect to the existing 84-inch Colton storm drain on Valley Blvd as shown in CHCCSP Figure 5-6-*Master Storm Drain Plan*, reprinted in this Initial Study at the end of Chapter 2, *Project Description*.

This scenario is for build-out conditions of the entire CHCCSP project area. However, in the interim the Wildrose project must control stormwater flows within a one-acre basin at the south end of Planning Area 7 near the intersection of Wildrose Avenue and proposed A Street. The project site (all planning areas 2, 4, 7, and 8) will be graded to direct onsite flows to the retention basin in order to reduce the peak flow of the City's storm drain system. Therefore, with development of onsite retention, the project will have a less than significant impact on drainage patterns and runoff.

- g/h. No Impact.** The project site is located in an area on FEMA maps designated as Zone X, which is defined by FEMA as an area of a 0.2 percent annual chance flood, areas of 1 percent annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent chance flood. This is because the project

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site is not located in proximity to a body of water that would be subject to flooding. The Santa Ana River is located downstream from the project area, and Lytle Creek, whose channel flows southerly and easterly, is located east of the project area. Therefore, impacts associated with flooding of a river or creek is minimal. Furthermore, the establishment of proposed storm drainage design under the CHCCSP and development of an onsite retention basin would eliminate the possibility of the project of being located in a flood zone.

- i. **No Impact.** All existing storm drains (i.e., Colton drain) and channels (i.e., Rialto Channel) within the project area are located underground or below surface levels, and future storm drains will also be located underground. Additionally, retention basins are developed on a project-by-project basis. Therefore, no levees or dams are located near the project and there will be no impact.
- j. **No Impact.** The project site is not located near a body of water that could surge during an earthquake causing a seiche or tsunami. Any basins developed in the project area would be a designed retention basin so that stormwater would not be standing in the basin for long periods. Therefore, there will be no impact associated with seiche, tsunami, or mudflow.

3.9.4 Mitigation Measures

The following measures apply to all development project in the Specific Plan project area.

HWQ-1 The proposed project shall be subject to the development standards set forth in the Specific Plan including the development and implementation of Landscape Management Plans (LMPs) for landscaped areas with the goal of reducing potential discharge of herbicides, pesticides, fertilizers, and other contaminants to local waterways. All contractors involved in project-related landscaping conducted during individual phases of development, as well as maintenance of landscaping following project completion, shall complete their work in strict compliance with the LMP. Project developers shall be responsible for ensuring that requirements of the LMP are provided to and instituted by future project tenants following project completion. A licensed landscape architect or architectural firm with experience in methods to reduce or eliminate the use of landscape chemicals that could cause adverse effects to the environment shall prepare the LMP. At a minimum, an LMP shall:

- Require that pesticides and fertilizers not be applied in excessive quantities, and only applied at times when rain is not expected for at least two weeks, in an effort to minimize leaching and runoff into the storm drainage system.
- Encourage the use of organic fertilizers and mulching of landscaped areas to inhibit weed growth and reduce water demands.

- Utilize native, perennial, drought-tolerant species of vegetation to minimize irrigation needs.

HWQ-2 Because the project area will be developed by a number of project proponents and not as one development project, each project proponent must provide a hydrology/ drainage study for each site being developed or redeveloped. Therefore, on a project by project basis, each project proponent shall provide a detailed engineering design for a project site and show how the site will be connected to the CHCCSP storm drain system to refine the design currently shown in Figure 4.9-3 prepared by Hall and Foreman, August 2013. The facilities shall be sized to meet current requirements based on proposed CHCCSP land uses to the satisfaction of the City Engineer.

3.9.5 Level of Significance

Implementation of Mitigation Measures HWQ-1 and HWQ-2 will ensure that implementation of the proposed project will result in less than significant impacts to water quality.

3.10 Land Use and Planning

3.10.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton's Hub City Centre EIR*, August 2014.

3.10.2 Environmental Setting

Figure 3 in Chapter 2, *Project Description*, shows the current land use designations for the affected planning areas (2, 4, 7, 8, 13 and 15).

Land uses surrounding the planning area include apartments and single family residential north of San Bernardino Avenue (north of planning areas 2 and 13); vacant and undeveloped land east of planning areas 13 and 15 and east of Indigo Avenue (DSF Conservation Area); a vacant lot with retention basin (formally Colton Recreational Lake) and Colton Golf Club's Sam Snead Golf Course to the south of planning areas 7 and 8; and vacant and developed land (CSM Bakery) to the south of Planning Area 4. To the west in the City of Rialto is vacant land designated for future retail commercial uses. Table 8, *Surrounding Land Uses*, lists the land uses located in the vicinity of the project.

Two of the six affected planning areas (4 and 8) included parcels that are developed with buildings that will remain in place and are not a part of the proposed Wildrose project. There is an existing office/warehouse building located in Planning Area 4, and a professional office building in Planning Area 8. These are shown in Figure 2 in Chapter 2, *Project Description*.

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Table 8 Surrounding Land Uses

Direction	Land Use Designation	Existing Land Use
North of San Bernardino Ave	High Density Residential (HDR), Low Density Residential (LDR) (City of Colton General Plan)	Residential single family and multi-family homes
South	Business Park (BP), Retail Mixed Use (RMU) (Colton's Hub City Centre Specific Plan)	CSM Bakery Products facility, golf course
East	Open Space/Habitat (OS/H), Open Space/Park (OS/P) (Colton's Hub City Centre Specific Plan)	Vacant and undeveloped
West (City of Rialto)	Office-Park (O-S), Industrial Park (I-P), Retail Commercial (R-C) (City of Rialto Gateway Specific Plan)	Vacant and undeveloped

Source: The Altum Group, 2016.

The Wildrose Village project site encompasses approximately 18.4 acres in planning areas 2, 4, 7 and 8 within the larger Colton's Hub City Centre Specific Plan (CHCCSP). Planning areas 13 and 15 are also located in the immediate vicinity but are not the subject of the development proposal, only the change in land use designation.

3.10.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

- a. **No Impact.** The proposed project will not divide an established community. The proposed residential development for project site planning areas 2, 4, 7 and 8 are currently vacant and undeveloped. Planning Area 13 is an existing public park (West Valley Park) and Planning Area 15 is currently located within Colton Golf Club's Sam Snead Golf Course (currently active).
- b. **Less Than Significant Impact.** To accommodate the increase of dwelling unit density from 4.0 to 11.0 dwelling units per acre, the project applicant is proposing a Specific Plan Amendment.

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This will involve changing the current land use designation from Residential Medium (RES-M) to Residential Medium – 1 (RES-M1) for Planning Area 2, thereby increasing density to accommodate 110 single-family dwelling units. The project applicant is processing a Specific Plan Amendment for Planning Area 13 from Residential-Medium (RES-M) to Open Space/Park (OS/P) which would eliminate the target density from 38 to 0 units. The project applicant is also processing a Specific Plan Amendment for Planning Area 15 from Residential-Medium (RES-M) to Residential Medium-1 (RES-M1), which would increase the target density from 27 to 85 units. Overall, the proposed project has the potential for development of 250 dwelling units.

The applicant is proposing two changes in the Specific Plan land use designations. Table 9, *Existing and Proposed Land Use Designations by Planning Area*, shows how the designations will change with approval of the proposed Wildrose project.

Table 9 Existing and Proposed Land Use Designations by Planning Area

Planning Area	Existing Designation ¹	Total Units Allowed	Proposed Designation	Total Units Allowed	Total Units Proposed ²
2	RES-M (4 du/ac)	43	RES-M1 (11 du/ac)	118	110
4	RES-M1 (11 du/ac)	62	RES-M1 (11 du/ac) ³	62	12
7	RES-M1 (11 du/ac)	46	RES-M1 (11 du/ac) ⁴	46	40
8	RES-M1 (11 du/ac)	59	RES-M1 (11 du/ac) ³	59	13
13	RES-M (4 du/ac)	38	Open Space/Park (OS/P)	0	0
15	RES-M (4 du/ac)	27	RES-M1 (11 du/ac)	75	65
	Total	275		360	240

Source: Wildrose Village Development Application (DAP 001-305)

Notes:

5. RES-M = Residential Medium, RES-M1 = Residential Medium (11 du/ac)
6. Number of proposed dwelling units is based on a density of 9.5 du/ac rather than the maximum 11 du/ac allowed in RES-M1 to allow for on-site amenities such as landscaped paths, parks and a clubhouse.
7. Only specific parcels within Planning Areas 4 and 8 are available for development as a site in each Planning Area is already developed with non-residential uses (see Figure 2 for locations). Therefore, the number of dwelling units proposed is significantly less than what could be developed if the site were vacant.
8. Planning Area 7 includes a 1-acre stormwater basin, thus lowering the dwelling unit count.

Specific Plan Consistency

Amendments to CHCCSP may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Development Services Director or his/her designee deems the Amendment major, it will be processed in the same manner as the original Specific Plan. Because of the project's proposed specific plan amendments, an environmental analysis is required, pursuant to the California Environmental Quality Act (CEQA), Section 15162 and therefore is the applicant's responsibility to provide an analysis of the impacts of the amendments relative to the original CHCCSP EIR related to Land Use.

Findings of Approval

In considering approval or disapproval of the proposed specific plan amendments, the City Council must find that the proposed amendments are in compliance with the following:

1. The proposed amendment is consistent with the General Plan and its Elements in effect at the time of submission.
2. The proposed amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety or general welfare.
3. The proposed amendment is consistent with the overall design character and general community structure of CHCCSP.
4. The proposed amendment, with appropriate mitigation measures, is not likely to increase environmental impacts beyond those identified and mitigated in the CHCCSP EIR, or substantially and avoidably injure significant wildlife, or their habitat.

By having the project analyzed in this Subsequent Initial Study and with mitigation towards specific environmental effecting topics of discussion contained in this document, the project's overall impact in regard to compliance with applicable land use policies and agency regulations will be less than significant.

- c. **Less Than Significant Impact.** As discussed in Section 3.4, *Biological Resources*, project site Planning Areas 2, 4, 7, 8, 13 and 15 are all included in the HCP for the incidental take of DSF and are all located adjacent to DSF habitat area (Planning Areas 3 and 6). As a result, this will require the project applicant to implement mitigation (BIO-1 thru BIO-14) in order to reduce project impacts in this regard to less than significant (Refer to Section 3.4 Biological Resources for entire discussion).

3.10.4 Mitigation Measures

The project was found to have no significant impact on Land Use and Planning. Therefore, no mitigation is required.

3.10.5 Level of Significance

Not Applicable

3.11 Mineral Resources

3.11.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton's Hub City Centre EIR*, May 2014.

3.11.2 Environmental Setting

The Surface Mining and Reclamation Act (SMARA) requires the State Geologist to research and prepare reports that designate mineral deposits of statewide and regional significance. The California Geological Survey has produced a report and Mineral Land Classification Map for the area that designated Mineral Resources Zones (MRZ) that define areas where important Production-Consumption deposits occur. According to the California Department of Conservation Mineral Land Classification report, the project site is in an area that has been classified as MRZ-3. These are areas where the significance of mineral deposits cannot be evaluated from available data.

3.11.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 availability 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 type="checkbox"/>	<input checked="" type="checkbox"/>

- a. **Less Than Significant Impact.** According to the California Department of Conservation Mineral Land Classification report, the project site is in an area that has been classified as MRZ-3.

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These are areas where the significance of mineral deposits cannot be evaluated from available data. Similarly, according to the City of Colton General Plan Open Space Element, mineral resources in the Colton area may not be identified despite comprehensive research by the division of Mines and Geology. However, the main resource within the City is limestone deposits in and around Slover Mountain, which is located approximately one mile southeast of the project site.

No mining operations currently occur on or in close proximity to the project site, nor does information suggest that mining operations have been conducted in close proximity to the site in the past. Additionally, extraction and processing of minerals on the project site would create a significant impact to sensitive receptors, including the Arrowhead Regional Medical Center and surrounding residential development. Therefore, the likelihood of extracting unknown significant mineral resources residing on the project site is very low and impacts on mineral resources would be less than significant.

- b. **No Impact.** According to the California Department of Conservation Mineral Land Classification report, the project site has not been designated as a mineral resource recovery area, known as a "Sector." Additionally, no mining operations currently occur on or in close proximity to the project site, nor does information suggest that mining operations have been conducted in close proximity to the site in the past and the site is not delineated as a locally important mineral resource recovery site by the City's General Plan or any other land use plan. Therefore, development of the project site is not expected to result in the loss of a mineral resource recovery site.

3.11.4 Mitigation Measures

The project was found to have no significant impact on Mineral Resources. Therefore, no mitigation is required.

3.11.5 Level of Significance

Not Applicable

3.12 Noise

3.12.1 Sources

The following sources were utilized to support the conclusions made in this section:

- Kunzman Associates, Inc., *Colton Hub City Centre Specific Plan Noise Impact Analysis (Updated to Include Amendment #1)*, September 19, 2016. (Appendix A)

- City of Colton, Colton's Hub City Centre Specific Plan EIR, August 2014.

3.12.2 Environmental Setting

Noise Fundamentals

Sound is technically described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Decibels are based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more usable range of numbers in a manner similar to the Richter scale used to measure earthquakes. In terms of human response to noise, a sound 10 dB higher than another is judged to be twice as loud. Everyday sounds normally range from 30 dB (very quiet) to 100 dB (very loud).

Since the human ear is not equally sensitive to sound at all frequencies, a special frequency dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) represents this scale by discriminating against frequencies in a manner approximating the sensitivity of the human ear. Community noise levels are measured in terms of the "A-weighted decibel," abbreviated dBA. Sound levels decrease as a function of distance from the source as a result of wave divergence, atmospheric absorption and ground attenuation. As the sound wave form travels away from the source, the sound energy is dispersed over a greater area, thereby dispersing the sound power of the wave.

Vibration Fundamentals

Groundborne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of groundborne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although groundborne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable.

Several different methods are used to quantify vibration amplitude such as the maximum instantaneous peak in the vibrations velocity, which is known as the peak particle velocity (PPV) or the root mean square (RMS) amplitude of the vibration velocity. A commonly used abbreviation is VdB, which in this text, is when the particle velocity level (LV) or sound velocity level (SVL) is based on the reference quantity of 1 microinch per second.

Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Off-site sources that may produce perceptible vibrations are usually caused by construction

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equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible groundborne noise or vibration.

As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. As stated above, this drop-off rate can vary greatly depending on the soil but has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests. Table 10, *Vibration Source Levels for Construction Equipment*, shows the peak particle velocities of some common construction equipment.

Table 10 Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity	Approximate Vibration Level
	(inches/second) at 25 feet	LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Source: Kunzman Associates, Noise Impact Analysis, Updated to Include Amendment No.1, Table 2, September 2016.

Existing Conditions

Sensitive Noise Receptors

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, and residential uses make up the majority of these areas. The State of California has also established land use compatibility guidelines that set forth recommended noise levels for land uses that are typically not considered to be “sensitive” e.g. office, retail, commercial and recreational uses.

Existing land uses immediately adjacent to the project site are industrial and office buildings. The closest sensitive receptors to the project site are the residential development is located north of the project site, across San Bernardino Avenue. In addition to these sensitive receptors, sensitive species

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such as the Delhi Sands Flower-Loving Fly (DSF) occupy habitat adjacent to the project site that will be affected by project development.

Noise Impact Analysis

The Noise Impact Analysis prepared for the CHCCSP was amended by Kunzman Associates in August 2016 to reflect the proposed land use amendments associated with the Wildrose Village project, including the following:

Proposed Land Use Changes

- a. Change the land use designation of Planning Area 2 (PA2) from RES-M (4 du/ac) to RES-M1 (11 du/ac).
- b. Change the land use designation of P13 from RES-M (4 du/ac) to OS/P (Open Space).
- c. Change the land use designation of P15 from RES-M (4 du/ac) to RES-M1 (11 du/ac).

Proposed Circulation Plan Changes

- a. Change the roadway classification of San Bernardino Avenue from "Primary Arterial" (6 lane divided roadway) to "Secondary Arterial" (4 lane undivided roadway).
- b. Vacate the north end of Wildrose Avenue, eliminating through traffic volumes to San Bernardino Avenue.

The proposed project could result in the development of 85 more residential dwelling units than what was analyzed in the initial CHCCSP Noise Study.

Existing Ambient Noise Levels

Short-term noise measurements for the Mestre Greve Noise Assessment were utilized for the Noise Impact Analysis, including the project area. Table 11, *Ambient Noise Levels*, shows the noise measurements that were taken near the proposed project site. Figure 8, *Noise Measurement Sites*, shows the locations of noise measurements in the CHCCSP area. Noise measurements at sites 8, 9 and 14 are located on or directly adjacent to the project site, and ambient noise levels at these sites ranged from 45.4 to 53.5 dB Leq.

Table 11 Ambient Noise Levels

Location No.	Time	Ambient Noise Levels					
		Leq	Lmax	Lmin	L25	L50	L90
1	9:44	73.9	77.8	69.2	74.5	73.5	71.5
2	10:24	61.3	74.8	53.6	61	59	56.5
3	10:55	51.1	69.1	46.3	50.5	50	48
4	11:23	64.8	81.5	45.1	58.5	58.5	47.5
5	11:54	60.4	79.1	43.9	59	53.5	46.5
6	12:26	72.7	86.7	45.5	72.5	67.5	56

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Table 11 Ambient Noise Levels (continued)

Location No.	Time	Ambient Noise Levels					
		L _{eq}	L _{max}	L _{min}	L ₂₅	L ₅₀	L ₉₀
7	12:58	70.4	85.6	50.2	70.5	65.5	54.5
8	13:31	48.8	62.6	44.1	48	47	45.5
9	14:01	63.2	80.2	49.1	62.5	60	53.5
10	14:27	55.4	69.8	51.4	55.5	54.5	53
11	14:52	80.2	87	72.4	81	79.5	76.5
12	15:25	64	82.2	47.1	62.5	57	50.5
13	10:33	58.5	77.3	48.2	57.5	55.5	51.5
14	11:19	57.9	71.5	45.8	57.5	53	47.5
15	11:53	50.8	65.4	44.4	51	49.5	46.5

Source: Kunzman Associates, Noise Impact Analysis, Updated to Include Amendment No.1, Table 3, September 2016.

Existing Road Segment Noise Levels

Existing traffic volumes were obtained from the traffic study prepared by Kunzman Associates (see Initial Study, Appendix B). Existing traffic noise levels associated with existing and proposed road segments for the CHCCSP were modeled utilizing the Highway Noise Model published by the Federal Highway Administration. Existing CNEL noise contours for the roadways in and adjacent to the CHCCSP project area are shown on Figure 9, *Noise Contours*. As shown, the 70 CNEL contour is adjacent to Planning Areas 2 and 13 and the 60 CNEL contour bisects the upper portion of both Planning Areas. Table 12, *Existing CHCCSP Traffic Noise Contours*, shows the existing road segment noise levels throughout the CHCCSP.

Table 12 Existing CHCCSP Traffic Noise Contours for Wildrose Project Area

Roadway ¹	Segment	CNEL	Feet			
		ROW	75 CNEL	70 CNEL	65 CNEL	60 CNEL
San Bernardino Avenue	Sycamore Avenue to Indigo Avenue	64	3	10	30	100
	Indigo Avenue to N. Eucalyptus Avenue	62	2	7	20	65
	N. Eucalyptus Avenue to Pepper Avenue	65	5	14	44	140
	Pepper Avenue to Meridian Avenue	65	5	15	48	154
Wildrose Avenue	Valley Boulevard to Street "A"	61	1	4	13	41
	Street "A" to Woodpine	n/a	n/a	n/a	n/a	n/a
	Woodpine to PA2 Terminus	n/a	n/a	n/a	n/a	n/a
I-10 Freeway	I-15 Freeway to I-215 Freeway	80	385	1225	3,900	12,100

Source: Kunzman Associates, Noise Impact Analysis, Updated to Include Amendment No.1, Table 4, September 2016.

Note:

- Noise Impact Analysis Table 4 includes all intersections/road segments, Initial Study table is specific to the Wildrose Planning Areas.

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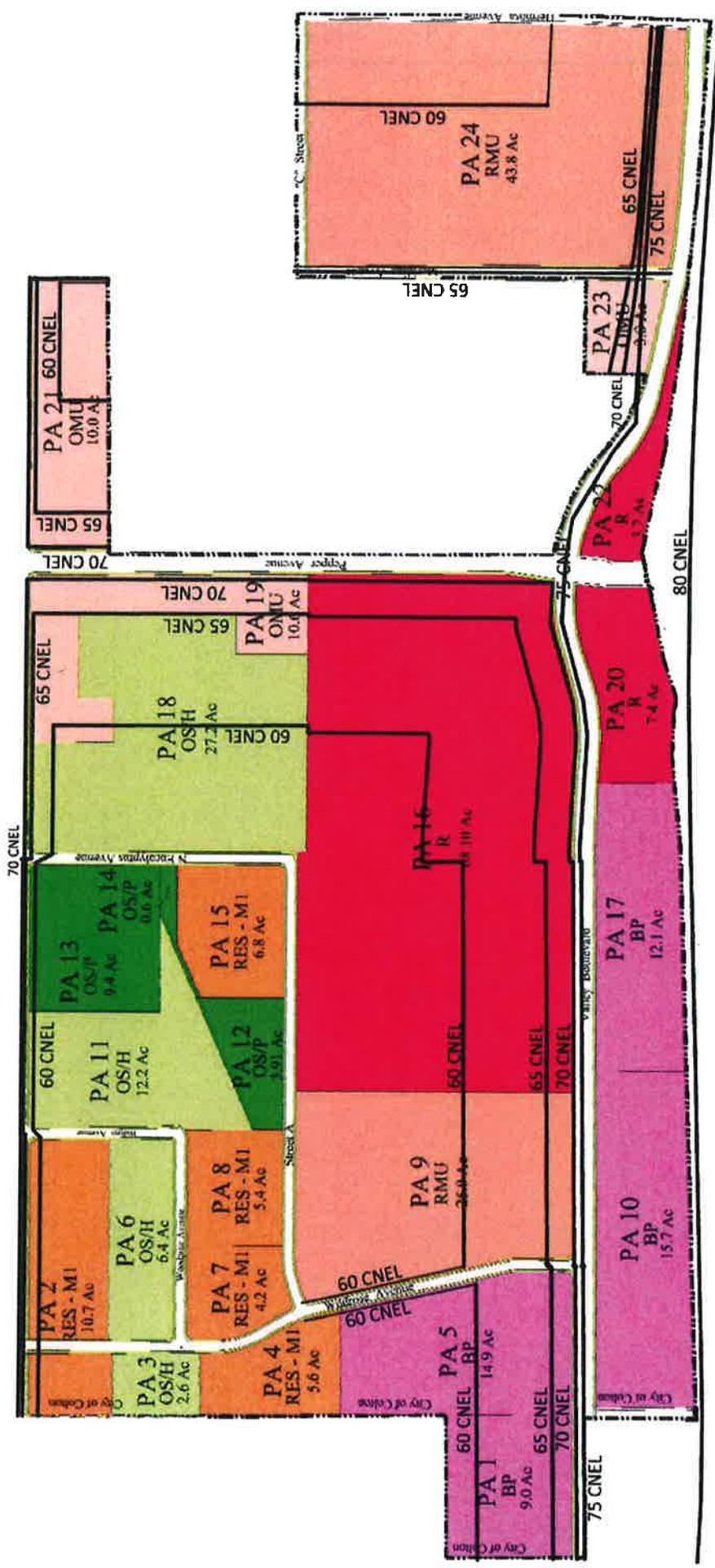
Source: Kuzman Associates, 2016



Noise Measurement Sites
Wildrose Village Subsequent Initial Study

Figure
8

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Source: Kuzman Associates, 2016



Noise Contours in the CHCCSP Project Area
Wildrose Village Subsequent Initial Study

Figure
9

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Regulatory Setting

Federal

Federal Noise Control Act of 1972

The U.S. Environmental Protection Agency (EPA) Office of Noise Abatement and Control was originally established to coordinate federal noise control activities. After its inception, EPA's Office of Noise Abatement and Control issued the Federal Noise Control Act of 1972, establishing programs and guidelines to identify and address the effects of noise on public health, welfare, and the environment. In response, the EPA published Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (Levels of Environmental Noise). The Levels of Environmental Noise recommended that the Ldn should not exceed 55 dBA outdoors or 45 dBA indoors to prevent significant activity interference and annoyance in noise-sensitive areas.

In addition, the Levels of Environmental Noise identified five dBA as an "adequate margin of safety" for a noise level increase relative to a baseline noise exposure level of 55 dBA Ldn (i.e., there would not be a noticeable increase in adverse community reaction with an increase of five dBA or less from this baseline level). The EPA did not promote these findings as universal standards or regulatory goals with mandatory applicability to all communities, but rather as advisory exposure levels below which there would be no risk to a community from any health or welfare effect of noise.

In 1981, EPA administrators determined that subjective issues such as noise would be better addressed at lower levels of government. Consequently, in 1982 responsibilities for regulating noise control policies were transferred to State and local governments. However, noise control guidelines and regulations contained in EPA rulings in prior years remain in place by designated Federal agencies, allowing more individualized control for specific issues by designated Federal, State, and local government agencies.

State of California

Building Standards Code

The State of California has adopted noise standards in areas of regulation not preempted by the Federal government. State standards regulate noise levels of motor vehicles, sound transmission through buildings, occupational noise control, and noise insulation. Title 24 of the California Code of Regulations, also known as the California Building Code, establishes building standards applicable to all occupancies throughout the State. The code provides acoustical regulations for both exterior-to-interior sound insulation, as well as sound and impact isolation between adjacent spaces of various occupied units. Title 24 regulations state that interior noise levels generated by exterior noise sources shall not exceed 45 dBA Ldn/CNEL, with windows closed, in any habitable room for multi-family residential uses.

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California Building Code. Section 1208A, Sound Transmission, of the Building Code requires acoustical evaluation and insulated building design and construction when exterior noise levels exceed 60 Ldn/CNEL. New residential construction must be acoustically designed and constructed to reduce the intrusion of transportation noise and local fixed noise sources. The California Building Code requires a minimum Sound Transmission Class of 50 (STC50) and Impact Isolation Class 50 (IIC50) for multiple family residential units located where exterior noise levels exceed 60 Ldn/CNEL.

General Plan Guidelines 2003

Though not adopted by law, the State of California General Plan Guidelines 2003, published by the California Governor's Office of Planning and Research (OPR) (OPR Guidelines), provide guidance for the compatibility of projects within areas of specific noise exposure. The OPR Guidelines identify the suitability of various types of construction relative to a range of outdoor noise levels and provide each local community some flexibility in setting local noise standards that allow for the variability in community preferences. Findings presented in the Levels of Environmental Noise Document (EPA 1974) influenced the recommendations of the OPR Guidelines, most importantly in the choice of noise exposure metrics (i.e., Ldn or CNEL) and in the upper limits for the Normally Acceptable outdoor exposure of noise-sensitive uses. The OPR Guidelines include a Noise and Land Use Compatibility Matrix which identifies acceptable and unacceptable community noise exposure limits for various land use categories. As discussed below, the City of Colton has included this table in the Noise Element of their General Plan.

California Department of Transportation (Caltrans)

The Caltrans Transportation and Vibration Guidance Manual recommends a maximum vibration level standard of 0.2 in/sec PPV for the prevention of structural damage to typical residential buildings.

County of San Bernardino

Noise Ordinance

A noise ordinance is designed to control unnecessary, excessive and annoying sounds from stationary (non-transportation) noise sources. Noise ordinance requirements cannot be applied to mobile noise sources such as heavy trucks when traveling on public roadways. Federal and State laws preempt control of mobile noise sources on public roads. Noise ordinance standards typically apply to industrial and commercial noise sources impacting residential areas. They are also applicable to noise generated at parks and schools impacting residential areas.

The City of Colton's municipal code prohibits the production of excessive noise, but the wording of the code describing noise violations is qualitative and nonspecific in regards to the level of noise that would constitute a violation. Since the City of Colton is under the jurisdiction of the County of San Bernardino, and the City of Colton does have a noise ordinance that provides maximum permissible

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noise levels that are quantifiable, the County of San Bernardino noise ordinance will be applied to this project to determine potential noise impacts.

Section 83.01.080 of the County of San Bernardino Development Code establishes standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating and uses. Sections of the code applicable to the proposed project are presented below.

Noise level limits for Stationary Sources, as they affect adjacent properties (Section 83.01.080(c)(1) of County Development Code) are presented in Table 13, *Noise Standards for Stationary Noise Sources* (Development Code Table 83-2), at night (10:00 PM to 7:00 AM). However, if the measured ambient level exceeds any of the first four noise limit categories, the allowable noise exposure standard shall be increased to reflect the ambient noise level; and if the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level.

Table 13 Noise Standards for Stationary Sources

Affected Land Uses (Receiving Noise)	7:00 AM to 10:00 PM dBA L _{eq}	10:00 PM to 7:00 AM dBA L _{eq}
Residential	55	45
Professional Services	55	55
Other Commercial	60	60
Industrial	70	70

Source: County of San Bernardino Development Code (Table 83-2).

Notes:

Noise limit categories. No person shall operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or otherwise controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated, to exceed any one of the following:

- (A) The noise standard for the receiving land use as specified in Subsection B (Noise-impacted areas), above, for a cumulative period of more than 30 minutes in any hour.
- (B) The noise standard plus 5 dB(A) for a cumulative period of more than 15 minutes in any hour.
- (C) The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour.
- (D) The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour.
- (E) The noise standard plus 20 dB(A) for any period of time.

Temporary construction, maintenance, repair, or demolition activities between 7:00 AM and 7:00 PM, except Sundays and Federal holidays are exempt from Section 83.01.080 the San Bernardino Development Code.

The County of San Bernardino Development Code also sets forth standards for noise generated by mobile sources on adjacent properties. Mobile noise sources on adjacent properties are not to exceed the standards described in Table 14, *Noise Sources for Adjacent Mobile Noise Sources*.

City of Colton

General Plan Noise Element

The City of Colton General Plan Noise Element specifies outdoor and indoor noise standards for various land uses impacted by transportation noise sources. The City’s noise standards, shown in Table 13, are consistent with the State of California’s noise standards shown in Table 15, *Land Use Compatibility for Community Noise Environments*. The interior and exterior noise standards are in terms of the Community Noise Equivalent Level (CNEL).

Table 14 Noise Sources for Adjacent Mobile Noise Sources

Land Use		L _{dn} (or CNEL) dB(A)	
Categories	Uses	Interior ¹	Exterior ²
Residential	Single and multi-family, duplex, mobile homes	45	60 ⁴
Commercial	Hotel, motel, transient housing	45	60 ⁴
	Commercial retail, bank, restaurant	50	n/a
	Office building, research and development, professional offices	45	65
	Amphitheater, concert hall, auditorium, movie theater	45	n/a
Institutional/Public	Hospital, nursing home, school classroom, religious institution, library	45	65
Open Space	Park	n/a	65

Source: County of San Bernardino Development Code (Table 83-3)

Notes:

1. The indoor environment shall exclude bathrooms, kitchens, toilets, closets and corridors
2. The outdoor environment shall be limited to:
 - a. Hospital/office building patios
 - b. Hotel and motel recreation areas
 - c. Mobile home parks
 - d. Multi-family private patios or balconies
 - e. Park picnic areas
 - f. Private yard of single-family dwellings
 - e. School playgrounds
3. An exterior noise level of up to 65 dB(A) (or CNEL) shall be allowed provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dB(A) (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level shall necessitate the use of air conditioning or mechanical ventilation.

The standards state that for residential land use, the exterior noise exposure level shall not exceed 65 CNEL and the interior noise exposure level shall not exceed 45 CNEL. The City has not adopted

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noise standards for commercial uses. The County of San Bernardino Noise Element specifies an interior noise standard of 45 CNEL for office uses and will be used to evaluate impacts on these uses.

Municipal Code 18.42.050 – Vibration. The City prohibits all activities that generate ground vibration by equipment other than motor vehicles, trains or by temporary construction or demolition, which is perceptible without instruments by the average person at or beyond any lot line of the lot containing the activities.

West Valley Habitat Conservation Plan

The West Valley Habitat Conservation Plan (HCP) includes a long term commitment to maintaining high quality habitat for the DSF, and by extension, other sensitive species that may inhabit these planning areas. No specific measures to reduce noise levels are called out in the HCP, however, it is the City’s intent to site more compatible land uses in proximity to the conservation areas. Habitat for sensitive species is directly adjacent to the Planning Areas that make up the Wildrose project site in planning areas 3, 6, and 11.

Table 15 Land Use Compatibility for Community Noise Environments (dBA, CNEL, or Ldn)

Land Use	55	60	65	70	75	80
Residential-Low Density Single Family, Duplexes and Mobile Homes	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
Residential Multi- Family Dwellings	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
Transient Lodging: Motels, Hotels	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
Schools, Libraries, Churches, Hospitals, Nursing Homes	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
Auditoriums, Concert Halls, Amphitheaters	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
Sports Arenas, Outdoor Spectator	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
Land Use	55	60	65	70	75	80
Playgrounds, Neighborhood Parks	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]
	[0-55]	[55-60]	[60-65]	[65-70]	[70-75]	[75-80]

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**Table 15 Land Use Compatibility for Community Noise Environments (dBA, CNEL, or Ldn)
(Continued)**

Land Use	55	60	65	70	75	80
Golf Courses, Riding Stables, Water Recreation,						
Office Buildings, Businesses, Commercial and						
Industrial, Manufacturing, Utilities, Agriculture						
Normally Acceptable: Specified Land Use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation or requirements.	Conditionally Acceptable: New Construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.		Normally Unacceptable: New construction and development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in design. Outdoor areas must be shielded.		Clearly Unacceptable: New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.	

Source: City of Colton General Plan Table 5-1, 1987

3.12.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>
f) For a project within 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"/>

a/d. Less Than Significant Impact with Mitigation Incorporated.

Short Term Construction Impacts

Construction noise represents a short-term impact on ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers and portable generators can reach high levels. Demolition and grading activities will have similar noise levels. Examples of construction noise at 50 feet are presented on Figure 10, *Construction Equipment Noise Levels*. The maximum noise level for most of the equipment that will be used during the construction is 70 to 95 dBA at a distance of 50 feet. Noise levels at further distances are lower.

The project site is located northwest of the Colton Golf Club, and construction activities could negatively impact the golfing environment. The project site is located at the northern boundary of the CHCCSP and noise associated with construction could reach up to 90 dBA L_{max} at residential properties north of San Bernardino Avenue. Implementation of mitigation measures N-1 through N-9 to limit construction activities and distance from sensitive receptors, would reduce impacts associated with construction noise to less than significant.

- b. Less Than Significant Impact with Mitigation Incorporated.** Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. A vibratory roller, loaded trucks and possibly a jackhammer would be utilized to renovate and to build new structures. As shown in Table 10, a vibratory roller could produce up to a PPV of up to 0.21 inch per second at 25 feet. Use of vibratory equipment within 70 feet of a sensitive receptor could result in an exceedance of the VdB perception standard and use of vibratory equipment within 26 feet of a sensitive receptor could exceed the ppv standard established to protect structures. The project site is surrounded by vacant land and commercial development. The closest sensitive receptors are residential dwelling units north of San Bernardino Avenue, approximately 90 feet north of the project site. Nonetheless,

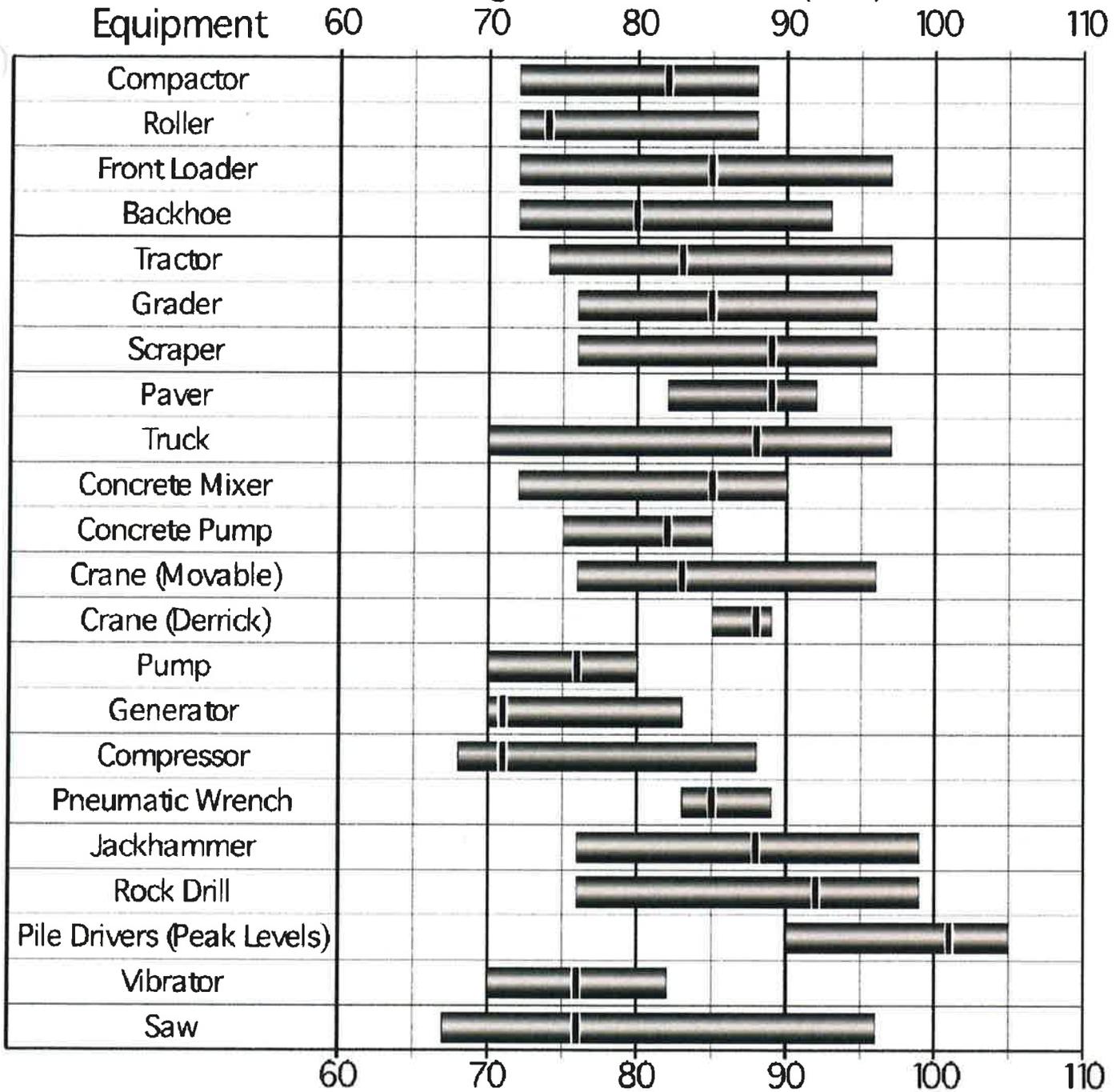
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implementation of Mitigation Measure N-8 and N-9 would reduce impacts of vibratory equipment during construction. Additionally, adherence with allowed hours for construction (Mitigation Measure N-1) potential impacts related to vibration will be less than significant. See also discussion in 3.12.3 a/d above for a discussion of potential impacts to Biological Resources.

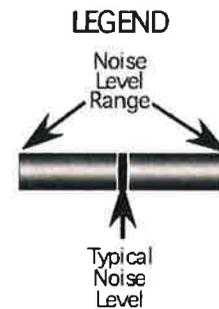
- c. **Less Than Significant Impact.** Development of the proposed project has the potential to increase traffic noise in the project area. The CHCCSP EIR analyzed the expected incremental traffic noise level increases on road segments in the CHCCSP area with and without development of the projects under CHCCSP. Table 16, *Traffic Noise Increases (dBA CNEL) at 100 Feet from the Roadway Centerline*, shows the noise levels increases with and without development of the CHCCSP for roadways associated with the Wildrose Village project. As can be seen in column entitled Project Increase in Table 16, no roadways in the vicinity of the project site will result in a noise increase of 3 dB or greater

Residential land uses are considered to be “conditionally compatible” in environments with noise levels of up to 70 dBA CNEL. The project will be developed adjacent to San Bernardino Avenue. Future traffic noise levels associated with vehicles travelling on San Bernardino Avenue in may reach up to 69 CNEL at the road right-of-way. Residential land uses should be setback from the road and adequate exterior to interior attenuation should be provided for residential buildings in order to achieve interior noise levels of 45 dBA CNEL or lower. Wildrose Avenue will be the main access road to the proposed project. Future traffic noise levels associated with vehicles travelling on Wildrose Avenue may reach up to 63 CNEL at the road right-of-way. None of the adjacent land uses would be significantly impacted.

A-Weighted Sound Level (dBA) At 50 Feet



Sources: "Handbook of Noise Control,"
 by Cyril Harris, 1979
 "Transit Noise and Vibration Impact Assessment"
 by Federal Transit Administration, 1995



Source: Noise Impact Analysis, September 2016.

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Table 16 Traffic Noise Increases (dBA CNEL) at 100 Feet from the Roadway Centerline

Roadway	Segment	Existing	Opening Year (2020)		2035		Project Increase Year 2020	Cumulative Increase
			No Project	With Project	No Project	With Project		
Pepper Ave	San Bernardino Ave to Violet St.	69.2	63.6	63.6	64.2	64.3	0.05	0.04
	Hospital Entrance to Valley Blvd.	69.6	72.2	72.2	72.4	72.4	0.00	0.00
	Valley Blvd. to I-10 Freeway	68.8	72.2	72.2	72.4	72.4	0.00	0.00
Riverside Ave.	San Bernardino Ave to Value Center	68.7	69.6	69.6	70.4	70.4	0.00	0.00
	Value Center to Valley Blvd.	68.5	69.3	69.3	70.3	70.3	0.00	0.00
	Valley Blvd. to I-10 Freeway	70.1	71.5	71.6	72.4	72.4	0.02	0.01
San Bernardino Ave	Riverside Ave to Sycamore Ave	63.4	64.9	64.9	65.5	65.5	0.04	0.03
	Sycamore Ave to Indigo Ave	62.4	64.5	64.6	64.4	64.5	0.12	0.12
	Indigo Ave to N Eucalyptus Ave	62.4	64.0	64.0	64.9	64.9	0.05	0.04
	N Eucalyptus Ave to Pepper Ave	62.6	65.2	65.2	65.5	65.5	0.03	0.03
Valley Blvd	Riverside Ave to Wildrose Ave	66.3	69.9	69.9	70.1	70.1	0.04	0.03
	Wildrose Ave to Eucalyptus Ave	65.1	69.7	69.7	69.9	70.0	0.03	0.02
	Eucalyptus Ave to Pepper Ave	67.9	71.5	71.5	71.6	71.7	0.03	0.02
Wildrose Ave	Valley Blvd to A Street	52.9	57.9	58.0	58.1	58.2	0.14	0.12
	Street A to Woodpine Ave	n/a	n/a	n/a	48.0	49.1	n/a	1.2
	Woodpine Ave to PA 2 Terminus	n/a	n/a	n/a	39.9	44.6	n/a	4.8

Source: Kunzman Associates, Noise Impact Analysis, Updated to Include Amendment #1, Table 10, September 2016.

Note: This analysis is for comparative purposes the resulting noise levels are not to be utilized for design purposes.

- e. **No impact.** The proposed project is not located within and airport land use plan. The closest public airport is the San Bernardino International Airport, which is over seven miles east of the project site. Therefore, there will be no impact.
- f. **No Impact.** There are no private airstrips within the vicinity of the proposed project. There will be no impact.

3.12.4 Mitigation Measures

Temporary Noise Impacts

The analysis shows that project construction noise could result in significant impacts to nearby residences, and sensitive species if uncontrolled. The most effective method of controlling construction noise is through limiting construction hours. The County of San Bernardino Noise Ordinance does have restrictions on construction hours. Therefore, the following mitigation measure is proposed and is consistent with the San Bernardino Noise Ordinance.

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- N-1** Control of Construction Hours – All construction activities should be limited to the hours between 7:00 AM and 7:00 PM Monday through Saturday. Construction and demolition should be prohibited on Sundays or national holidays.
- N-2** In addition to implementation of Mitigation Measure N-1, the following mitigation measures should be implemented whenever construction activities occur adjacent to planning areas set aside for permanent habitat (planning areas 3, 6, 11 and 18) as well as the habitat set aside as part of the HCP within the Cemetery property. Conservation planning areas 3, 6 and 11 are located in close proximity to the Wildrose Village project planning areas; therefore these measures would apply.
- a) All construction contractors shall limit haul truck deliveries to the same hours specified for construction equipment (7:00 AM and 7:00 PM Monday through Saturday).
 - b) To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings and should avoid using alleyways adjacent to said uses.
 - c) All construction contractors shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
 - d) During all project site excavation and grading on any site in the CHCCSP project area, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
 - e) All construction contractors shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest a project site during all project construction.
 - f) All construction contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest a project site.

3.12.5 Level of Significance

With implementation of Mitigation Measures N-1 and N-2 Noise impacts will be reduced to less than significant.

3.13 Population and Housing

3.13.1 Sources

The following sources were utilized to support the conclusions made in this section:

- California Department of Finance, *Report e-5, Table 2*, May 1, 2016.
- City of Colton, *General Plan, 2013-2021 Housing Element*, February 4, 2014.

3.13.2 Environmental Setting

Population

Population in Colton has grown consistently since 1990. However, the City experienced a rapid increase in population growth beginning in 1980. Between 1980 and 1990, the population more than doubled, and between 1990 and 2000, the population increased by 19 percent. The 2010 U.S. Census reported the population of Colton at 52,126. According to the California Department of Finance (DOF) estimates, the City of Colton has a population of 53,351 as of January 1, 2016. The DOF figure represents a 2.3 percent increase compared to the 2010 population.

Housing

The DOF E-5 Report estimated a total of 16,430 dwelling units in the City as of January 1, 2016, resulting in a household density of 3.53 persons per household. According to the census, Colton has a much higher ratio of renters to owners as compared to San Bernardino County as a whole. Colton residents also have among the lowest median family incomes (\$41,788) compared to San Bernardino County as a whole (\$55,853) and the federal median family income standard of \$64,500.

SCAG’s Regional Housing Needs Assessment (RHNA) sets forth what SCAG believes is the City’s “fair share” of the regional housing need during the period that the City’s housing element is in effect (2013-2021). The RHNA is based on population and housing needs projections made by the State and assigned to regional councils such as SCAG. For the current Housing Element, SCAG has projected 443 units for very-low income households, 1,302 units for low-income households, 347 units for moderate-income households, and 831 units for above-moderate-income households.

The City of Colton continues to be one of the most affordable cities in San Bernardino County, with among the lowest housing costs in the County. As such, the City supports efforts to improve housing conditions for current Colton residents, create safer neighborhoods, and provide move-up housing opportunities that can diversify household income demographics in the City.

3.13.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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"/>

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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"/>

- a. **Less Than Significant Impact.** The proposed project has potential to induce direct population growth of an additional 300 residents or approximately 0.006 percent of the City’s current population. The Wildrose Village project will subdivide 18.4 acres of land for the development of 175 dwelling units in planning areas 2, 4, 7, and the eastern portion of Planning Area 8 of the CHCCSP, plus, at a future time, an additional 75 dwelling units in Planning Area 15. Using the City of Colton’s 2016 average household size of 3.53, the proposed project would add an estimated 300 new residents to the City’s population, or 0.006 percent increase in the 2016 population of the City.

The proposed project also includes two Specific Plan Amendment land use changes to the CHCCSP. The first will amend the land use designation of Planning Area 2 from Residential-Medium (RES-M) to Residential Medium 1 (RES-M1), increasing the target density from 43 to 118 residential units. The specific plan amendment will change the land use designation of Planning Area 13 from Residential-Medium (RES-M) to Open Space/Park (OS/P) and Planning Area 15 from Residential-Medium (RES-M) to Residential-Medium 1 (RES-M1). This will allow for an additional 85 dwelling units overall within these planning areas, resulting in approximately 300 new residents to the City that were not previously analyzed in the CHCCSP EIR. Due to the minimal population increase resulting from the proposed project compared to the approved CHCCSP, the project will have a less than significant impact on population growth in the City of Colton.

- b/c. **No Impact.** The proposed project will be developed on currently vacant land. No housing or people will be displaced due to development of the project.

3.13.4 Mitigation Measures

The project was found to have no impact on Population and Housing. Therefore, no mitigation is required.

3.13.5 Level of Significance

Not Applicable

3.14 Public Services

3.14.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton Hub City Center Specific Plan*, May 2014.
- Rialto Unified School District, *Developer Fee Justification Study*, June 2016.

3.14.2 Environmental Setting

Fire Protection

The Colton Fire Department's service area includes the entire incorporated City of Colton and small unincorporated areas adjacent to the City. The Fire Department's territory is approximately 19 square miles and is currently divided into four service areas. Fire Station 212, located at 1511 North Rancho Avenue is responsible for initial response in the project area, but all stations can respond. The average response time for all calls responded to by Station 212 was 6 minutes 31 seconds. The target response time for the Fire Department is 6 minutes. The project site is currently outside the predicted six minute response area.

The Fire Department maintains a daily staffing of 13 personnel, 24 hours per day. Each fire station has one captain, one engineer, and one firefighter paramedic. The Fire Department has equipment to handle any urban fire protection needs with low-rise buildings and semi-rural landscapes. The Fire Department responds to over 5,000 calls per year from four stations throughout the community.

Emergency medical service is provided by the Emergency Medical Services (EMS) division, and American Medical Response (AMR) provides ambulance service to the City of Colton. All emergency vehicles are equipped with medical support equipment to assist in life saving support.

Police Protection

The Colton Police Department provides police protection within the Colton City limits and its Sphere of Influence (SOI). The Police Department headquarters are located at the City Hall Campus, 650 North Cadena Drive, approximately 2.3 miles southeast of the project site. The Police Department's average time to priority calls for service is approximately five minutes. Ideally, response times would be 1 to 2 minutes for an officer patrolling the project area.

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In 2013, Colton's Police Department was staffed with 45 sworn officers and 26 non-sworn employees. The staffing ratio was 0.87 officers per 1,000 residents, which is below the Police Department's preferred ratio of 1.25 officers per 1,000 residents.

Schools

The Wildrose project site is located within the Rialto Unified School District (RUSD) service area. Schools that would serve the project site are Morris Elementary School (Grades 1-5), Jehue Middle School (Grades 6-8), and Rialto High School (Grades 9-12). According to the Developer Fee Impact Analysis prepared for RUSD in 2016, Morris Elementary was over capacity for the 2015/2016 school year. Jehue Middle and Rialto High School were under capacity for the 2015/2016 school year. There are 18.4 acres of Medium Density Residential uses proposed for the project within RUSD boundaries that could net a total of 240 units at 9.5 dwelling units per acre under the proposed Wildrose project. RUSD's developer fees for new residential construction are \$3.36/square foot, effective June 6, 2016.

Parks

See Section 3.15 for discussion on Parks and Recreation.

Other Public Facilities

The Colton Public Library's three facilities provide library services in the City of Colton. The Main Public Library is located at 656 Ninth Street, the Luque Branch is located at 294 East "O" Street, and the Carnegie Building is located at 380 North La Cadena Drive. The Main Branch Library is 10,500 square feet in size, the Luque Branch is approximately 3,000 square feet in size, and the Carnegie Building is approximately 6,400 square feet in size. These facilities serve approximately 60,000 borrowers annually and house over 80,000 items in circulation. Full staffing employs approximately 296 staff hours per week.

The City of Colton operates several community centers with a full range of active and passive recreational services. Community centers within the City include: the Gonzales Community Center located at 670 Colton Avenue, the Hutton Community Center located at 660 Colton Avenue, the Thompson Teen Center located at 651 North Mt. Vernon Avenue and the Luque Community Center located at 292 East "O" Street.

Additionally, the Colton Golf Course is located southeast of the project site, located at 1901 West Valley Boulevard. This facility has been at this location for approximately 50 years.

3.14.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities:

Fire Protection

Less Than Significant With Mitigation Incorporated. The Colton Fire Department provides fire protection in the project area. They also provide paramedic service in the project area. The closest station to the project site is Fire Station #212, located approximately 1.6 miles northeast of the project site at 1511 N. Rancho Avenue. The response time for the proposed project is currently over six minutes.

In 2011, due to budget constraints, the Fire Department initiated a rotating brown-out, a situation where one fire station was closed each day starting in March 2011. In 2013, the Fire Department was awarded a two-year FEMA grant for \$1.9 million to hire nine firefighters to end the rotating brown-out. Between 2009 and 2013, total call volumes increased from 4,999 to 5,625, while staffing fell from 15 to 13 personnel per day. The City Fire Department continues to monitor staffing levels while the City continues to collect development impact fees for City services.

Once the proposed project is developed, there will be an increase in call volume due to an increase in residential population. The increase will impact response times city-wide, which in turn impacts fire suppression capabilities. The National Fire Protection Association Standard 1710 contains minimum requirements relating to the organization and deployment

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of fire suppression operations, emergency medical operations, and special operations to the public by substantially all career fire departments. The Standard is that a structure fire should have a minimum of 15 firefighters responding. Currently, the Fire Department relies on mutual aid from neighboring jurisdictions to make up the 15 firefighters needed to fight a structure fire. Increasing call volume due to the project area's increased population, number of structures, and increased potential for incidents to occur, could have a significant impact on fire protection services and the delivery of emergency medical services.

In order to provide adequate fire protection coverage for the CHCCSP, including the proposed project site, the Fire Chief indicated in 2013 that equipment and staffing apparatus from Station #212 should be relocated to a new, fully equipped fire station in close proximity to the plan area, in order to maintain adequate response time. The project applicant is required to pay Development Impact Fees as set forth in Mitigation Measure PS-1, which will support the development of a new fire station in the project vicinity. Additionally, Mitigation Measure PS-2 shall be implemented to ensure that reliable fire suppression technology is incorporated into project development. Compliance with the California Building Code and implementation of Mitigation Measure PS-1 and PS-2, in concert with the relatively minor increase in the City's population of up to 300 residents which represent approximately 0.005 percent of the City's current population would ensure that potential impacts on the provision of Fire Protection Services would be less than significant.

Police Protection

Less Than Significant Impact with Mitigation Incorporated. The demand for police services would increase with new development projects in the project area. Service standards for law enforcement are measured by the ratio of officers to population. An acceptable service ratio is 1.25 sworn officers per 1,000 residents. The ratio was 0.87 officers per 1,000 residents at the time the CHCCSP was approved. Approximately 300 additional residents are projected to live at the project site over what was evaluated in the CHCCSP EIR; therefore, the City would need 0.3 additional sworn officer to maintain an acceptable level of service for the proposed project.

Development of the proposed project would result in an increase in permanent residents which would result in a slight increase in call volume and slower response times. Additional facilities, staff and equipment may be deemed necessary to provide efficient law enforcement. The CHCCSP has a provision to provide a police substation within the future retail center within Planning Area 16 or at another location deemed acceptable by the Police Department.

In summary, the proposed project would result in a slight increase in the demand for police protection. The applicant will be required to pay applicable Development Impact Fees with

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implementation of Mitigation Measure PS-1, which would be used by the City to hire additional officers or develop necessary facilities within the CHCCSP area. Therefore, impacts to police protection would be less than significant.

Schools

Less Than Significant with Mitigation Incorporated. The RUSD will serve the student population generated by the residential uses within the proposed project. Table 17, *Projected Number of Students Generated by Proposed Project*, shows a summary of the RUSD school generation factors and number of students proposed for the proposed project.

Table 17 Projected Number of Students Generated by Proposed Project

School Type	Student Generation Factor (Student/Unit)	Number of Units Proposed	Students Generated
Detached Units			
Elementary (K-5)	0.36	85	31
Middle (6-8)	0.18	85	15
High (9-12)	0.21	85	18
Total			64

Source: Rialto Unified School District Fee Justification Report, 2016.

California Government Code Section 65995 (The Leroy F. Green School Facilities Act of 1998) sets base limits and additional provisions for school districts to levy development impact fees and to help fund expanded facilities to house new pupils that may be generated by the development project. Sections 65996(a) and (b) state that such fees collected by school districts would “provide full and complete school facilities mitigation” under CEQA. These fees may be adjusted by the District over time as conditions change.

Based on the calculations above, the proposed project would result in an increase of 64 students in the RUSD service area. Payment of development impact fees to the School District would address the proposed project’s impact on school enrollment capacity, by providing for the necessary funding for new schools and expansion to existing schools within the RUSD. Therefore, with implementation of Mitigation Measure PS-1, impacts to school performance objectives and enrollment capacity would be less than significant.

Parks

See Section 3.15.3 for discussion of Parks and Recreation.

Other Public Facilities

Less Than Significant Impact with Mitigation Incorporated. Additional facilities and staff would be required to meet the public library demands of the project area. According to the City's General Plan (2013), a new library facility is tentatively planned to be

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constructed with future Civic Center improvements. Additionally, the City collects Development Impact Fees to support expansion of library services. The project developer would be required to pay these fees with implementation of Mitigation Measure PS-1 and the project would result in a less than significant impact to library services.

3.14.4 Mitigation Measures

- PS-1** The project developer shall pay Development Impact Fees for all Public Services (Fire, Police, Schools, Libraries, and Parks) as determined by the Community Development Director or his/her designee.
- PS-2** Prior to occupancy of any project buildings, all structures shall be equipped with the most reliable, commercially available fire suppression and alarm technology as required under the Uniform Building Code (UBC) standards and approved by the City of Colton Fire Department. The project applicant shall be responsible for maintaining these systems during project operations.

3.14.5 Level of Significance

The payment of Development Impact Fees will assist the public service providers in meeting their respective goals to provide an adequate level of service in the project area. However, for some services such as Fire and Police services, each of these providers is requesting the development of new stations which is beyond the control of an individual project applicant. The timing and location of a new Police Station, and the relocation of the existing Fire Station 212 will be determined by each service provider as development in the project area occurs. Therefore, impacts on Fire and Police services would be less than significant.

With regard to schools and libraries, the payment of Development Impacts Fees will mitigate impacts on these services to less than significant levels.

3.15 Recreation

3.15.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton Hub City Center Specific Plan*, May 2014.
- City of Colton Website, *Parks*, <http://www.ci.colton.ca.us/index.aspx?NID=256>, accessed September 28, 2016.

3.15.2 Environmental Setting

The City of Colton Community Services Department and the County of San Bernardino maintain parks, open space, trails, and community facilities for public use in Colton.

Parks

The City of Colton Community Services Department maintains 11 developed parks in addition to a number of recreational facilities that are shared with the Colton Joint Unified School District. George Brown Park is located approximately 600 feet east of the project site, south of San Bernardino Avenue. Table 18, *Existing City Parks*, summarizes the City’s parks.

Table 18 Existing City Parks

Park	Acreage
Cesar Chavez Park	10.93
Veterans Park	13.7
Elizabeth Davis Park	6.34
George Brown Park	10.46
McKinley Playground	4.13
Rich Dauer Park	2.23
Cooley Ranch Park	1.95
Fleming Park	1.66
Prado Park	1.00
N Street Mini Parks	1.00
Max J. Lofy Park	0.69
Total Acreage	54.09

Source: City of Colton Website, Parks, <http://www.ci.colton.ca.us/index.aspx?NID=256>, Accessed September 27, 2016.

The City Parks and Recreation Department and the Colton Joint Unified School District (CJUSD) have an agreement that allows residents to use the CJUSD’s recreation areas when they are not in use for school activities. Joint-use agreements are in affect for 10 school sites within the planning area, as listed in Table 19, *CJUSD Joint-Use Facilities Field/Recreation Area*.

City parks and joint-use facilities total 108.75 acres, for a ratio of 2.07 acres of parkland per 1,000 residents. Even with the school sites included, the City remains deficient with respect to the parkland goal of 5 acres per 1,000 residents.

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Table 19 CIUSD Joint-Use Facilities Field/Recreation Area

School	Acres
Colton High School	14.10
Colton Middle School	11.06
Grant Elementary School	5.74
Lincoln Elementary School	5.00
Wilson Elementary School	4.92
Paul J. Rogers Elementary School	4.91
Reche Canyon Elementary School	4.54
Alice Birney Elementary School	4.39
McKinley Elementary School (Included within McKinley Park)	3.33
Total Acreage	57.99

Source: City of Colton General Plan, 2013.

Open Space

Planning areas 3, 6, and 11 within the project area, which total approximately 21.2 acres, are zoned Open Space/Habitat. These areas will remain as conservation planning areas in perpetuity and are not available for public use.

Trails

The primary trail in the project vicinity is the Santa Ana River Trail. The Santa Ana River flows from the heights of Mount San Gorgonio, through the California Counties of San Bernardino, Riverside and Orange, toward the Pacific Ocean. The River corridor was recognized by California as a multipurpose recreation area in 1955, and was designated as a National Trail by the United States Department of the Interior in 1977. Through the continued efforts and cooperation of multiple cities, as well as the three counties along the path of the River, a cohesive vision has formed in relation to the River corridor, and for the recreational and open space value it brings to the nearby communities.

The trail is completely paved through the City of Colton and provides a Class 1 bike trail for enthusiasts of all ages. The Santa Ana River Trail may be accessed at the Colton Staging Area, located at the corner of La Cadena Drive and Tropica Rancho Road, just south of the Santa Ana River.

3.15.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
RECREATION				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. **Less Than Significant Impact with Mitigation Incorporated.** The City of Colton currently does not meet its goal of providing 5 acres of parkland per 1,000 population. As the City’s population increases, including the proposed project, additional parkland will need to be provided in order to maintain the existing ratio of 2.07 acres of parkland and joint-use facilities per 1,000 persons as currently exists. The City’s Open Space and Conservation Element and the Land Use Element both identify this standard.

Based on an estimated build-out in the City under the new General Plan (2013), a total of 363 acres of parkland will be required to meet the General Plan goal, representing an increase of 254 acres over the existing parkland and joint-use facilities. In order to maintain and not deteriorate the existing ratio of 2.07 acres, an additional 41.4 acres of parkland would be required for the projected population growth.

The Wildrose Village project includes the development of up to 240 new dwelling units with a net 85 new dwelling units over the number of units (275) allowed in the CHCCSP. At an average of 3.53 residents per dwelling unit, the project could add an estimated 300 new residents to the City. This population increase would be expected to have a corresponding increase in the usage of City park facilities.

Approval of the CHCCSP in 2014 amended the Open Space/Park land use designation of Planning Area 13, where the 10.46-acre George Brown Park is located, to a Medium-Residential designation. The City’s intent was to develop a larger sports park in the southerly portion of the City. At build out of the CHCCSP, removal of the George Brown Park would result in a significant impact to Recreational Resources. At this time, George Brown Park is still in operation.

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The Wildrose Village project includes a Specific Plan Amendment that will change the current land use designation of Planning Area 13 from Residential-Medium (RES-M) back to Open Space/Park (OS/P). The conversion of Planning Area 13 back to Open Space/Park land uses will reverse the significant impact created by the CHCCSP and assist the City in reducing its deficit of parkland.

Additionally, the City collects parkland fees as part of its Development Impact Fee program, implemented with Mitigation Measure PS-1, to fund the acquisition and/or improvement of parkland. This funding may not be used for ongoing operational funding since it is intended to provide for additional parkland to offset impacts associated with new development. Therefore, development of the proposed project will have a less than significant impact on Recreational facilities.

- b. **Less Than Significant Impact.** The Wildrose Village project will include recreational facilities throughout the project site, as shown in Figure 6 of Chapter 2, *Project Description*. The proposed project will be developed with landscaped greenbelt common areas with pedestrian walkways along rear-facing lots. Planning Area 2 will have a clubhouse with swimming pool adjacent to a 0.9-acre neighborhood park. A 0.3-acre neighborhood park with tot lot will be located at the northern terminus of Wildrose Avenue and small neighborhood parks will be developed in Planning Areas 4 and 7. Development of the neighborhood parks for the proposed project will take place on currently vacant, disturbed parcels. Recreational improvements will not be made within conservation habitat in the project area. Therefore, recreational facilities associated with the project will not significantly impact the surrounding environment.

3.15.4 Mitigation Measures

The following Mitigation Measure from Section 3.14, *Public Services*, applies to recreational facilities:

- PS-1** The project developer shall pay Development Impact Fees for all Public Services (Fire, Police, Schools, Libraries, and Parks) as determined by the Community Development Director or his/her designee.

3.15.5 Level of Significance

The payment of Development Impact Fees will assist the City to fund the acquisition and/or improvement of parkland, resulting in a less than significant impact to recreational facilities.

3.16 Transportation and Traffic

3.16.1 Sources

The following sources were utilized to support the conclusions made in this section:

- Kunzman Associates, *Colton Hub City Centre Specific Plan Traffic Impact Analysis*, Updated August 4, 2016.

3.16.2 Environmental Setting

The Wildrose Village project site is located within the *Colton's Hub City Centre Specific Plan*, approved in 2014. The proposed project includes the development of single-family dwelling units connected by landscaped greenbelts and walking paths. The proposed project will result in the potential development of 85 additional dwelling units than previously analyzed in the CHCCSP EIR. Kunzman Associates updated the *Colton's Hub City Centre Specific Plan Traffic Impact Analysis (TIA)* to include the Specific Plan amendments associated with the proposed Wildrose project. Therefore, applicable roadways and intersections analyzed in the TIA, updated September 2016, have been used to analyze anticipated traffic impacts associated with the proposed project. The following items were the primary focus of the TIA:

1. The impact on project trips associated with the land use changes to planning areas 2, 13, and 15.
2. The evaluation of the proposed roadway segment down classification of San Bernardino Avenue from a six lane divided roadway to four lane undivided roadway.
3. The evaluation of the proposed roadway cross-sections for San Bernardino Avenue, Indigo Avenue, Woodpine Avenue, and Wildrose Avenue (including proposed bike lanes).
4. The evaluation of proposed eastbound and westbound left turn pockets at the San Bernardino Avenue (NS) at Indigo Avenue (EW) - #4 Intersection.
5. The evaluation of left turn pocket designs along San Bernardino Avenue for potential future intersections.
6. The evaluation of the impacts on intersections adjacent to the Specific Plan Residential Planning Areas:
 - a. Wildrose Avenue (NS) at Valley Boulevard (EW) - #3.
 - b. Indigo Avenue (NS) at San Bernardino Avenue (EW) - #4.
7. The evaluation of the impacts on intersections outlying from the Specific Plan residential planning areas:
 - a. Riverside Avenue (NS) at San Bernardino Avenue (EW) - #1.

- b. Riverside Avenue (NS) at Valley Boulevard (EW) - #2
- c. Eucalyptus Avenue (NS) at San Bernardino Avenue (EW) - #5
- d. Pepper Avenue (NS) at San Bernardino Avenue (EW) - #6
- e. Pepper Avenue (NS) at Valley Boulevard (EW) - #7

Study Area

Regional access to the project area is mainly provided by the I-10 Freeway. Local access is provided by various roadways in the vicinity of the site. Figure 11, *Study Area Intersections*, shows the roadway network that will likely be affected by development of the CHCCSP.

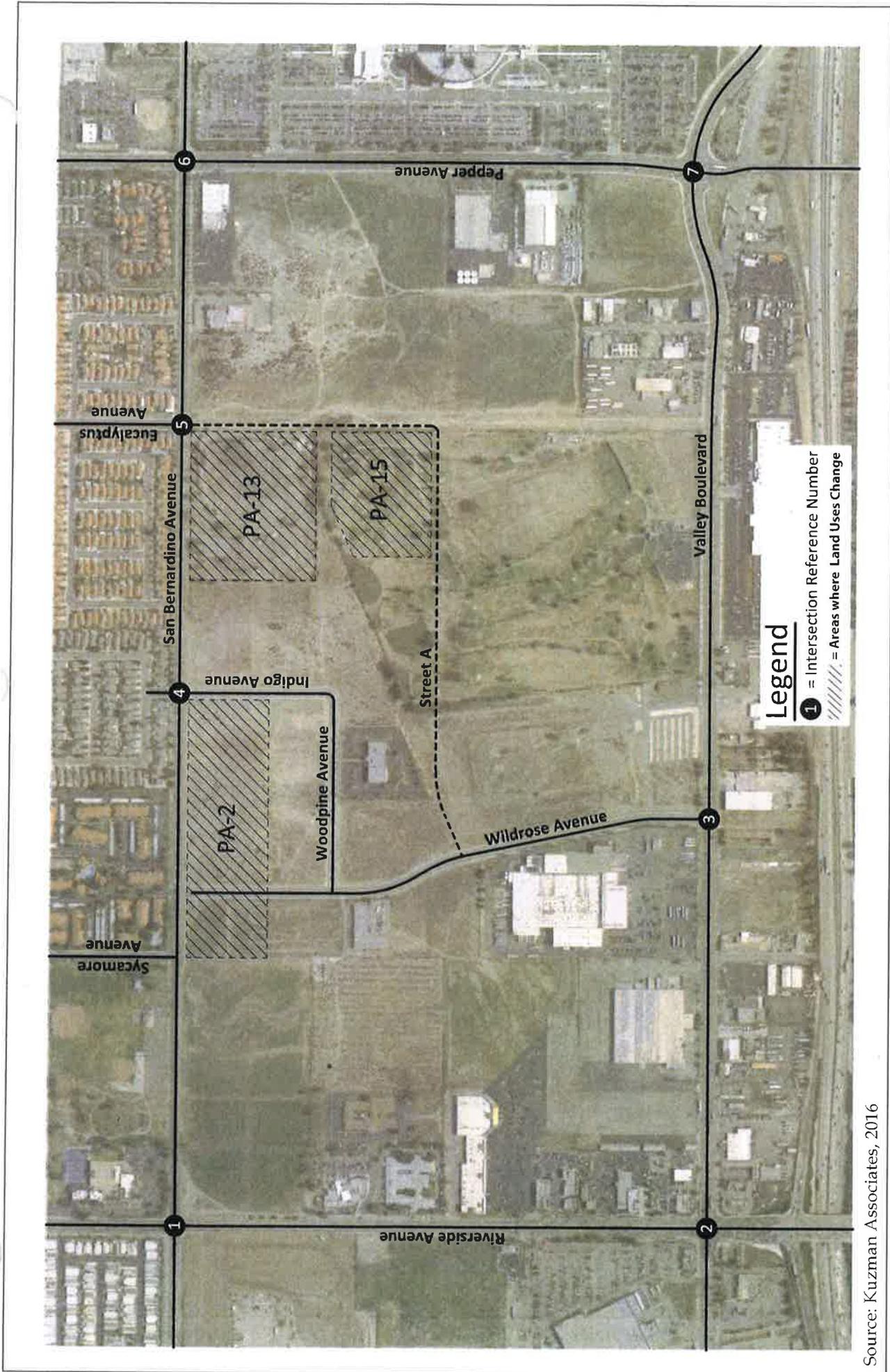
It is important to note that roadway construction was recently completed on San Bernardino Avenue between Riverside Avenue and Sycamore Avenue in the City of Rialto to a Secondary Arterial roadway classification (four lanes undivided roadway with a 64 foot pavement section and an 88 foot right-of-way) Sycamore Avenue represents the approximate boundary between Rialto and Colton. Upon completion, San Bernardino Avenue will be consistent from Riverside Avenue to Pepper Avenue in the CHCCSP project area with a 64 foot pavement section and an 88 foot right-of-way. The completed intersection geometrics were represented in the TIA for the Wildrose project.

Analysis Methodology

The overall methodology of the traffic impact analysis is to use the traffic volume data from the approved traffic impact analysis, analyze the focused study area intersections for Existing, Existing Plus Project, Opening Year (2020) Without Project, Opening Year (2020) With Project, Year 2035 Without Project, and Year 2035 With Project traffic conditions. The Wildrose TIA analyzes a negative trip generation and trip distributions for uses in the previously approved planning areas 2, 13, and 15 and then provides a positive trip generation and trip distributions for the proposed revisions to the dwelling unit count in planning areas 2 and 15. No further analysis of planning areas 4, 7, or 8 were required as these planning areas will keep the approved land use designations. For Planning Area 13, this area reverts back to a park and dwelling units that could be developed are transferred to Planning Area 2.

Level of Service

The current technical guide to the evaluation of roadway level of service (LOS) is the 2000 Highway Capacity Manual (HCM), as updated. The criteria used to evaluate LOS conditions vary based on the type of roadway and whether the traffic flow is considered interrupted or uninterrupted. Levels of Services are generally as described in Table 20, *Level of Service Description*.



Source: Kuzman Associates, 2016



Study Area Intersections Wildrose Village Subsequent Initial Study

Figure
11

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Table 20 Level of Service Description

Level Of Service	Description	Average Total Delay Per Vehicle (Seconds)	
		Signalized	Unsignalized
A	Level of Service A occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	0 to 10.00	0 to 10.00
B	Level of Service B generally occurs with good progression and/or short cycle lengths. More vehicles stop than for Level of Service A, causing higher levels of average total delay.	10.01 to 20.00	10.01 to 15.00
C	Level of Service C generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.	20.01 to 35.00	15.01 to 25.00
D	Level of Service D generally results in noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume to capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	35.01 to 55.00	25.01 to 35.00
E	Level of Service E is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume to capacity ratios. Individual cycle failures are frequent occurrences.	55.01 to 80.00	35.01 to 50.00
F	Level of Service F is considered to be unacceptable to most drivers. This condition often occurs with oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume to capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.	80.01 and up	50.01 and up

Source: Kunzman Associates, Colton Hub City Centre Specific Plan Traffic Impact Analysis Traffic Impact Analysis, Appendix B, August 4, 2016.

3.16.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a/b) Less Than Significant With Mitigation Incorporated.

Project Trip Generation

The previously approved CHCCSP was projected to generate approximately 1,028 daily vehicle trips, 80 of which will occur during the morning peak hour and 108 of which will occur during the evening peak hour. As shown in Table 21, *Project Trip Generation*, the proposed development is projected to generate approximately 1,855 daily vehicle trips, 144 of which will occur during the morning peak hour and 193 of which will occur during the evening peak hour. Therefore, the proposed development compared to the previously approved development is projected to generate approximately 827 additional daily vehicle trips, 64

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additional of which will occur during the morning peak hour and 85 additional of which will occur during the evening peak hour.

Table 21 Project Trip Generation

Planning Area	Scenario	Zoning	Quantity	Units ²	Descriptor	Peak Hour Daily Total		Daily
						Morning	Evening	
2	Previously Approved	Residential-Medium	43	DU	Rates	0.75	1.00	9.52
					Trips	32	43	409
	Proposed	Residential-Medium 1	118	DU	Rates	0.75	1.00	9.52
					Trips	88	118	1123
13	Previously Approved	Residential-Medium	38	DU	Rates	0.75	1.00	9.52
					Trips	28	38	362
	Proposed	Open Space/Park	9.4	AC	Rates	NOM	NOM	1.89
					Trips	NOM	NOM	18
15	Previously Approved	Residential-Medium	27	DU	Rates	0.75	1.00	9.52
					Trips	20	27	257
	Proposed	Residential-Medium 1	75	DU	Rates	0.75	1.00	9.52
					Trips	56	75	714
Previously Approved						80	108	1,028
Proposed						144	193	1,855
Total New Trips						+64	+85	+827

Source: Kunzman Associates, Colton Hub City Centre Specific Plan Traffic Impact Analysis Traffic Impact Analysis, Table 1, August 4, 2016.

Notes:

1. Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, Land Use Code 210.
2. DU = Dwelling Units; AC = Acres
3. NOM = Nominal

Future Levels of Service

Existing Plus Project Conditions

The Existing Plus Project delay and Levels of Service for the study area roadway network are shown in Table 22, *Existing Plus Project Intersection Delay and Level of Service*. For Existing Plus Project traffic conditions, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours.

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Table 22 Existing Plus Project Intersection Delay and Level of Service

Intersection	Jurisdiction	Traffic Control ³	Peak Hour Delay-LOS ²	
			Morning	Evening
Adjacent Study Area Intersections				
Wildrose Avenue (NS) at: Valley Boulevard (EW) - #3	City of Colton	TS	13.1-B	11.0-B
Indigo Avenue (NS) at: San Bernardino Avenue (EW) - #4	City of Colton	AWS	9.6-A	11.8-B
Outlying Study Area Intersections				
Riverside Avenue (NS) at: San Bernardino Avenue (EW) - #1 Valley Boulevard (EW) - #2	City of Rialto City of Rialto	TS TS	24.2-C 24.0-C	22.1-C 29.9-C
Eucalyptus Avenue (NS) at: San Bernardino Avenue (EW) - #5	City of Colton	CSS	11.6-B	18.2-C
Pepper Avenue (NS) at: San Bernardino Avenue (EW) - #6 Valley Boulevard (EW) - #7	City of Colton City of Colton	TS TS	18.6-B 28.8-C	19.1-B 26.3-C

Source: Kunzman Associates, Colton Hub City Centre Specific Plan Traffic Impact Analysis Traffic Impact Analysis, August 4, 2016.

Notes:

1. When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d= De Facto Right Turn
2. Delay and level of service has been calculated using the following analysis software: Vistro, Version 4.00-00. Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
3. TS = Traffic Signal; AWS = All Way Stop; CSS = Cross Street Stop

Opening Year Without Project Conditions

The Opening Year (2020) Without Project delay and Level of Service for the study area roadway network without the proposed project are shown in Table 23, *Opening Year (2020) Without Project Intersection Delay and Level of Service*, without and with improvements. For Opening Year (2020) Without Project traffic conditions, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours, except for the following study area intersections that are not projected to operate at an acceptable Level of Service during the peak hours without improvements:

- Riverside Avenue (NS) at:
Valley Boulevard (EW) - #2
- Eucalyptus Avenue (NS) at:
San Bernardino Avenue (EW) - #5

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Pepper Avenue (NS) at:
Valley Boulevard (EW) - #7

A traffic signal is projected to be warranted at the following study area intersection for Opening Year (2020) Without Project traffic conditions:

Eucalyptus Avenue (NS) at:
San Bernardino Avenue (EW) - #5

Table 23 Opening Year (2020) Without Project Intersection Delay and Level of Service

Intersection	Jurisdiction	Traffic Control ²	Peak Hour Delay-LOS ¹	
			Morning	Evening
Adjacent Study Area Intersections				
Wildrose Avenue (NS) at: Valley Boulevard (EW) - #3	City of Colton	TS	14.3-B	15.9-B
Indigo Avenue (NS) at: San Bernardino Avenue (EW) - #4	City of Colton	AWS	11.5-B	28.1-D
Outlying Study Area Intersections				
Riverside Avenue (NS) at: San Bernardino Avenue (EW) - #1 Valley Boulevard (EW) - #2 -Without Improvements -With Improvements	City of Rialto	TS TS	29.4-C 83.3-F ³ 31.9-C	26.3-C 99.9-F ³ 43.5-D
Eucalyptus Avenue (NS) at: San Bernardino Avenue (EW) - #5 -Without Improvements -With Improvements	City of Colton	CSS TS	48.1-E 9.4-A	99.9-F 11.9-B
Pepper Avenue (NS) at: San Bernardino Avenue (EW) - #6 Valley Boulevard (EW) - #7 -Without Improvements -With Improvements	City of Colton	TS TS	20.9-C 99.9-F ³ 89.6-F	27.0-C 99.9-F ³ 49.6-D

Source: Kunzman Associates, Colton Hub City Centre Specific Plan Traffic Impact Analysis Traffic Impact Analysis, Table 4, August 4, 2016.

Notes:

1. Delay and level of service has been calculated using the following analysis software: Vistro, Version 4.00-00. Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
2. TS = Traffic Signal; AWS = All Way Stop; CSS = Cross Street Stop; Improvement = **BOLD**
3. 99.9-F= Delay High, Intersection Unstable, Level of Service F.

This traffic signal warrant is consistent with the approved Colton's Hub City Centre Specific Plan Traffic Impact Analysis prepared by Kunzman Associates, Inc. (May 19, 2014). For Opening Year (2020) Without Project traffic conditions with specific plan improvements, the

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study area intersections are projected to operate at acceptable Levels of Service during the peak hours.

Opening Year (2020) With Project Conditions

Opening Year (2020) With Project delay and Level of Service for the study area roadway network without the proposed project are shown in Table 24, *Opening Year (2020) With Project Intersection Delay and Level of Service*, without and with improvements. For Opening Year (2020) With Project traffic conditions, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours, except for the following study area intersections that are not projected to operate at an acceptable Level of Service during the peak hours without improvements:

Riverside Avenue (NS) at:

Valley Boulevard (EW) - #2

Eucalyptus Avenue (NS) at:

San Bernardino Avenue (EW) - #5

Pepper Avenue (NS) at:

Valley Boulevard (EW) - #7

For Opening Year (2020) With Project traffic conditions with specific plan improvements, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours.

Table 24 Opening Year (2020) With Project Intersection Delay and Level of Service

Intersection	Jurisdiction	Traffic Control ²	Peak Hour Delay-LOS ¹	
			Morning	Evening
Adjacent Study Area Intersections				
Wildrose Avenue (NS) at: Valley Boulevard (EW) - #3	City of Colton	TS	14.6-B	16.2-B
Indigo Avenue (NS) at: San Bernardino Avenue (EW) - #4	City of Colton	AWS	11.8-B	31.7-D
Outlying Study Area Intersections				
Riverside Avenue (NS) at: San Bernardino Avenue (EW) - #1	City of Rialto	TS	29.4-C	26.4-C
Valley Boulevard (EW) - #2		TS		
-Without Improvements			85.2-F ³	99.9-F ³
-With Improvements			34.2-C	39.9-D

Table 24 Opening Year (2020) With Project Intersection Delay and Level of Service (continued)

Intersection	Jurisdiction	Traffic Control ²	Peak Hour Delay-LOS ¹	
Eucalyptus Avenue (NS) at: San Bernardino Avenue (EW) - #5 -Without Improvements -With Improvements	City of Colton	CSS	49.7-E	99.9-F ³
		TS	9.4-A	11.9-B
Pepper Avenue (NS) at: San Bernardino Avenue (EW) - #6 Valley Boulevard (EW) - #7 -Without Improvements With Improvements	City of Colton	TS	20.9-C	27.2-C
		TS	99.9-F ³	99.9-F ³
			32.0-C	50.0-D

Source: Kunzman Associates, Colton Hub City Centre Specific Plan Traffic Impact Analysis Traffic Impact Analysis, Table 5, August 4, 2016.

Notes:

1. Delay and level of service has been calculated using the following analysis software: Vistro, Version 4.00-00. Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
2. TS = Traffic Signal; AWS = All Way Stop; CSS = Cross Street Stop; Improvement = **BOLD**
3. 99.9-F= Delay High, Intersection Unstable, Level of Service F.

Year 2035 Without Project Conditions

The Year 2035 Without Project delay and Level of Service for the study area roadway network without the proposed project are shown in Table 25, *Year 2035 Without Project Intersection Delay and Level of Service*, without and with improvements. For Year 2035 Without Project traffic conditions, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours, except for the following study area intersections that are not projected to operate at an acceptable Level of Service during the peak hours without improvements:

Riverside Avenue (NS) at:

Valley Boulevard (EW) - #2

Eucalyptus Avenue (NS) at:

San Bernardino Avenue (EW) - #5

Pepper Avenue (NS) at:

Valley Boulevard (EW) - #7

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For Year 2035 Without Project traffic conditions with specific plan improvements, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours.

Table 25 Year 2035 Without Project Intersection Delay and Level of Service

Intersection	Jurisdiction	Traffic Control ²	Peak Hour Delay-LOS ¹	
			Morning	Evening
Adjacent Study Area Intersections				
Wildrose Avenue (NS) at: Valley Boulevard (EW) - #3	City of Colton	TS	13.6-B	15.9-B
Indigo Avenue (NS) at: San Bernardino Avenue (EW) - #4	City of Colton	AWS	11.5-B	28.1-D
Outlying Study Area Intersections				
Riverside Avenue (NS) at: San Bernardino Avenue (EW) - #1 Valley Boulevard (EW) - #2 -Without Improvements -With Improvements	City of Rialto o	TS TS	33.5-C 96.2-F ³ 50.6-D	30.9-C 99.9-F ³ 43.5-D
Eucalyptus Avenue (NS) at: San Bernardino Avenue (EW) - #5 -Without Improvements -With Improvements	City of Colton	CSS TS	48.1-E 9.0-A	99.9-F ³ 10.8-B
Pepper Avenue (NS) at: San Bernardino Avenue (EW) - #6 Valley Boulevard (EW) - #7 -Without Improvements -With Improvements	City of Colton	TS TS	20.9-C 99.9-F ³ 26.3-C	29.1-C 99.9-F ³ 47.5-D

Source: Kunzman Associates, Colton Hub City Centre Specific Plan Traffic Impact Analysis Traffic Impact Analysis, Table 6, August 4, 2016.

Notes:

1. Delay and level of service has been calculated using the following analysis software: Vistro, Version 4.00-00. Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
2. TS = Traffic Signal; AWS = All Way Stop; CSS = Cross Street Stop; Improvement = **BOLD**
3. 99.9-F= Delay High, Intersection Unstable, Level of Service F.

Year 2035 With Project Conditions

For Year 2035 With Project traffic conditions, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours, except for the following study area intersections that are not projected to operate at an acceptable Level of Service during the peak hours without improvements:

Riverside Avenue (NS) at:

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Valley Boulevard (EW) - #2

Eucalyptus Avenue (NS) at:

San Bernardino Avenue (EW) - #5

Pepper Avenue (NS) at:

Valley Boulevard (EW) - #7

For Year 2035 With Project traffic conditions and with Specific Plan improvements, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours as shown in Table 26, *Year 2035 With Project Intersection Delay and Level of Service*. Where improvements are required, Peak Hour Delay LOS with and without improvements are shown for a direct comparison.

Table 26 Year 2035 With Project Intersection Delay and Level of Service

Intersection	Jurisdiction	Traffic Control ²	Peak Hour Delay-LOS ¹	
			Morning	Evening
Adjacent Study Area Intersections				
Wildrose Avenue (NS) at: Valley Boulevard (EW) - #3	City of Colton	TS	14.6-B	16.3-B
Indigo Avenue (NS) at: San Bernardino Avenue (EW) - #4	City of Colton	AWS	11.8-B	31.7-D
Outlying Study Area Intersections				
Riverside Avenue (NS) at: San Bernardino Avenue (EW) - #1 Valley Boulevard (EW) - #2 -Without Improvements -With Improvements	City of Rialto	TS TS	33.5-C 97.5-F 51.8-D	30.9-C 99.9-F ³ 40.0-D
Eucalyptus Avenue (NS) at: San Bernardino Avenue (EW) - #5 -Without Improvements -With Improvements	City of Colton	CSS TS	49.7-E 9.0-A	99.9-F ³ 10.8-B
Pepper Avenue (NS) at: San Bernardino Avenue (EW) - #6 Valley Boulevard (EW) - #7 -Without Improvements With Improvements	City of Colton	TS TS	20.9-C 99.9-F ³ 37.0-C	29.4-C 99.9-F ³ 50.0-D

Source: Kunzman Associates, Colton Hub City Centre Specific Plan Traffic Impact Analysis Traffic Impact Analysis, Table 7, August 4, 2016.

Notes:

1. Delay and level of service has been calculated using the following analysis software: Vistro, Version 4.00-00. Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
2. TS = Traffic Signal; AWS = All Way Stop; CSS = Cross Street Stop; Improvement = **BOLD**
3. 99.9-F= Delay High, Intersection Unstable, Level of Service F.

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c. **No Impact.** The closest public airport to the project site is San Bernardino International Airport, which is over seven miles east of the project site. The project is not within any airport land use compatibility plan and would, therefore, not result in a change in air traffic patterns. In addition, there are no private airstrips located in the vicinity of the proposed project site. Therefore, there will be no impacts to air traffic patterns.

d. **Less Than Significant Impact.** An analysis has been conducted to determine the recommended roadway cross-section for San Bernardino Avenue between Pepper Avenue and the City of Colton/City of Rialto border. San Bernardino Avenue is currently constructed to accommodate a four lane undivided roadway. Based on the roadway segment capacity analysis conducted in the TIA, San Bernardino Avenue is expected to experience some roadway capacity deficiencies as it is currently striped. San Bernardino Avenue is projected to operate at Level of Service A for all scenarios once it is striped as a four lane undivided roadway.

An analysis was also conducted to determine the recommended roadway cross-sections for Indigo Avenue, Wildrose Avenue, Woodpine Avenue, and Eucalyptus Avenue adjacent to the proposed project site. Based on the projected traffic volumes, all of these roadways are required to provide a two lane undivided roadway. Based on the projected traffic volumes, a two lane undivided roadway configuration is forecast to provide adequate roadway capacity based on the projected traffic volumes for Indigo Avenue, Wildrose Avenue, Woodpine Avenue, and Eucalyptus Avenue adjacent to the proposed project. The proposed roadway cross-sections for Indigo Avenue, Wildrose Avenue, Woodpine Avenue, and Eucalyptus Avenue meet all requirements for a Local Street with bike lanes.

Additionally, the proposed project is being designed in accordance with the CHCCSP, so roadway improvements associated with the Specific Plan will ensure that the project does not include any hazardous design features. Therefore, the project will have a less than significant impact with regard to hazardous design features.

e. **Less Than Significant Impact.** The proposed project site will have two access points from San Bernardino Avenue and one access point from Valley Blvd. The residential neighborhood will not be gated. The project roadways will be designed to provide adequate roadway capacity and the numerous entrances to the development will allow for emergency access even if one of the roadways must be temporarily closed. Therefore, Impacts associated with emergency access will be less than significant.

f. The City's General Plan update (2013) included a new Circulation Element called a Mobility Element to reflect the City's intent to broaden the discussion of access and circulation around

the City by traditional means (private vehicles) as well as alternative means (buses, bicycles, pedestrian use).

Bicycles

The only dedicated bicycle route currently in the CHCCSP project area is along Valley Blvd. The development of projects in the CHCCSP project area are required to construct facilities in order to improve the use of alternative transportation in CHCCSP area and the surrounding community. Consistent with the CHCCSP, Class II bike lanes will be constructed on the east side of Wildrose Avenue from Valley Boulevard to Woodpine Avenue, Woodpine Avenue, and Indigo Avenue; connecting San Bernardino Avenue and Valley Boulevard. A Class I bikeway is being constructed on San Bernardino Avenue as well, concurrent with necessary roadway improvements.

Pedestrians

The principal pedestrian feature of the CHCCSP is that it is intended to be a pedestrian-oriented environment. Sidewalks would be constructed along all proposed project roadways, which would allow easy pedestrian access to major arterials and urban development throughout the CHCCSP.

Public Transit

Omnitrans provides public transit service to the project area with Route 19. Currently, the closest bus stop is located at the Arrowhead Regional Medical Center, approximately one-half mile from the project site. Omnitrans is planning to establish a BRT route along San Bernardino Avenue, Pepper Avenue and Valley Blvd with a terminus at Valley Blvd and Meridian Avenue. An additional stop along San Bernardino Avenue is also proposed. Additionally, Mitigation Measure CIR-2 outlines a mechanism to ensure Omnitrans has the opportunity to be included in the planning of developments within the CHCCSP along existing bus routes.

The addition of bike lanes and sidewalks in the project vicinity will assist in developing pedestrian connectivity to interconnect all land uses to promote the use of active transportation. Correspondence with Omnitrans with implementation will ensure that public transit improvements are conducted where they can be readily accessible. Project development will assist in strengthening the alternative transportation infrastructure within the CHCCSP, consistent with the General Plan and CHCCSP Design Guidelines, and impacts will be less than significant.

3.16.4 Mitigation Measures

- CIR-1** The project applicant shall pay the required fee under the Fair Share Fee Program developed for all projects within the CHCCSP. Fees will assist in funding necessary circulation improvements identified in the CHCCSP Traffic Impact Study.
- CIR-2** The City of Colton, Omnitrans and project applicants shall coordinate the necessary road and site improvements related to transit stops, road improvements along bus routes, and any other improvements that may affect transit in the CCHCSP project area. This shall be accomplished through the City's Development Review process when projects are proposed along existing or future bus routes identified by Omnitrans.

3.16.5 Level of Significance

Adherence to development and design requirements set forth in the CHCCSP, payment of development impact fees and site improvements made by individual project developers will ensure that impacts associated with Traffic and Circulation would be less than significant.

3.17 Utilities and Services

3.17.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Colton, *Colton's Hub City Centre Specific Plan*, August 2014.

3.17.2 Environmental Setting

Water

The West Valley Water District (WVWD) currently provides water service to the project area. The WVWD obtains water from surface flows, State Water Project Water and groundwater basins. Surface water comes from canyon surface flows on the east side of the San Gabriel Mountains, including North Fork Lytle Creek, Middle Fork Lytle Creek, and South Fork Lytle Creek. It also receives imported water supplies from the State Water Project and from 25 wells in five different groundwater basins. All five of the groundwater basins have been adjudicated and are managed. Water is supplied to the project area for domestic consumption, fire protection, and irrigation.

WVWD has 25 production wells with a total pumping capacity of 29,541 gallons per minute (gpm) or production capacity of 26.5 mgd (pumping 16 hours per day). Basin levels rise and fall depending on whether annual rainfall is above average or below average.

Wastewater

The City owns and operates the Colton Wastewater Reclamation Facility (CWRF), a secondary wastewater treatment plant located at 1201 South Rancho Avenue. The CWRF serves a population of approximately 65,687 from Colton, Grand Terrace, and unincorporated San Bernardino County. The facility treats an average daily flow of 5.6 million gallons per day (MGD). The CWRF is designed to treat a maximum of 10.4 MGD. Wastewater treatment requirements for the CWRF are established by the Santa Ana Regional Water Quality Control Board (RWQCB) pursuant to Order NO. R8-2005-0075 (NPDES No. CA 0105236).

Secondary treated wastewater from the CWRF is directed to the jointly owned Colton/San Bernardino rapid infiltration-extraction (RIX) facility for tertiary treatment and disinfection prior to being discharged into the Santa Ana River. This facility is located on Agua Mansa Road west of the CWRF. The RIX facility is designed to treat 40 mgd of influent and according to the website, the facility currently receives approximately 33 mgd. Wastewater treatment requirements for the RIX facility are established by RWQCB Order No. R8-2006-0052 (NPDES No. CA8000304).

Currently, there is no infrastructure within the City to reuse tertiary water for irrigation or other recycled uses. According to the Upper Santa Ana Watershed Integrated Regional Water Management Plan (November 2007), San Bernardino Valley Municipal Water District (SBVMWD) has previously determined that the use of recycled water from the RIX facility to offset water demands within its service area is not feasible because the RIX facility is located at an elevation and distance from SBVMWD's service area that makes it economically impractical to utilize recycled water. The City of Colton is one of the cities within the SBVMWD's service area.

Planned Wastewater Treatment and Distribution Improvements

The City of Colton 2009 Sewer System Management Plan describes measures to provide effective management, operation, and maintenance of sanitary sewer systems. One of the findings contained in the Master Plan concluded that a significant portion of the City's sewer collection system infrastructure was constructed around 1910 and that an estimated \$1.7 million per year over the next ninety years would be needed to assure system reliability. The City has increased line maintenance, CCTV activities, lift station maintenance, and other predictive and preventative maintenance steps to improve system reliability until funding is available for additional capital improvements. Other recommended projects include collection pipelines rehabilitation and pumping station improvements.

Solid Waste

Solid waste collection including residential, commercial, and recycling services are provided by Colton Disposal (a division of Republic Services). Curbside residential services include pickup of non-recyclable, recyclable, and yard wastes. Commercial customers may be provided with a three cubic

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yard (CY) container or more to handle operational wastes. Colton Disposal also offers 15 CY and 30 CY containers for larger disposal needs, such as those associated with construction projects. Compactors and balers are also available for businesses using large quantities of cardboard, such as supermarkets and large retailers. Commercial solid waste is sorted by Colton Disposal at its processing facility where recyclables are removed from the waste stream prior to being transported to a landfill.

3.17.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable 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 could 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 and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a 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"/>

- a. Less Than Significant Impact.** The Santa Ana Regional Water Quality Control Board (RWQCB) administers the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program for construction activities. Since the proposed construction activities will disturb more than one acre, the project applicant must submit a Notice of Intent (NOI) to the RWQCB that covers the General Construction Permit (GCP) prior to the beginning of construction. The GCP includes the preparation and implementation of a Storm Water

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Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP), both of which must be completed before construction can begin. Implementation of the SWPPP starts with the commencement of construction and continues through the completion of the project. Upon project completion, the applicant must submit a Notice of Termination to the RWQCB to indicate that construction is completed.

The Santa Ana RWQCB requires post-construction BMPs to be implemented for new development and significant redevelopment, for both private and public agency projects. Due to the size of the project, the applicant will be required to submit a Preliminary WQMP to the City of Colton Engineering Department when at a design stage of 35 percent, thereby providing ample time for discretionary approval from the Design Review Committee, the Planning Commission and the City Council. The format for the WQMP must be prepared in conformance with the San Bernardino County WQMP Guidance Document.

With the preparation of a SWPPP and WQMP, the project will be in compliance with RWQCB wastewater treatment requirements for stormwater and impacts will be less than significant.

- b. Less Than Significant Impact.** Both the City of Colton and the WVWD have prepared Water Supply Assessments for the CHCCSP, including the proposed project site. The WVWD verified that it has the water supplies available during normal, single-dry, and multiple-dry years within a 20-year projection that will need the projected demand associated with the CHCCSP, with improvements outlined in its CIP plan and with water conservation measures required by Title 24 of the California Code of Regulations (Title 24 CCR). In a Will-serve letter dated June 14, 2016, WVWD confirmed that they are capable of supplying water to the additional development and land use amendments proposed for the Wildrose Village project.

The project engineer for the CHCCSP identified existing sewer facilities as well as proposed new facilities to support land uses within new planning areas, including the proposed project. The conceptual sewer plan shown in Figure 5-5 of the CHCCSP, included at the end of Chapter 2, *Project Description*, illustrates existing that sewer lines are already in place throughout the project site. As part of the City's routine development review program, the City Engineering Department will routinely compare proposed land uses with existing and proposed facilities and determine if any modifications are required to ensure wastewater quantities do not exceed infrastructure capacity. As discussed above in 5.17.3(a), the payment of DIF fees by the project development will ensure that adequate funding is available to meet future facility needs, should expansion be necessary. Therefore, the project will not require construction of water or wastewater facilities and impacts will be less than significant.

- c. Less Than Significant Impact.** Development of the proposed project would result in the alteration of drainage patterns and infiltration characteristics that could increase both the volume and discharge rates of stormwater runoff.

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The project site is included in Subarea HYD-2 of the Hydrology Study prepared for the CHCCSP. Planning areas within this subarea are planning areas 1 through 9, 11 through 15, and slivers of planning areas 16 and 18. In this subarea, properties would be graded to drain to the southwest where inlets will be placed at the intersections with Wildrose Avenue. The storm drain system will then run along Wildrose Avenue and ultimately connect to the existing 84-inch Colton storm drain on Valley Blvd as shown in Figure 5-6 of the CHCCSP, included at the end of Chapter 2, Project Description.

Based on findings from the Hydrology Study prepared for the CHCCSP, a retention basin was designed for the proposed project, covering once acre on the south side of Planning Area 9. The project site will be graded to direct onsite flows to the retention basin in order to reduce the peak flow of the City's storm drain system. Therefore, with development of onsite retention, the proposed project will not require the construction of any new storm drain facilities, and the project will have a less than significant impact on drainage patterns and runoff.

- d. **Less Than Significant Impact.** The proposed project includes the development of 175 single-family dwelling units on 18.4 acres of land designated Residential-Medium 1 and Redesignation of Planning Area 15 to allow for 75 additional future dwelling units. In a Will-Serve letter dated June 14, 2016, WVWD confirmed that they are capable of supplying water to the additional development and land use amendments proposed for the Wildrose Village project.
- e. **Less Than Significant Impact.** The City-owned CWRP is a secondary wastewater treatment plant. An average of 5.6 million gallons per day (mgd) are treated and the plant and it was designed to treat a maximum of 10.4 mgd.

Secondary treated wastewater from the CWRP is directed to the jointly owned Colton/San Bernardino Rapid Infiltration-Extraction (RIX) facility for tertiary treatment and disinfection prior to being discharged into the Santa Ana River. The RIX facility is designed to treat 40 mgd of influent and currently received approximately 33 mgd.

Development of the proposed project is a similar land use as proposed under the CHCCSP, with the exception of an additional 85 potential units. Development of the proposed project within the CHCCSP is included in the City's projections for the wastewater treatment plants because the project is part of the larger approved West Valley Specific Plan (WVSP).

The City's Municipal Code requires incremental expansion of wastewater treatment facilities based on new development through the collection of Developmental Impact Fees. This ensures that adequate funding is available to meet future facility needs, should expansion be necessary. As part of the City's routine development review program, the City Engineering Department will routinely compare proposed land uses with existing and proposed facilities

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and determine if any modifications are required to ensure wastewater quantities do not exceed infrastructure capacity. Based on the existing capacity, future anticipated demand of wastewater treatment services, and the collection of DIF Fees, impacts associated with wastewater treatment requirements will be less than significant.

- f. **Less Than Significant Impact.** Solid waste would be generated by short-term construction activities and long-term operational activities.

The US EPA estimates a solid waste generation rate of 4.38 pounds/square foot for residential construction. The project's proposed land use amendments create potential for an additional 85 dwelling units (assumed 1,500 sf/du), to be developed within the CHCCSP. Construction of these dwelling units increase the estimated solid waste generated within the CHCCSP by approximately 280 tons.

Net solid waste generation for residential development proposed for the CHCCSP is estimated to be 602 tons/year. The project's proposed land use amendments create potential for an additional 85 dwelling units, to be developed within the CHCCSP. Development of these dwelling units would increase the estimated operational waste generated within the CHCCSP area by 0.51 tons/year.

The CHCCSP EIR concluded that sufficient landfill capacity is available to serve the land uses under the Specific Plan. Additionally, these numbers do not reflect the 50 percent diversion rate being achieved by most cities in compliance with AB 939. As the proposed project would potentially increase construction solid waste generation by 0.09 percent and operational waste generation by 0.01 percent, the increase is negligible and impacts to landfills serving the project will be less than significant.

3.17.4 Mitigation Measures

The project was found to have no significant impact on Utilities and Services. Therefore, no mitigation is required.

3.17.5 Level of Significance

No Applicable

3.18 Mandatory Findings of Significance

3.18.1 Sources

All sources previously listed were used to support the conclusion made in the section.

3.18.2 Environmental Setting

The environmental setting for the project is summarized within Section 3.1 through 3.17 of the Initial Study for each environmental issue. The project site is located in the City of Colton, bounded by San Bernardino Avenue to the north, west of Riverside Avenue and east of Pepper Avenue. The proposed project is within the boundaries of the approved CHCCSP. Planning areas 2, 7, the southern portion of Planning Area 4, and the eastern portion of Planning Area 8 are proposed for residential development. Two commercial/industrial buildings are located within planning areas 4 and 8. Planning areas 3, 6 and 11 are adjacent to the project site, and reserved for DSF conservation land. The land use for Planning Area 15 will be amended with the proposed project, but no development is proposed at this time. The land use for Planning Area 13 will be amended with the proposed project, from Medium Residential to Open Space/Park. The developable area of the project is currently vacant.

3.18.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
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 the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. **Less Than Significant Impact with Mitigation Incorporated.**

Biological Resources

Wildlife Species

Due to the heavy disturbance within the project area, floral and faunal species are those that are typically found in urban or agricultural areas. The following sensitive species have potential to occur on the project site:

Delhi Sands Flower-loving Fly (*sp. Rhapsiomidas terminatus abdominalis*)

Project planning areas 2, 8, 13 and 15 are located adjacent to DSF habitat (Unit 1) as designated in planning areas 3, 6 and 11. The conservation areas that will be managed by the Riverside Land Conservancy. In general, these take levels are estimated losses of varying qualities of suitable DSF habitat as jointly identified by the City of Colton and USFWS. Consistent with the CHCCSP, there are 9 acres of high quality DSF habitat in permanent conservation surrounded by the Wildrose planning areas (planning areas 3 and 6). Planning areas 2, 4 and 8 are identified as developable with a high habitat value, Planning Area 7 as developable with a moderate habitat value, planning areas 13 and 15 as developed with a developed habitat value.

Since the Wildrose planning areas are within close proximity to DSF Habitat, mitigation measures set forth in the West Valley HCP are necessary to offset impacts created by adjacent project development. This will include biological construction monitoring by an experienced DSF biologist (BIO-1), an Environmental Awareness Program (BIO-2) for construction staff to mandatorily attend, and for avoidance and minimization measures (BIO-3 thru BIO-11) to be implemented for project activities within close proximity to DSF designated habitat.

Other Sensitive Wildlife

The project site provides a moderate habitat potential for the occurrence of Burrowing Owl (*sp. Athena cunicularia hypugea*), Logger-head shrike (*sp. Lanius ludovicianus*) and San Diego Lizard (*sp. Phrynosoma coronatum*). Because these species have a moderate potential to occur within the project area, conservation of suitable habitat for DSF would also provide conservation opportunities for the three other species with a moderate potential to occur in the project area. Additionally, implementation of BIO-11 in regard to Burrowing Owl mitigation, BIO-12 in regard to protection for other avian species (including Logger-head shrike) and avoidance and minimization measures (BIO-3 thru BIO-11) would assist in protecting these three species if residing in the project area.

Nesting Birds

Depending on the timing of construction, there is a potential for impacts to wildlife nursery sites to occur in conjunction with the proposed project. One potential impact would be the disturbance of nesting birds including burrowing owls, which is a State species of special concern, or nesting sites of

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one of the many migratory bird species that winter in the San Bernardino Valley area and are protected under the MBTA. Implementation of Mitigation Measures BIO-11 and BIO-12 would ensure that impacts to wildlife nurseries are reduced to less than significant.

Cultural Resources

Historical Resource

Due to the developed nature of the project site, it is not expected that archaeological or historical resources will be found during construction. However, as with any earthmoving activities, there is a possibility of discovering archeological or historical resources. Mitigation measure CR-1 provides a contingency for the possible discovery of archaeological or historical resources.

Paleontological Resources

The project site planning areas have potential to be underlain by Pleistocene sediments of unknown paleontological sensitivity, there is a possibility of discovering paleontological resources during excavation for dwelling unit foundations. Mitigation measure CR-2 will reduce impacts to less than significant.

Human Remains

In the event human remains are encountered during construction, the project developer shall be required to comply with State of California Public Resources Health and Safety Code Section 7050.5-7055. Mitigation Measure CR-3 would be implemented in order to reduce impacts

- b. **Less Than Significant Impact.** The proposed project was evaluated for its cumulative contribution to impacts on the environment for all environmental issues outlined in the checklist and the project was found not to contribute to cumulatively considerable impacts. Impacts, such as Air Quality, Biological Resource, Cultural Resources, Geology and Soils, Hydrology, Noise, and Transportation and Traffic can be mitigated to less than significant levels (see Section 3.18.4, Summary of Mitigation Measures).
- c. **Less Than Significant Impact with Mitigation Incorporated.** The proposed project would not result in any environmental effects that which would cause substantial adverse effects in human beings, either directly or indirectly. Impacts associated with the Wildrose Village residential development can be mitigated through a number of measures for lighting, dust control, conservation technology, site monitoring, BMPs and WDRs, among others. Therefore, implementation of mitigation listed in Section 3.18.4, *Summary of Mitigation Measures*, impacts in this regard will be reduced to less than significant.

3.18.4 Summary of Mitigation Measures

AES-1 Applicants submitting development review applications on sites in the project area shall prepare and submit a landscape plan along with their site plan to the City of Colton that meets the requirements of the City Municipal Code and is consistent with the adopted Specific Plan Landscape Design Guidelines of the CHCCSP Project.

AES-2 Landscaping and revegetation of graded areas shall occur as soon as practical after grading, to minimize the potential for erosion as well as to reduce the potential for visual and aesthetic impacts.

AES-3 Applicants submitting development review applications on sites in the project area along with their site plans shall prepare and submit a Lighting Plan with photometric analysis to the City of Colton that identifies the proposed luminosity and location of all lighting fixtures, the orientation of the fixtures, the types of shielding that will be used to avoid producing glare, the type of shielding that would minimize light spillover, and demonstrate through the photometric analysis of how the fixtures would avoid the spread of stray light across site boundaries. Lighting specifications that reduce light and glare shall comply with City of Colton requirements and shall appear as notes on the building plans.

AQ-1 The project applicant shall require that the grading contractors comply with SCAQMD Rule 403 minimum requirements for controlling fugitive dust and limit the grading area to no more than 5 acres per day. (CHCCSP EIR Mitigation Measure AQ-1) In addition the DSF HCP provides clear direction on how BACMs should be implemented as follows:

Each Covered Project Proponent shall ensure that active construction areas shall be watered regularly to control dust, and to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction areas. If at any time, significant amounts of dust or material are determined by the monitoring biologist to be affecting conserved habitat, then corrective measures must be taken immediately. This would include such measures as:

- sweeping local streets regularly during construction;
- applying dust palliatives to areas that are not under active construction;
- pre-water larger sites prior to initiation of grading, grade sites in phases timed to coincide with construction so that no sites are left graded and exposed to the elements;
- washing construction vehicles prior to leaving a construction site;
- Installing wind fencing around construction sites with signage that identifies who to call if dust is seen blowing from the site; and

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- Any other measures that, at the time of approval of individual development projects, must be implemented on a project by project basis.
- AQ-2** The project applicant shall require that architectural coating products are used that do not exceed more than 5g/L VOC content. (CHCCSP EIR Mitigation Measure AQ-2)
- AQ-3** The project applicant shall require that all diesel construction equipment used on-site be certified Tier 4 Final, with level 3 diesel particulate filters and oxidative catalysts that are at least 25 percent efficient. (CHCCSP EIR Mitigation Measure AQ-3)
- A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
 - The project applicant shall encourage construction contractors to apply for SCAQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for SCAQMD "SOON" funds. The "SOON" program provides funds to accelerate clean up off-road diesel vehicles, such as heavy duty construction equipment. More information on this can be found at the following website: <http://www.aqmd.gov/tao/Implementation/SOONProgram.htm>.

Operational Measures

- AQ-4** All new development projects, or sites where significant redevelopment will occur shall be required to provide sidewalks along and within the property boundaries. (CHCCSP EIR Mitigation Measure AQ-4)
- AQ-5** All new residential project proponents shall ensure that the local school district serving the project area will offer a school bus program for children of future residents. (CHCCSP EIR Mitigation Measure AQ-6)
- AQ-6** All future tenants must institute a recycling program that reduces waste to landfills by a minimum of 50 percent, or as stipulated by CalRecycle. The recycling program must include designated recycling bins at each proposed trash storage area and require all green waste to be stored in containers separate from other types of municipal solid waste. (CHCCSP EIR Mitigation Measure AQ-8)
- AQ-7** All new development projects, or sites where significant redevelopment will occur shall exceed 2013 Title 24, Part 6 Standards by 3 percent, and meet Green Building Code Standards. (CHCCSP EIR Mitigation Measure AQ-9)
- AQ-8** All new development projects, or sites where significant redevelopment will occur shall be equipped with faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures. (CHCCSP EIR Mitigation Measure AQ-10)

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- AQ-9** Water-efficient irrigation systems shall be installed at all new development projects, or sites where significant redevelopment will occur that conforms to the requirements of Colton Municipal Code. (CHCCSP EIR Mitigation Measure AQ-11)
- AQ-10** All new development projects, or sites where significant redevelopment will occur shall include ENERGY STAR-compliant appliances wherever appliances are needed in buildings on-site and that natural gas only hearths be installed when needed. (CHCCSP EIR Mitigation Measure AQ-12)
- AQ-11** All new development projects, or sites where significant redevelopment will occur shall be developed with high-efficiency lighting on-site that is at least 10 percent more efficient than standard lighting. In addition, the operation of a site's outdoor lighting shall be limited to the hours necessary to support the function of a land use at a project site, and for security purposes. (CHCCSP EIR Mitigation Measure AQ-13)
- AQ-12** All new development projects, or sites where significant redevelopment will occur shall require that architectural coating products used for maintenance/re-application do not exceed more than 5g/L VOC content. (CHCCSP EIR Mitigation Measure AQ-14)
- AQ-13** All new development projects, or sites where significant redevelopment will occur adjacent to or near conservation sites established in the HCP, shall include measures to reduce impacts associated with the operation of any development projects must be developed on a project by project basis depending on the type of land use being proposed and a site's proximity to the conservation areas identified in the HCP. These may include BMPs such as routine parking lot and street sweeping to reduce particulate matter; encouraging employees to use alternative modes of transportation and carpooling, and the development of workforce housing near employment generators such as the ARMC. (CHCCSP EIR Mitigation Measure AQ-15)
- BIO-1** *Construction Monitoring*
- a. The project applicant will retain an experienced DSF biologist, e.g., someone who has conducted field research and/or presence/absence surveys, to function as the Biological Monitor for all proposed project site planning areas.
 - b. At least 30 days prior to initiating project activities, the project applicant will submit to the City, in writing, the name(s), any permit numbers, and resumes of all prospective Biological Monitors.
 - c. Project activities, will not begin until a Biological Monitor(s) has been approved by the City.
 - d. At least one week prior to grading, City-approved monitor(s) shall provide the City's Development Services Department with written and photographic documentation

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that the limits of construction have been properly defined, i.e., marked and fenced, are readily identifiable and are not encroaching on the existing or proposed conservation areas that will be established by this HCP.

- e. The Biological Monitor(s) shall be responsible for ensuring that the approved limits of grading are not exceeded, that the fencing delineating the limits of construction is maintained, and that the contractor adheres to the other provisions set forth in this Section.
- f. The Biological Monitor will visit the site at least a twice weekly during project construction.
- g. The monitor(s), in cooperation with the on-site construction manager(s), shall have the authority to halt construction activities in the event that these provisions are not met.
- h. The monitor(s) shall submit a report to the City's Development Services Department at the end of the month during each month of construction documenting the implementation of all grading and construction minimization measures.
- i. If construction results in encroachment on existing or proposed conservation areas, the City will report the encroachment to the USFWS within 24 hours after receiving the monthly report.

BIO-2 *Worker Environmental Awareness Program*

All contractors and city employees who may work in the proposed project areas containing occupied or potential DSF habitat will attend a worker environmental awareness program (WEAP) conducted by a biological monitor familiar with the species, to ensure that they are informed of the sensitivity of conserved areas and all applicable avoidance and minimization requirements to ensure conformity with all applicable provisions of the HCP Section 5.3, General Measures to Avoid/Minimize Impacts. The Biological Monitor will present information on the life history, ecology, legal and conservation status of the DSF and potential penalties that could occur as a result of violations of the endangered species Act. The importance and significance of the associated HCP and incidental take permit to the City of Colton will be emphasized. Personnel will be required to sign and date a form indicating that they have attended the program and fully understand the conservation measures and agree to comply.

- BIO-3** The Project applicant shall be given a map clearly delineating DSF existing conservation areas in proximity to their project site planning areas and with information on the requirements for development on a site adjacent to a conservation area. These are identified as BIO-2 through BIO-9.

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- BIO-4** The Project applicant will be responsible for clearly defining their project boundaries, i.e., marking and fencing, and designating the ingress and egress routes and demonstrating to the City of Colton that no impacts will occur to existing or proposed DSF conservation areas.
- BIO-5** Damage to DSF Habitat - All incidences of damage to DSF habitat not approved for development under the HCP will be reported within 24 hours to USFWS for their evaluation and recommendations for compensation, including the following:
- Any damage or loss of 0.25 acre or more of DSF habitat within existing or proposed conservation areas by the applicant or construction crews or contractors working for the applicant will be mitigated in the Colton Dunes Conservation Bank at a 5:1 ratio with the minimum compensation being 1-acre.
 - All damaged DSF habitat will be fully restored at the applicant's expense.
- BIO-6** Project applicant will provide educational signage to be posted along any perimeter walls abutting DSF Habitat conservation areas and to post information regarding the Colton Dunes natural community and DSF.
- BIO-7** Fire Prevention Equipment - During Project construction of project site planning areas, equipment to extinguish small brush fires (e.g., from trucks or vehicles) shall be present along with personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.
- BIO-8** Storage and Staging Areas - No temporary storage or stockpiling of construction materials shall be allowed within conserved areas/habitat. All staging areas for equipment and materials shall be located a minimum of 50 feet away from Unit 1 conservation management area. Staging areas and construction activities for project site planning areas shall be kept free of trash, refuse, and other waste. No waste dirt, rubble or trash from project construction shall be deposited within Unit 1 conservation management area. For post-construction and the life of the project development planning areas no trash shall be left to accumulate along any perimeter walls abutting Unit 1 conservation management area.
- BIO-9** Dust Control - Active construction areas for project site planning areas shall be watered regularly to control dust, and to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction areas. If at any time, significant amounts of dust or material are determined by the monitoring biologist to be affecting conserved habitat, then corrective measures must be taken immediately.

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BIO-10 Lighting - Night lighting for project site planning areas shall be prohibited during the course of construction, unless absolutely necessary for safety and protection of property. If necessary, the lights must be shielded to minimize impacts to the surrounding habitat.

BIO-11 Permanent lighting for project site planning areas shall be shielded to minimize impacts to DSF and other wildlife.

BIO-12 *The following measures shall be implemented for burrowing owls:*

- A pre-construction survey for burrowing owl shall be conducted for the specific project site planning area scheduled for immediate development, and if present, the owls shall be passively re-located from the project site planning area. The pre-construction survey for burrowing owl shall be conducted within 30 days of any ground disturbance activity of any project site planning area.
- No disturbance shall occur within 50 meters of occupied burrows during the nonbreeding season (September 1 - January 31) or within 75 meters during the breeding season (February 1 - August 31). Onsite passive relocation shall be implemented if avoidance requirements cannot be met. Offsite mitigation may be required if implementation of the project will result in less than 6.5 acres per bird or pair and such a plan must be approved by CDFW.
- Where applicable, seven days prior to the onset of construction activities for the specific project site planning area, a qualified biologist shall survey within the limits of project disturbance for the presence of any active raptor nests. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFW.

BIO-13 *The following measures shall be implemented for other avian species:*

- Vegetation removal, clearing, and grading on development sites shall be performed outside of the avian breeding and nesting season (between February 1 and June 30), when feasible, to minimize the effects of these activities on breeding activities of migratory birds and other species. If clearing occurs during breeding season, a 30- day clearance survey for nesting birds shall be conducted. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code.

3 ENVIRONMENTAL EVALUATION

- If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for raptors in the region of the project site normally occurs from February 1 to June 30. To protect any nest site, the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active as determined by a qualified biologist): (1) clearing limits shall be established at a minimum of 300 feet in any direction from any occupied nest and (2) access and surveying shall not be allowed within 200 feet of any occupied nest. Any encroachment into the 300/200-foot buffer area around the known nest shall only be allowed if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants. Construction during the nesting season can occur only at the sites if a qualified biologist has determined that fledglings have left the nest.

BIO-14 The project applicant shall contribute a per acre mitigation fee specific towards project site planning area parcels with a High to Moderate DSF Habitat occurrence. Payment of these fees shall fund the purchase and long-term management of a large conservation area within the City of Colton, north of I-10 Freeway that contains high quality sand dune habitat for the DSF.

CR-1 If subsurface cultural resources are encountered during project-level implementation, or if evidence of an archaeological site or other suspected historic resources are encountered, all ground- disturbing activity will cease within 100 feet of the resource. A qualified archaeologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. Potentially significant cultural resources could consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including structural remains, historic dumpsites, hearths and middens. Midden features are characterized by darkened soil, and could conceal material remains, including worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials and special attention should always be paid to uncharacteristic soil color changes. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated by a qualified archaeologist retained by the City/applicant for significance under all applicable regulatory criteria.

No further grading will occur in the area of the discovery until the City (CEQA Lead Agency) approves the measures to protect the resources. Any archaeological artifacts recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City (CEQA Lead Agency) where they would be afforded long-term preservation to allow future scientific study.

3 ENVIRONMENTAL EVALUATION

- CR-2** Upon the uncovering or other discovery of paleontological resources during construction activities associated with the project's development, all construction on the site shall be halted, and a qualified, professional paleontologist should be retained to develop and implement a paleontological resources mitigation plan.
- CR-3** In the event of an accidental discovery or recognition of any human remains, PRC §5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:
- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC §5097.98, or
 - Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance:
 - o The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission,
 - o The descendant identified fails to make a recommendation; or
 - o The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.
- GEO-1** Final grading plans for each project site planning area shall be reviewed by a professional geologist to determine whether additional geotechnical studies (possibly including supplemental subsurface investigation, soil expansion potential, ground failure, differential settlement, and geotechnical analysis) may be necessary to provide detailed recommendations that are appropriate for the grading and construction of the proposed project.

3 ENVIRONMENTAL EVALUATION

- GEO-2** Removal of Undocumented Fill: Where encountered during grading at planning area sites, these materials shall be excavated and replaced as properly compacted fill. These surficial fills vary in age and depth, and may exist in project site planning areas to various extents, including but not limited to the abandoned air strip (adjacent to planning areas 7, 8 and 15) and within the golf course (all of Planning Area 15) . Debris such as pieces of asphalt, concrete, plant matter should be removed from the artificial fill during future grading within the property.
- GEO-3** Re-evaluation of Documented Fill: Although not confirmed during the geotechnical due diligence assessment, it is possible that the artificial fill associated with the numerous vacant cut and fill pads within the project area (both in developed and undeveloped areas of CHCCSP) were tested and documented during placement. Planning areas 2, 4, and 7 contain numerous cut and fill graded pads. Whether this is the case or not, it would be prudent to perform a geotechnical subsurface investigation in these planning areas prior to project construction in order to evaluate suitability of fill soils for each project site planning area. In addition, it is currently unknown whether or not these pads represent cut pads in structural late Pleistocene sediments, or documented fill pads. Fills and cuts also will likely occur associated with existing structures. Nonetheless, evaluation of these soils in this regard shall be considered for each project site planning area.
- GEO-4** Overexcavation of Near-Surface Soils: The project area contains relatively loose soils in the near surface across most of the undeveloped portions of the project area including the vacant cut-fill pads. These loose soils are associated with historic human activity (dumping, minor grading): wind-blown sands, erosion, and near surface weathering. Therefore, in areas where these materials will not be completely removed as a result of design grading, the project applicant shall be required to overexcavate and recompact the near-surface alluvium to mitigate excessive settlement and removal of deleterious material to the satisfaction of the project geologist.
- GEO-5** Cut/Fill Transitions: To mitigate the potential for differential settlement and to provide a relatively uniform bearing surface for proposed structures supported thereon, the cut portions for dwelling unit pads should be overexcavated and replaced as compacted fill.
- GEO-6** Surficial Stability of Existing Fill and Cut Slopes: Numerous small to medium-sized fill and cut slopes exist within the project area (i.e., Planning Area 2). Since onsite soils consist largely of granular, non-cohesive sands and possibly gravelly sands, the fill slopes may be subject to erosion and would require overexcavation and recompaction as determined by the project geologist.
- HWQ-1** The proposed project shall be subject to the development standards set forth in the Specific Plan including the development and implementation of Landscape Management

3 ENVIRONMENTAL EVALUATION

Plans (LMPs) for landscaped areas with the goal of reducing potential discharge of herbicides, pesticides, fertilizers, and other contaminants to local waterways. All contractors involved in project-related landscaping conducted during individual phases of development, as well as maintenance of landscaping following project completion, shall complete their work in strict compliance with the LMP. Project developers shall be responsible for ensuring that requirements of the LMP are provided to and instituted by future project tenants following project completion. A licensed landscape architect or architectural firm with experience in methods to reduce or eliminate the use of landscape chemicals that could cause adverse effects to the environment shall prepare the LMP. At a minimum, an LMP shall:

- Require that pesticides and fertilizers not be applied in excessive quantities, and only applied at times when rain is not expected for at least two weeks, in an effort to minimize leaching and runoff into the storm drainage system.
- Encourage the use of organic fertilizers and mulching of landscaped areas to inhibit weed growth and reduce water demands.
- Utilize native, perennial, drought-tolerant species of vegetation to minimize irrigation needs.

HWQ-2 Because the project area will be developed by a number of project proponents and not as one development project, each project proponent must provide a hydrology/ drainage study for each site being developed or redeveloped. Therefore, on a project by project basis, each project proponent shall provide a detailed engineering design for a project site and show how the site will be connected to the CHCCSP storm drain system to refine the design currently shown in Figure 4.9-3 prepared by Hall and Foreman, August 2013. The facilities shall be sized to meet current requirements based on proposed CHCCSP land uses to the satisfaction of the City Engineer.

N-1 Control of Construction Hours – All construction activities should be limited to the hours between 7:00 AM and 7:00 PM Monday through Saturday. Construction and demolition should be prohibited on Sundays or national holidays.

N-2 In addition to implementation of Mitigation Measure N-1, the following mitigation measures should be implemented whenever construction activities occur adjacent to planning areas set aside for permanent habitat (planning areas 3, 6, 11 and 18) as well as the habitat set aside as part of the HCP within the Cemetery property. Conservation planning areas 3, 6 and 11 are located in close proximity to the Wildrose Village project planning areas; therefore these measures would apply.

- g) All construction contractors shall limit haul truck deliveries to the same hours specified for construction equipment (7:00 AM and 7:00 PM Monday through Saturday).
- h) To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings

3 ENVIRONMENTAL EVALUATION

and should avoid using alleyways adjacent to said uses.

- i) All construction contractors shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- j) During all project site excavation and grading on any site in the CHCCSP project area, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
- k) All construction contractors shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest a project site during all project construction.
- l) All construction contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest a project site.

PS-1 The project developer shall pay Development Impact Fees for all Public Services (Fire, Police, Schools, Libraries, and Parks) as determined by the Community Development Director or his/her designee.

PS-2 Prior to occupancy of any project buildings, all structures shall be equipped with the most reliable, commercially available fire suppression and alarm technology as required under the Uniform Building Code (UBC) standards and approved by the City of Colton Fire Department. The project applicant shall be responsible for maintaining these systems during project operations.

CIR-1 The project applicant shall pay the required fee under the Fair Share Fee Program developed for all projects within the CHCCSP. Fees will assist in funding necessary circulation improvements identified in the CHCCSP Traffic Impact Study.

CIR-2 The City of Colton, Omnitrans and project applicants shall coordinate the necessary road and site improvements related to transit stops, road improvements along bus routes, and any other improvements that may affect transit in the CHCCSP project area. This shall be accomplished through the City's Development Review process when projects are proposed along existing or future bus routes identified by Omnitrans.

3.18.5 Level of Significance

The implementation of all mitigation measure, the project would have a less than significant impact on the environment.

Chapter 4 Report Preparers

City of Colton

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The Altum Group

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Jon Braginton, Environmental Planner

Audrey Nickerson, Environmental Planner

Cheri Flores, GIS and Graphics

Kunzman Associates

William Kunzman, P.E.

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Roma Stromberg, INCE/M.S.

Chapter 5 References

Aesthetics

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Agriculture and Forestry Resources

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- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, May 2014.

Biological Resources

- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, May 2014.

Cultural Resources

- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, August 2014.

Geology and Soils

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Greenhouse Gas Emissions

- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, August 2014.

Hazards and Hazardous Materials

- City of Colton, *Colton's Hub City Centre Specific Plan EIR*, August 2014.
- Department of Toxic Substances Control, Envirostor website, accessed October 17, 2016.

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Noise

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- California Department of Finance, *Report e-5, Table 2*, May 1, 2016.
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Utilities and Service Systems

- City of Colton, *Colton's Hub City Centre Specific Plan*, August 2014.

Planning Commission Resolution R-40-16 (Specific Plan Amendment & GPA)

Attachment 2

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RESOLUTION NO. R-40-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COLTON AMEND SECTION 18.34.040 (COLTON'S HUB CITY CENTRE SPECIFIC PLAN) (AMENDMENT NO. 1) AMENDING VARIOUS PROVISIONS OF CHAPTERS 3, 4, 5, 6, AND 7 PERTAINING TO LAND USE AND DEVELOPMENT STANDARDS OF TITLE 18 OF THE COLTON MUNICIPAL CODE AND RECOMMENDING AN AMENDMENT TO THE GENERAL PLAN MOBILITY ELEMENT REGARDING SAN BERNARDINO AVENUE TO ALLOW THE DEVELOPMENT OF THE WILDROSE VILLAGE RESIDENTIAL SUBDIVISION AND ADOPT A MITIGATED NEGATIVE DECLARATION (FILE INDEX NO. DAP-001-305).

WHEREAS, the Planning Commission of the City of Colton ("Planning Commission") held a public hearing on November 22, 2016, after giving published notice to amend section 18.34.040 (Colton's Hub City Centre Specific Plan) (Amendment No. 1) amending various provisions of Chapters 3, 4, 5, 6, and 7 pertaining to land use development standards of title 18 of the Colton Municipal Code (the "Municipal Code") and an amendment to the General Plan Mobility Element regarding San Bernardino Avenue to allow the development of Wildrose Village residential subdivision and adopt a Mitigated Negative Declaration. Following the conclusion of said hearing, the Planning Commission adopted their Resolution No. R-40-16, 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 ("Colton's Hub City Centre Specific Plan Amendment No. 1 as set forth in the attached Exhibit "A", and "General Plan Amendment" as set forth in the attached Exhibit "B" 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 Specific Plan Amendment No. 1 and the General Plan Amendment, in substantially the form attached hereto as Exhibit "A.1." and Exhibit "B.1.", which is incorporated by reference.

SECTION 3. Pursuant to the California Environmental Quality Act ("CEQA"), an Initial Study was prepared of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration; and

SECTION 4. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 22nd day of November, 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 November 22, 2016, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

Planning Commission Secretary
Mark R. Tomich, AICP

**Exhibit-A of Resolution
No. R-40-16**

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLTON TO AMEND SECTION 18.34.040 (COLTON'S HUB CITY CENTRE SPECIFIC PLAN) (AMENDMENT NO. 1) AMENDING VARIOUS PROVISIONS OF CHAPTERS 3, 4, 5, 6, AND 7 PERTAINING TO LAND USE AND DEVELOPMENT STANDARDS OF TITLE 18 OF THE COLTON MUNICIPAL CODE AND ADOPT A MITIGATED NEGATIVE DECLARATION (FILE INDEX NO. DAP-001-305).

WHEREAS, on November 21, 2014, the City Council of the City of Colton ("City Council") adopted the Colton's Hub City Centre Specific Plan (an Amendment to the West Valley Specific Plan); and

WHEREAS, the CHCCSP includes Community Planning Design Goals, Development Regulations, and Design Guidelines, Administration of the specific plan, for the orderly development of the CHCCSP project area with a mix of land uses; and

WHEREAS, on November 22, 2016, the Planning Commission of the City of Colton ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council adopt Specific Plan Amendment No. DAP-001-305 to amend Chapters, 3, 4, 5, 6, and 7 of the Colton's Hub City Centre Specific Plan pertaining to the development of Residential Planning Areas, Open Space/Parks, and Circulation; and

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. 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 Specific Plan Amendment and is consistent with the goals and policies of the City of Colton General Plan and is reasonably related to the public welfare of the citizens of the City and surrounding regions. Specifically, the provisions of this Specific Plan Amendment and pertain to the development of residential subdivisions within the CHCCSP project area in accordance with the CHCCSP goals to revitalize the area around the County's Arrowhead Regional Medical Center with a mix of land uses that will create a sense of community, vitality and vibrancy within the project area.

SECTION 3. Chapters 3, 4, 5, 6 and 7 of the CHCCSP, are hereby amended modifying and adding as shown in the attached pages of the CHCCSP (Exhibit A.1.) (New Text is shown Double Underline and deleted text is shown in ~~strikethrough~~.)

1 **SECTION 7.** If any sentence, clause or phrase of this Ordinance is for any reason held to
2 be unconstitutional or otherwise invalid, such decisions shall not affect the validity of the
3 remaining provisions of this Ordinance.

4 **SECTION 8.** Pursuant to CEQA Guidelines Section 15162(a through d), the Specific Plan
5 Amendment No. 001-305 are within the scope of the CHCCSP evaluated in Certified
6 Environmental Impact Report, SCH No. 2008041067, which was prepared and certified for the
7 CHCCSP in November 2014, and the subsequent Initial Study/Mitigated Negative Declaration
8 adopted on ____ 2016. The Certified Project EIR adequately describes the CHCCSP land uses
9 and potential environmental effects, and the adopted Subsequent Mitigated Negative Declaration
10 further supports the findings of the Project EIR specific to the northwest quadrant of the CHCCSP
11 project area regarding potential environmental effects, and mitigation measures that can reduce
12 these effects to less than significant levels.

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

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

18 PASSED, APPROVED AND ADOPTED on this ____ day of _____, 2016.

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22 _____
23 RICHARD A. DELAROSA
24 Mayor

25 ATTEST:

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27 _____
28 CAROLINA A. PADILLA
 City Clerk

**Exhibit-B of Resolution
No. R-40-16**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLTON TO AMEND THE GENERAL PLAN MOBILITY ELEMENT REGARDING SAN BERNARDINO AVENUE TO ALLOW THE DEVELOPMENT OF THE WILDROSE VILLAGE RESIDENTIAL SUBDIVISION AND ADOPT A MITIGATED NEGATIVE DECLARATION (FILE INDEX NO. DAP-001-305).

WHEREAS, on August 20, 2013, the City Council of the City of Colton ("City Council") adopted the City of Colton General Plan Mobility Element (an Amendment to the City of Colton General Plan); and

WHEREAS, the Mobility Element of the General Plan a Circulation Plan and Goals and Policies for the orderly development of the local transportation system; and

WHEREAS, on November 22, 2016, the Planning Commission of the City of Colton ("Planning Commission") conducted a duly noticed public hearing and recommended that the City Council adopt a General Plan Amendment No. DAP-001-305 to amend the Mobility Element of the General Plan, to specifically address a revision to re-designate San Bernardino Avenue between the City's westerly corporate boundary and Rancho Avenue from a Major Highway to a Secondary Arterial; and

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. 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 Amendment to the General Plan Mobility Element is consistent with the goals and policies of the City of Colton General Plan and is reasonably related to the public welfare of the citizens of the City and surrounding regions. Specifically, the Major Highway designation of San Bernardino Avenue has been determined to be unnecessary due to long-term and short-term traffic projections and infeasible due to existing development constraints adjacent to the roadway.

SECTION 3. The Mobility Element of the General Plan, are hereby amended modifying and adding as shown in the attached pages of the General Plan Mobility Element (Exhibit B.1.) (New Text is shown Double Underline and deleted text is shown in ~~strikethrough~~.)

1 **SECTION 7.** If any sentence, clause or phrase of this Ordinance is for any reason held to
2 be unconstitutional or otherwise invalid, such decisions shall not affect the validity of the
3 remaining provisions of this Ordinance.

4 **SECTION 8.** Pursuant to CEQA Guidelines Section 15162(a through d), the General Plan
5 Amendment No. 001-305 are within the scope of the CHCCSP evaluated in Certified
6 Environmental Impact Report, SCH No. 2008041067, which was prepared and certified for the
7 CHCCSP in November 2014, and the subsequent Initial Study/Mitigated Negative Declaration
8 adopted on ____ 2016. The Certified Project EIR adequately describes the CHCCSP circulation
9 issues and potential environmental effects, and the adopted Subsequent Mitigated Negative
10 Declaration further supports the findings of the Project EIR specific to the northwest quadrant of
11 the CHCCSP project area regarding potential environmental effects, and mitigation measures that
12 can reduce these effects to less than significant levels.

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

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

18 PASSED, APPROVED AND ADOPTED on this ____ day of _____, 2016.

19
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22 _____
23 RICHARD A. DELAROSA
24 Mayor

25 ATTEST:

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27 _____
28 CAROLINA A. PADILLA
 City Clerk

Exhibit A.1.

Amendments to Colton's Hub City Centre Specific Plan

Table 3.1 — Land Use Summary				
Description	Land Use Designation	Acres	Target Dwelling Units*	Target Density*
Residential				
Res Medium	RES-M	26.9	108	4.0
Res Medium-1	RES-M 1	15.2 32.7	360	11.0 DU/AC
Residential Subtotal		42.7 32.7	275 360***	
Commercial/Business				
Retail	R	79.2		
Retail Mixed Use	RMU	68.8		
Office Mixed Use	OMU	23.6		
Business Park	BP	51.7		
Commercial Subtotal		223.3		
Open Space				
Open Space/Park	OS/P	4.51 13.91		
Open Space/Habitat	OS/H	48.4		
Open Space Subtotal		52.91 62.31		

Other Public Uses				
Major Street Rights-of-		54.89		
Other Uses Subtotal		54.89		
Project Total		373.2	275 360***	

* Refer to Section 7.3.5 for definition of Target Dwelling Units and Target Density.



Table 3.2 — Planning Area Summary						
PA#	Land Use	Designation	Acres *	Target density**	Target Dwelling Units**	Density Range (DU/AC)***
1	Business Park	BP	9.00			
2	Res-Medium 1	RES-M1	10.70	4 <u>11</u> DU/AC	43 <u>118</u>	0-5-0 <u>5.1-14</u>
3	Open Space/Habitat	OS/H	2.60			
4	Res-Medium 1	RES-M1	5.60	11 DU/AC	62	5.1-14
5	Business Park	BP	14.90			
6	Open Space/Habitat	OS/H	6.40			
7	Res-Medium 1	RES-M1	4.20	11 DU/AC	46	5.1-14
8	Res-Medium 1	RES-M1	5.40	11 DU/AC	59	5.1-14
9	Retail Mixed Use	RMU	25.00			
10	Business Park	BP	15.70			
11	Open Space/Habitat	OS/H	12.20			
12	OS/Park	OS/P	3.91			
13	Residential OS/Park	RES-M OS/P	9.40	4 DU/AC	38	0-5
14	OS/Park	OS/P	0.60			
15	Res Medium 1	RES-M1	6.80	4 <u>11</u> DU/AC	27 <u>75</u>	0-5-0 <u>5.1-14</u>
16	Retail	R	68.10			
17	Business Park	BP	12.10			
18	Open Space/Habitat	OS/H	27.20			
19	Office Mixed Use	OMU	10.60			
20	Retail	R	7.40			
21	Office Mixed Use	OMU	10.00			
22	Retail	R	3.70			
23	Office Mixed Use	OMU	3.00			
24	Retail Mixed Use	RMU	43.80			
	Major Street R.O.W's	N/A	54.89			
Totals			373.2		275 360****	

*The acres of the individual planning areas are approximate. Precise boundaries and acreage will be established in conjunction with the tentative tract maps, parcel maps or other instruments with each development application. Minor boundary and acreage variations shall be permitted, subject to Section 7.3.9, Minor Modifications, without an amendment to the CHCCSP.

**Refer to Section 7.3 and 7.3.6 for definitions of Target Density and Target Dwelling Units.

***DU/AC - Dwelling units per acre

****This total does not include live work dwelling units permitted in R and RMU land uses.

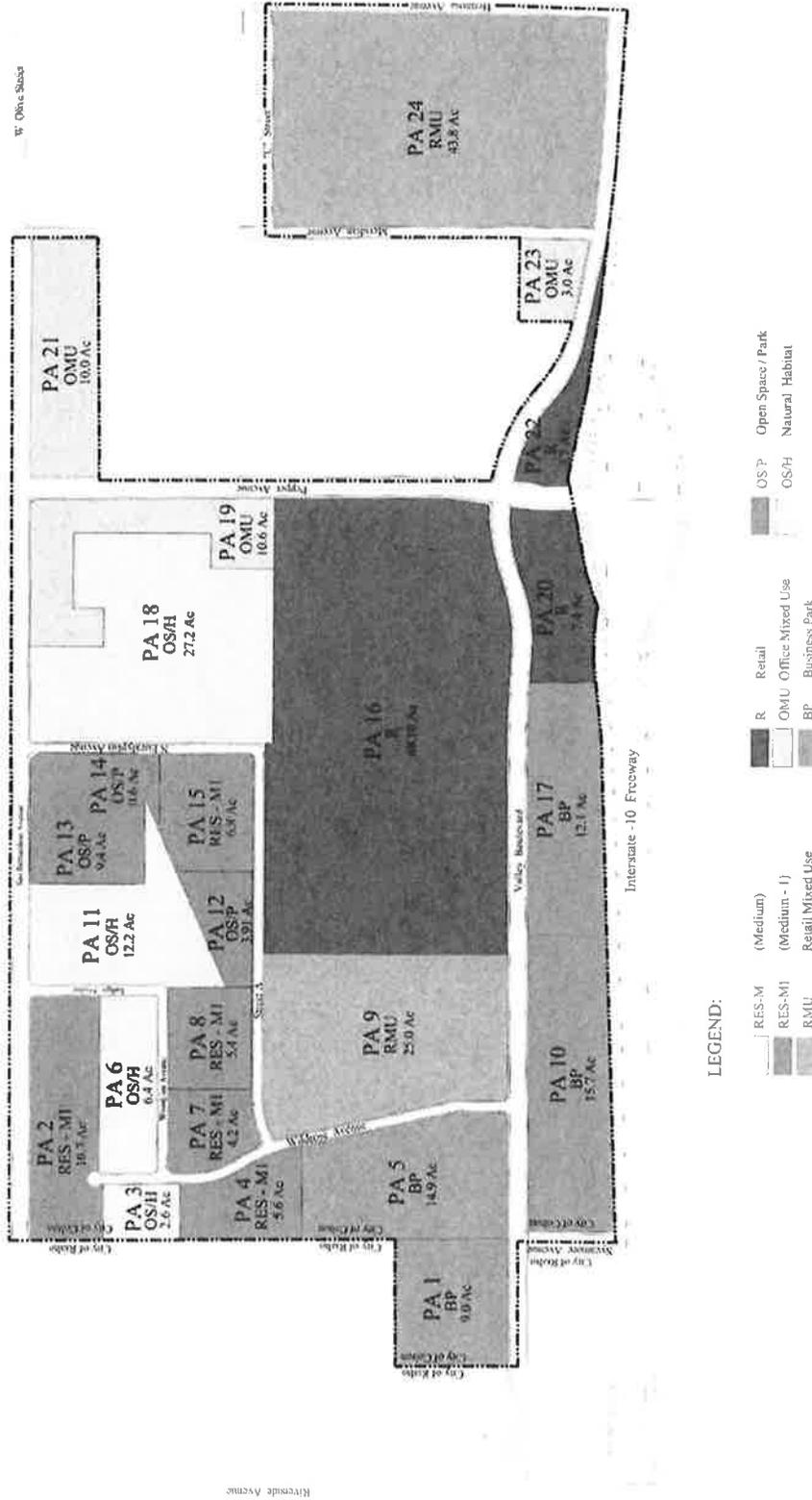


FIGURE 3-1
LAND USE PLAN

Residential Medium and Residential M1 (Res-M & Res-M1)

There are two residential land uses types, Residential Medium and Residential Medium M1. The Residential Medium (RES-M) uses total 26.9 acres and are planned for approximately 108 single family homes on minimum 7,200 square feet lots. The intent is to meet the needs of those seeking high quality traditional homes with pool sized yards that would not otherwise be available in the nearby area. Their location will complement the character of the existing single family homes north of San Bernardino Avenue. In addition to providing housing opportunities for the general area and future commercial and business uses, the future homes are also expected to appeal to staff associated with the Arrowhead Regional Medical Center due to their close proximity.

Residential Medium 1 (RES-M1) uses total ~~15.2~~ 32.7 acres and provides for single-family and attached dwelling units. This land use provides opportunities for small lot single family detached homes, duplex / paired homes and attached townhomes. As is the case in the RES-M designation, this land use will also provide housing opportunities for the general area, future commercial and business uses and many professionals associated with the Arrowhead Regional Medical Center. Refer to Section 6.7 for the variety of home types planned in these two categories.

Within RES-M1 Planning Areas ~~7 and 8~~, higher densities are permitted for senior housing subject to a Conditional Use Permit as identified in Section 4.2.6.



Open Space / Parks (OS/P)

A 4.5 acre neighborhood park (Planning Areas 12 and 14) is centrally located within walking distance of the residential uses. A park master plan concept is shown in Section 6.0, Community Design Guidelines, and includes areas for free play, picnic stations, a basketball court, parking and a restroom.



Planning Area 13 is the site of an existing stormwater basin to accommodate flows from the north side of San Bernardino Avenue. This 9.4 acre site also doubles as a park. The site is improved with a wrought-iron fence and gate along San Bernardino Avenue, and chain link along the remaining three sides. The park includes playing fields in the basin, and a paved parking lot and concrete pads with picnic tables, outside the basin. Future improvements to this park would be governed by guidelines set forth in Section 6.0, Community Design Guidelines.

Improvements to the OS/P Planning Areas would be made to combine the three Planning Areas into a large park site, but still keeping the basin separate.

**COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN**

3.2 Other Major Components

Circulation

The Circulation Plan in Section 5, Figure 5-1, identifies the primary roads in the Specific Plan boundary. The ~~three~~ two major roads, Pepper Avenue, ~~and~~ Valley Boulevard ~~and San Bernardino Avenue~~ are each planned as 6-lane major arterials with a raised median. Except ~~for San Bernardino Avenue and~~ Meridian Avenue, a planned 4-lane ~~collector-road~~ secondary arterials, all other roads are 2-lanes.

Special emphasis is placed on providing attractive and inviting streetscapes that encourage walking to and from all uses. Major arterial and interior roads will all include sidewalks, parkways and landscape medians. Refer to Section 5.0, Figure 5-3, Bike Plan and Sidewalk Master Plan and Section 6.0, Figures 6-378 and 6-389 for the Streetscape Master Plan.



COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN

Residential Development Regulations

4.2.4 ~~Residential Medium (Res-M)~~

~~The housing type for this land use category, located in Planning Areas 2, 13 and 15, provides for minimum 7,200 square foot lots. RES-M areas total 26.9 acres with a target density of four dwelling units per acre with 108 target dwelling units.~~

~~For RES-M permitted uses, conditionally permitted uses and development regulations, refer to the City of Colton Zoning Ordinance, Title 18 of the Municipal Code, Section 18.12, R-1. All requirements shall apply therein with the exception of 1) Section 18.12.080 Density of Development above and 2) Population density.~~

4.2.5 Residential Medium1 (Res-M1)

The housing types for this land use category, located in Planning Areas 24, 7, 8 and 15, permits single-family detached homes, patio homes, courtyard homes and single family attached homes. RES-M1 areas total ~~26.9~~ 32.7 acres with a target density of 11 dwelling units per acre with ~~167~~ 360 target dwelling units.

Permitted Uses

2. Single-family detached homes and attached homes*
3. Private parks and clubhouse buildings
4. Residential Care Facilities (Six or fewer residents)
5. Dwelling Unit, Second
6. Transitional and Supportive Housing
7. Assisted Living Facilities (Six or fewer residents)

*Condominium and /or fee simple ownership is permitted for detached or attached homes. All common area landscape, paving in alleys, private streets or motor courtyards, including other private common areas in any parcel, shall be included and maintained within a homeowners association.

The following pertains to both RES-M and RES-M1 uses. Refer to Section 7.0, Administration, for a description of target density and target dwelling units.

Accessory and Temporary Permitted Uses

1. Parking areas.
2. Home occupations in accordance with City of Colton development code.
3. Private park and recreation facilities, community center buildings.
4. Patios and patio covers.
5. Swimming pools, spas, sports courts, and other similar outdoor recreational facilities.
6. Monument signage and walls consistent with the Specific Plan design guidelines herein.
7. Temporary uses such as model homes, sales offices, and subdivision sales trailers, temporary construction offices and facilities, real estate signs.

**TABLE 4-A DEVELOPMENT REGULATIONS AND STANDARDS
RES-M1 DETACHED HOMES**

	Detached- (Patio Home)	Detached (Garden Court)	Detached (Courtyard) (Cluster)	Detached (Motor Court)
Lot Requirements:				
• Minimum Lot Size (Square Feet) per Dwelling Unit	2,000	2,000	2,000	2,000
• Minimum Lot Width	30'	30'	N/A	N/A
• Minimum Lot Width at Corner	35'	35'	N/A	N/A
• Minimum Lot Depth	55'	55'	N/A	N/A
• Minimum Dwelling Unit Size	1,100 s.f.	1,100 s.f.	1,100 s.f.	1,100 s.f.
Minimum Setbacks: (From R/W or Prop. Line)				
Front Building Setbacks:				
• <u>Local Streets</u>				
1 Story	9'	9'	9'	9'
2 Story	10'	10'	10'	10'
3 Story	12'	12'	12'	13'
• Street A and N. Eucalyptus Ave (Add 3' to each setback above)				
• <u>Greenbelts, Courtyards and Parks</u>	1'	1'	1'	1'
• Single Story Porch or Balcony				
Street A and N. Eucalyptus Ave	7'	7'	7'	7'
All Other Streets	5'	5'	5'	5'
<u>Greenbelts, Courtyards and Parks</u>	1'	1'	1'	1'
Side Building Setbacks:				
• Interior Property Line	4'	4' 3"	3'	3'
Residential Street (corner lot)				
• 1 Story	8'	8'	8'	8'
• 2 or 3 Story	10'	10'	10'	10'
• Open Single Story Porch or Balcony (corner lot)	8'	8'	8'	8'
Rear Building Setbacks:				
• Primary Building - Alleyway (See Note 11)	3'	3'	3'	3'
• Garage Face to Alley (Drive Apron)	3'	3'	3'	3'
• Open Patio Cover	3'	3'	3'	3'
Lot Coverage:				
• Maximum Coverage	65%	70-65%	70%	70%
Maximum Building Height:				
• Primary Structures	35'	35'	35'	35'
Minimum Building Separation: (see Note 16)				
		See Figure 4-1)		
• Front to Front				
1 Story to 1 Story	20'	20' 48"	12'	
2 Story to 2 or 3 Story	20'	20' 48"	15'	
(*Interior Units - See Figure 4-1b,1c)	N/A	28'	14'	N/A
3+ Story to 3+ Story	28'	28' 30"	16'	
• Rear to Rear	(w/ Alley)	(w/ Alley)	(w/ Alley)	Non-Alley
1 Story to 1 Story (See Note 11)	28' 30"	28' 30"	28' 30"	8'
2 Story to 2 Story (See Note 11)	28' 30"	28' 30"	28' 30"	8'
3 Story to 2 or 3 Story	See Note 11	See Note 11	30'	10'
• Side to Side				
1 Story to 1 Story	8'	6' 8"	6'	6' 8"
2 Story to 2 Story	10'	6' 8"	6'	6' 8"
3+ Story to 2 or 3+ Story (*12' if no entries to units between buildings)	15'*	15'*	15'*	15'*
• Front to Side				
1 Story to 1 Story	12'	12'	6'	6'
2 Story to 2 Story	15'	15'	7'	7'
3+ Story to 2 or 3+ Story	15'	15'	10'	10'
Minimum Porch and Balcony Separations				
• Front to Front (All stories)	15'	15'	15'	15'
Walls and Fences:				
• Max. Height within Building Setback	3-0'	4' 3-0'	4' 3-0'	4' 3-0'
• Maximum Height other Locations:	6'	6'	6'	6'
Parking:				
• Minimum Resident Parking in Garage	2 spaces	2 spaces	2 spaces	2 spaces
• Minimum Guest Parking	3/DU	3/DU	3/DU	3/DU

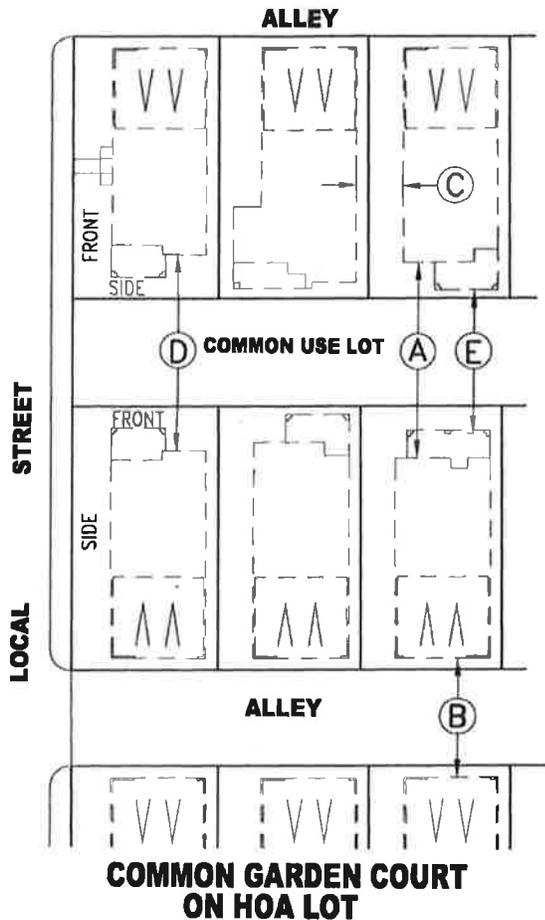
**TABLE 4-B
DEVELOPMENT REGULATIONS AND STANDARDS
RES-M1 ATTACHED HOMES**

Lot Requirements:	Single Family Attached
<ul style="list-style-type: none"> Minimum Parcel Size: 	4,000 6,000 square feet
<ul style="list-style-type: none"> Minimum Parcel Width 	50' 60'
<ul style="list-style-type: none"> Minimum Parcel Depth 	60' 100'
Minimum Setbacks (From ultimate R.O.W or PL)	
Front Building Setbacks²:	
Primary Structure	
Public Streets or Property Line	
1 Story	9'
2 Story	10'
3 Story	12'
<ul style="list-style-type: none"> Street A (Add 3' to each setback above) 	
<ul style="list-style-type: none"> <u>Greenbelts, Courtyards, and Parks</u> 	1'
Open Porch (Single story)	
<ul style="list-style-type: none"> Street A 	7' 40'
<ul style="list-style-type: none"> Other Public Streets or Property Line 	5 8'
<ul style="list-style-type: none"> <u>Greenbelts, Courtyards, and Parks</u> 	1'
Side Building Setbacks	
<ul style="list-style-type: none"> Exterior property line 	10'
<ul style="list-style-type: none"> 1 Story (Corner Lot) 	8' 40'
<ul style="list-style-type: none"> 2 to 3 Story (Corner Lot) 	10' 12'
<ul style="list-style-type: none"> Open porch or balcony (Corner Lot) 	8'
Rear Building Setbacks	
<ul style="list-style-type: none"> Primary building, from Alley Lane 	3'
<ul style="list-style-type: none"> Garage Face to Alley 	3'
<ul style="list-style-type: none"> Open Patio Cover or Trellis 	3'
Lot Coverage:	
<ul style="list-style-type: none"> Maximum Coverage 	70%
Maximum Building Height:	
<ul style="list-style-type: none"> Primary Structures 	35'
<ul style="list-style-type: none"> Accessory Structures 	1 story or 10' below building height of primary structure.
Minimum Building Separation: (See Note 16)	
<ul style="list-style-type: none"> Front to Front 	20'
1 Story to 1 Story	
2 Story to 1 or 2 Story	25' (25% of a building may be 20')
3+ Story to 2 to 3+ Story	30' (20% of a building may be 25')
<ul style="list-style-type: none"> Rear to Rear (Alley way – See Note 11) 	
1 Story to 1 Story	28'/30'
2 Story to 1 or 2 Story	28'/30'
3+ Story to 2 to 3+ Story	See Note 11
<ul style="list-style-type: none"> Side to Side 	
1 Story to 1 Story	8' 40'
2 Story to 1 or 2 Story	10' 42'
3+ Story to 2 to 3+ Story	15' (12' if no side entry)
<ul style="list-style-type: none"> Front to Side 	
1 Story to 1 Story	10'
2 Story to 1 or 2 Story	15'
3+ Story to 2 to 3+ Story	15'
Walls and Fences:	
<ul style="list-style-type: none"> Max. Height in building setback area. 	3'
<ul style="list-style-type: none"> Maximum height other locations: 	6'
Parking:	
<ul style="list-style-type: none"> Minimum Resident Parking 	1 enclosed space on a garage for 1 bedroom or smaller; 2 enclosed spaces in a garage for a 2 bedroom or larger.
<ul style="list-style-type: none"> Minimum Guest Parking 	1 space for each 3 units. Public or private on street parking may be counted toward guest requirements.

Notes to Tables 4-A and 4-B:

1. All building setbacks are measured from the street rights-of-ways shown in street sections or from the ultimate property line.
2. Setbacks along private streets shall be measured from back of sidewalk. If no sidewalk, then from face of curb.
3. Minimum parcel width shall be measured at the front setback line.
4. For building setbacks and building separations, the minimum dimensions shown in the regulations pertain to the main building structure and not to architectural projections, balconies, porches or patio walls and gates.
5. Architectural projections may project a maximum of three feet (3') into required front, rear or side setback areas, however in all cases there shall be a minimum clearance of four feet (4') to an opposing projection, including a building, wall or fence. An architectural projection is defined as an element that articulates the building elevation such as caves, window and door pop out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, and other similar elements.
6. Balconies, open covered porches, patio walls and gates are permitted to project into the setbacks and building separations as indicated in the development regulations or as otherwise specified in this document.
7. The minimum depth of an open covered porch shall be five feet (5'). Clearance between opposing porches or balconies shall be fifteen feet (15') in front to front building orientations, ten feet (10') other conditions.
8. Side yard slopes of 2:1 or greater shall not encroach more than fifty percent (50%) into yard setback areas.
9. Shared use easements are permitted.
10. Recreational vehicle (RV) parking is prohibited for more than seventy-two (72) hours on residential streets.
11. Alley widths for 2-story or less buildings: Where greater than ~~eight (8) m (10)~~ dwelling units, shall include a thirty feet (30') minimum dimension between buildings, with minimum twenty feet wide (20') travel lanes and three feet (3') minimum driveway apron or landscape. Alleys with ~~eight (8) m (10)~~ dwelling units or fewer, and that do not to exceed one hundred fifty feet (150') of alley length may be a minimum of twenty-eight feet (28') minimum between buildings, with a minimum twenty feet (20') lane and three feet (3') minimum driveway aprons or landscape. Buildings 3-story or greater shall be subject to City of Colton Fire Department approval.
12. Building articulation is required on rear building elevations along alleyways.
13. Along a side yard adjacent to an alley, there shall be a minimum of two feet (2') of planting area where a wall or fence is adjacent to an alley curb or sidewalk, whichever is closer to the wall or fence.
14. Wall and Fence measurements: The height of a wall or fence shall be measured from the highest ground level on either side of the wall or fence. In order to allow for variation in topography, the height of a wall or fence may vary in an amount not to exceed eight inches (8") provided that in no event shall the average height of the wall or fence exceed the maximum height permitted.
15. For each of the ~~four~~ three housing types plan configurations listed in Table 4-A, refer to Figures 6-26 through 6-30. For detached or attached homes that do not clearly fit into either any of the categories in Table 4-A or Table 4-B, the Development Services Director or his / her designee shall determine which development regulations from above shall apply.
16. Building separations can be satisfied through any combination of lot setbacks (on private lots), Common lot areas (on HOA lots) or common use easements (on private lots). See Figure 4-1.

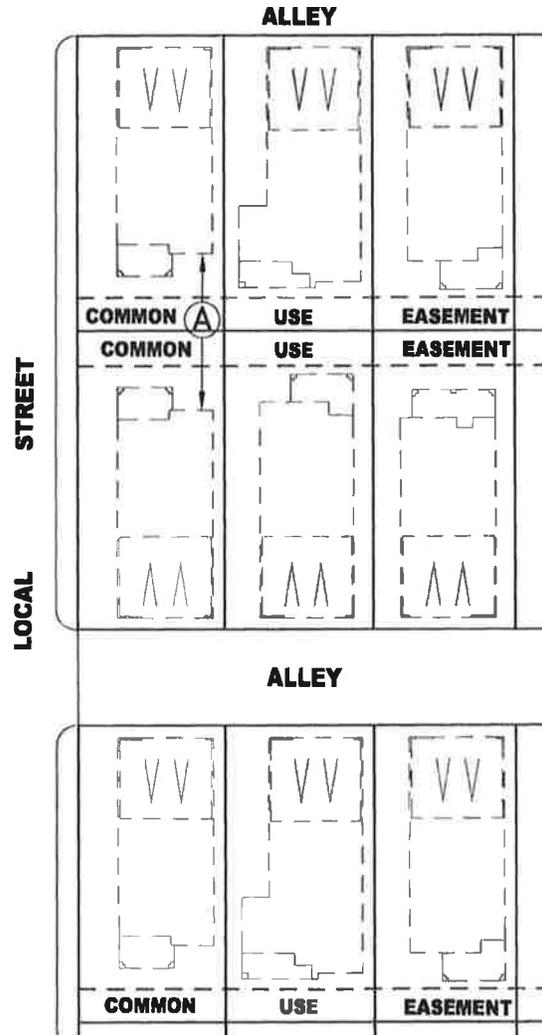
COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN



COMMON GARDEN COURT ON HOA LOT

PRIMARY BUILDING SEPARATIONS

- (A) Front to Front
 20' - 1 Story to 1 Story
 20' - 2 Story to 2 or 3 Story
 28' - 3 story to 3+ Story
- (B) Rear to Rear (see note 11)
 28'/30' - 1 Story to 1 Story
 28'/30' - 2 Story to 2 or 3 Story
 Note 11 - 3 Story to 3+ Story
- (C) Side to Side
 6' - 1 Story to 1 Story
 6' - 2 Story to 2 Story
 15' - 3+ Story to 2 or 3+ Story
- (D) Front to Side
 12' - 1 Story to 1 Story
 15' - 2 Story to 2 Story
 15' - 3+ Story to 2 or 3+ Story



COMMON USE EASEMENT ON PRIVATE LOTS

PORCH & BALCONY SEPARATIONS

- (E) Front to Front
 15' - All Stories to All Stories
- See Note 16 to Tables 4A & 4B
 Building Separations can be satisfied through a combination of lot setbacks (on private lots), Common Lot Areas (on HOA Lots) or Common Use Easements (on Private Lots)

FIGURE 4-1

SEPARATIONS for GARDEN COURT RES-M1 DETACHED HOMES

4.3 Open Space/Parks (OS/P) and Open Space Habitat (OS/H)

These land use categories include uses in Planning Areas 3, 6, 11, 12, 13, 14 and 18. Park uses and design, including all recreational amenities to be included in PA's 12, 13 and 14, are subject to review and approval of the City Development Services Director and/or his/her designees.

Any use of the Open Space/Habitat areas in PA 3, 6, 11 and 18, other than as a preserved habitat, shall be subject to review and approval by the Development Services Director in consultation with the appropriate public agencies having jurisdiction.

4.4 Sign Regulations

Comprehensive Sign Program

A comprehensive sign program will assure that signs for all land uses within the Colton's Hub City Centre Specific Plan Amendment (CHCCSP) area are integrated into the overall community vision and theme.

Purpose and Intent

Signage is an important design element of the physical environment and an important aspect of business communication. As a planned architectural feature, a sign can be attractive and harmonize with the physical character of its environment.

The purpose and intent of the sign regulations for the CHCCSP are the same as those identified in the current City Sign Ordinance (Title 18, Chapter 1850).

1. Promote an economically stable and visually attractive community and ensure that the special character and image the City is striving for can be attained.
2. Promote signs and graphics that are attractive, pleasing and harmonized with the physical character of the environment and surrounding properties, while serving the advertising needs of the business community;
3. Promote traffic safety and the smooth and efficient flow of pedestrians and vehicles to their destinations;
4. Direct persons to various activities and enterprises, in order to provide for maximum public convenience.

Authority and Requirements

The sign standards that follow shall apply to all properties located within the CHCCSP project area. The City of Colton Zoning Ordinance, Title 18, Chapter 1850, of the Municipal Code, shall prevail for this section, except as otherwise indicated in the standards that follow. The changes that have been incorporated and modify the current City Ordinance are based on tailoring the signage needs to the CHCCSP area, which as a large master planned mixed use community has certain unique signage requirements. If there is a discrepancy between the City Zoning Ordinance and the CHCCSP, then the CHCCSP shall take

SECTION 5 CIRCULATION, PUBLIC FACILITIES AND SERVICES

5.0 Circulation, Public Facilities and Services

5.1 Circulation Plan

A major road network is already in place for the Colton's Hub City Centre Specific Plan Amendment (CHCCSP) project area, providing excellent north/south and east/west vehicular circulation routes. A full interchange also exists at Pepper Avenue and the I-10 Freeway. Road and bridge improvements at the interchange are scheduled to occur in 2014. Based upon a comprehensive traffic study prepared for the CHCCSP project area, the required future road sections and rights-of-way were developed. Refer to the Circulation Plan, Figure 5-1 and corresponding road sections in Figure 5-2. Existing and planned road widths are summarized below. New road improvements or existing roads that require widening or other improvements shall be a condition of development subject to approval by the City engineer and Development Director.

Pepper Avenue

Pepper Avenue is designated as a Major Arterial. It is currently a major north/south 6-lane divided thoroughfare with a full interchange at the I-10 Freeway. Most of Pepper Avenue has been fully improved and includes a 17 foot wide raised median. See Figure 5-1 and Street Section A on Figure 5-2. The interchange is planned for major improvements in 2014.

The primary change will be to provide a seven foot wide landscaped parkway on the west side of the road with an eight foot wide combination sidewalk and Class I bike lane. The additional right-of-way and improvements will occur as a condition of future development.

Valley Boulevard

Valley Boulevard is designated as a Major Arterial. It is currently a four lane road and will be increased to six lanes and include a raised median. See Figure 5-1 and street section A on Figure 5-2

San Bernardino Avenue

San Bernardino Avenue is designated as a Collector Street Major Arterial. It is currently a four lane road and will remain in that configuration. See Figure 5-1 and Street Section B on Figure 5-1B, with a small section with two lanes and will be increased to six lanes and include a raised median.

The street width and right-of-way may be expanded approximately 10 feet on the south side of the road in the future to accommodate an Omnitrans Bus Rapid transit line, should that become a reality.

Meridian Avenue

Meridian Avenue is an existing 2-lane local road and will be improved to 4 lanes. See Figure 5-1 and Street Section B on Figure 5-2.

Wildrose Avenue (North Of Street A), Woodpine Avenue, Indigo Avenue, Hermosa Avenue, Street A and C Street

Wildrose Avenue, Woodpine Avenue, Indigo Avenue, and C Street are existing 2-lane roads and will remain so. While Wildrose currently extends between Valley Boulevard and San Bernardino Avenue, it will be changed to a cul-de-sac on its north end to avoid through traffic in residential areas. Street A is a new 2-lane road located between Wildrose Avenue and N. Eucalyptus Avenue and is also designated as a 2-lane road.

Wildrose Avenue and Woodpine Avenue All roads above will have a 36' curb to curb street section within a 72' 60' right of way. Wildrose Avenue between Woodpine Avenue and Valley Blvd will have a 46' curb to curb street section within a 72' right-of-way. Woodpine Avenue and Indigo Avenue will have a 48' curb to curb street section within a 64' right-of-way.

Wildrose Avenue (South Of Street A) and N. Eucalyptus Avenue

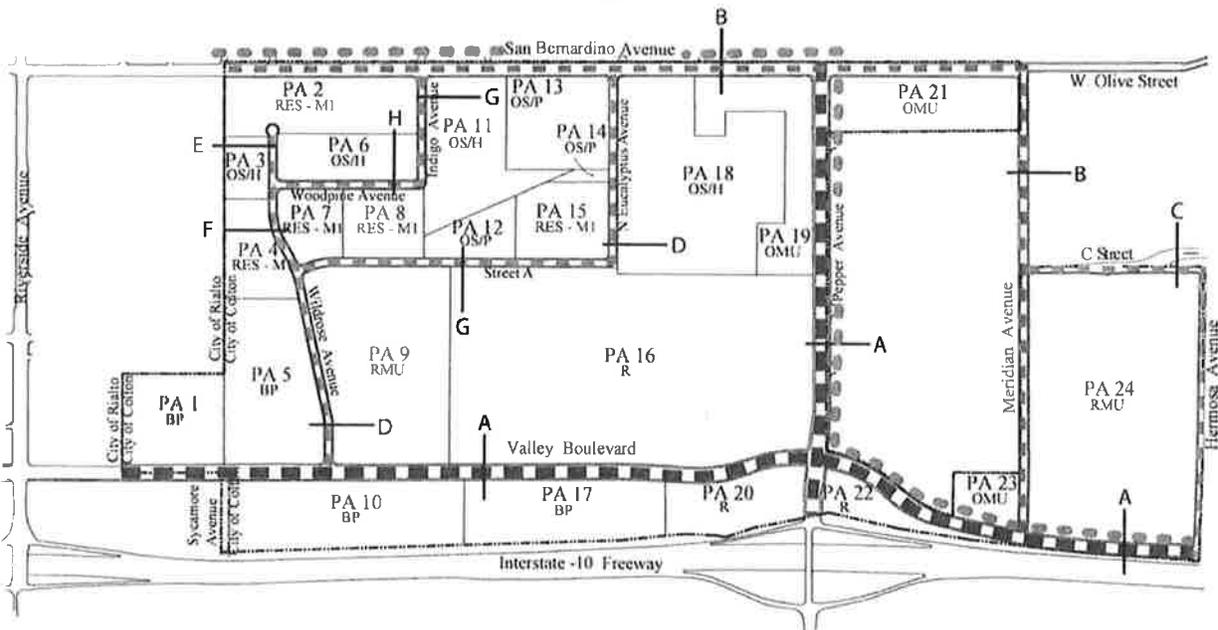
Wildrose Avenue (south of Street A) is an existing 2-lane road. N. Eucalyptus Avenue is a new road and an extension of N. Eucalyptus Avenue north of San Bernardino Avenue. Both are planned as 2-lane roads with a 40' curb to curb street section ~~width~~ within a 64' right-of-way.

Bus Rapid Transit

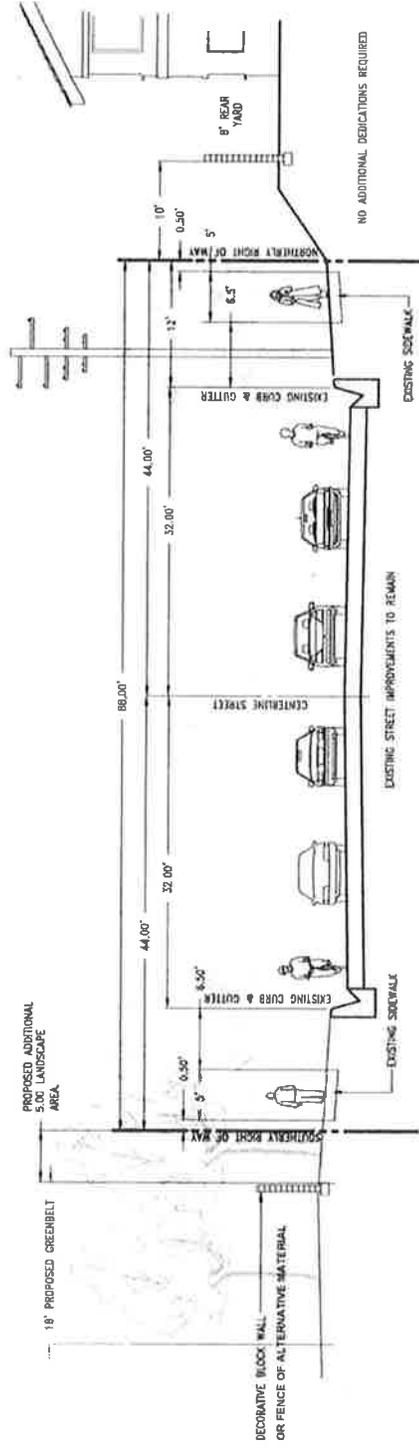
Based on discussions with representatives of Omnitrans, they are estimating that within the next 5 to 10 years a bus rapid transit (BRT) system will be in place to serve the CHCCSP project area and surrounding communities. The current Omnitrans plans establish a BRT beginning point for the CHCCSP project area along Valley Boulevard at Hermosa Avenue, north on Pepper Avenue, and an end **Figure 5-1 Circulation Plan**

LEGEND:

	A	Major Arterial - 6 lanes divided
	B	Secondary Arterial - 4 lanes
	C-F	Local Street - 2 lanes
		BRT 'Holt Line'



**FIGURE 5-1
CIRCULATION PLAN**



B
SECONDARY ARTERIAL
SAN BERNARDINO AVENUE
(4 LANES)

FIGURE 5-1-A
STREET SECTION FOR
SAN BERNARDINO AVENUE

Note: Pursuant to CHCCSP
 Amendment No. 1 Wildrose Village.

Revised November 2016

5.0 | CIRCULATION, PUBLIC FACILITIES AND SERVICES

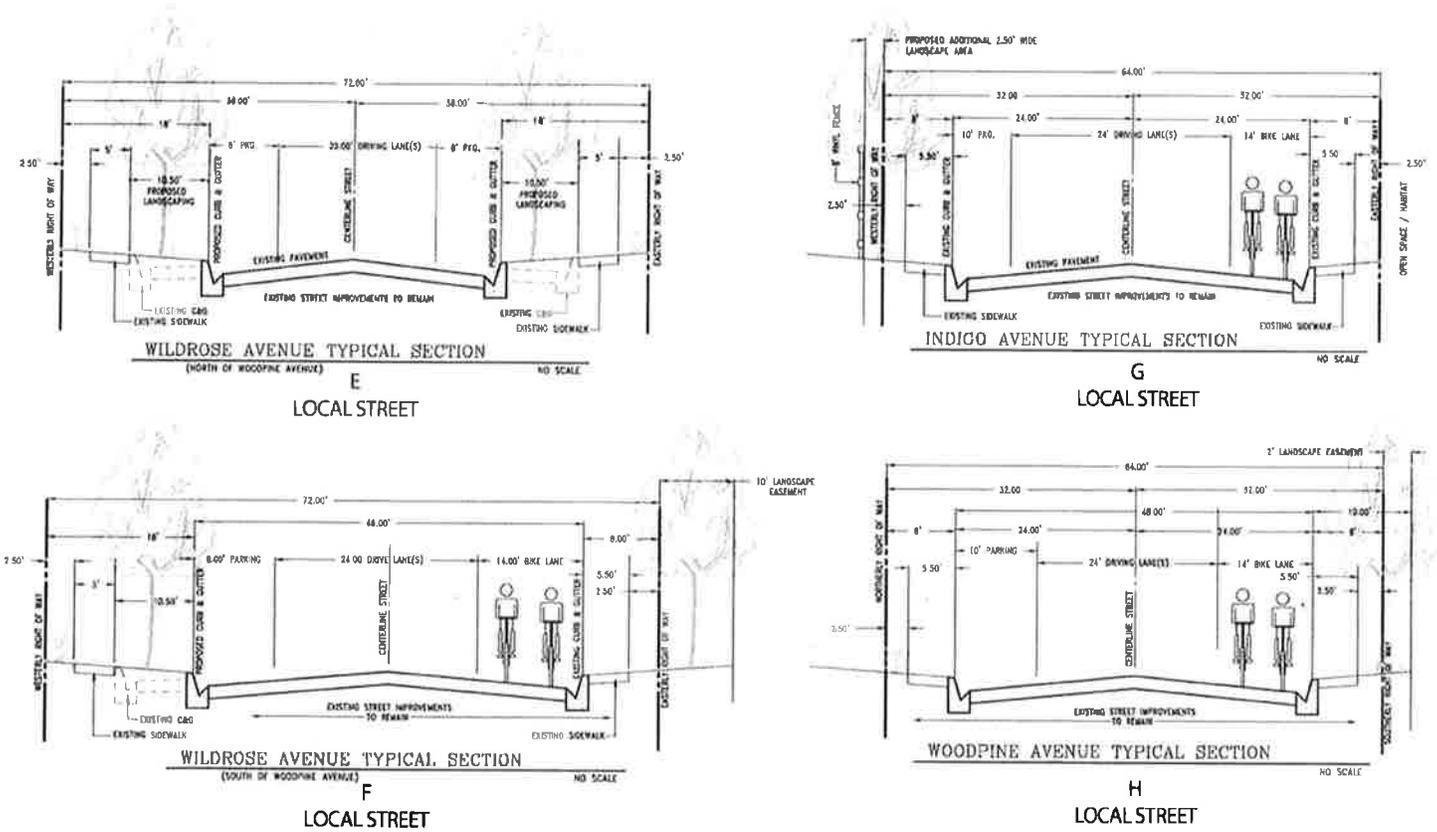
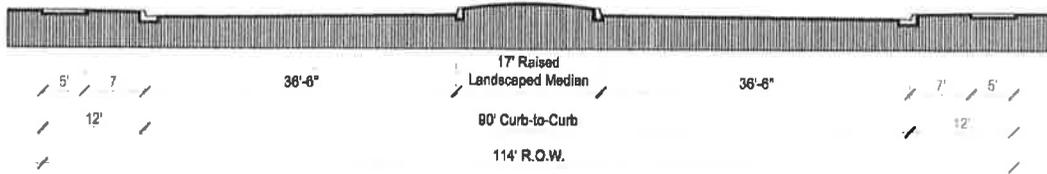


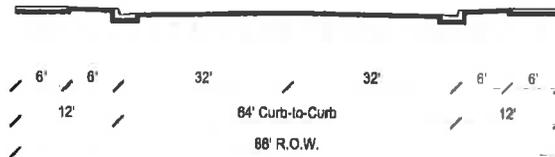
FIGURE 5-1-B
STREET SECTIONS IN NORTHWEST
QUADRANT OF CHCCSP

Note: Pursuant to CHCCSP
Amendment No. 1 Wildrose Village.

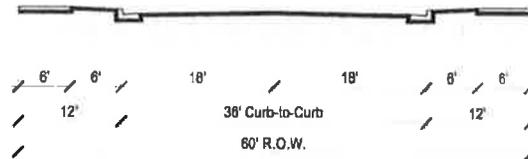
Refer to Figure 5-1 for street locations.



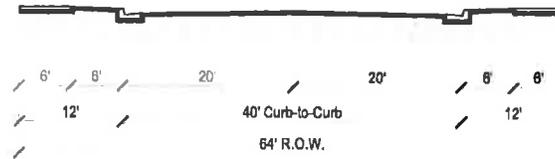
A
MAJOR HIGHWAY
 Pepper Avenue / Valley Boulevard
 (6 Lanes)



B
~~COLLECTOR STREET~~ SECONDARY ARTERIAL
 Meridian Avenue



C
 Local Street
 (2 lanes)



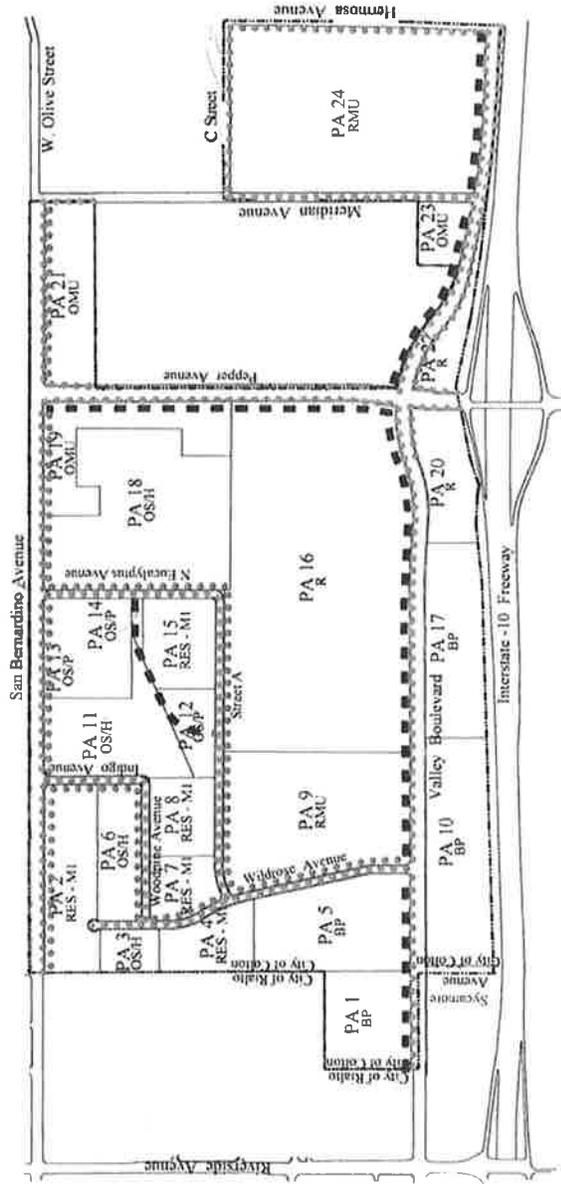
D
 Local Street
 (2 Lanes)

FIGURE 5-2
STREET SECTIONS

Note: Pursuant to CHCCSP
 Amendment No. 1 Wildrose Village.

LEGEND:

- Class I Bikeway
(8' wide - off street)
- Class II Bikelanes
(8' wide - on street)
- Pedestrian Sidewalks



**FIGURE 5-3
BIKE LANE AND SIDEWALK MASTER PLAN**

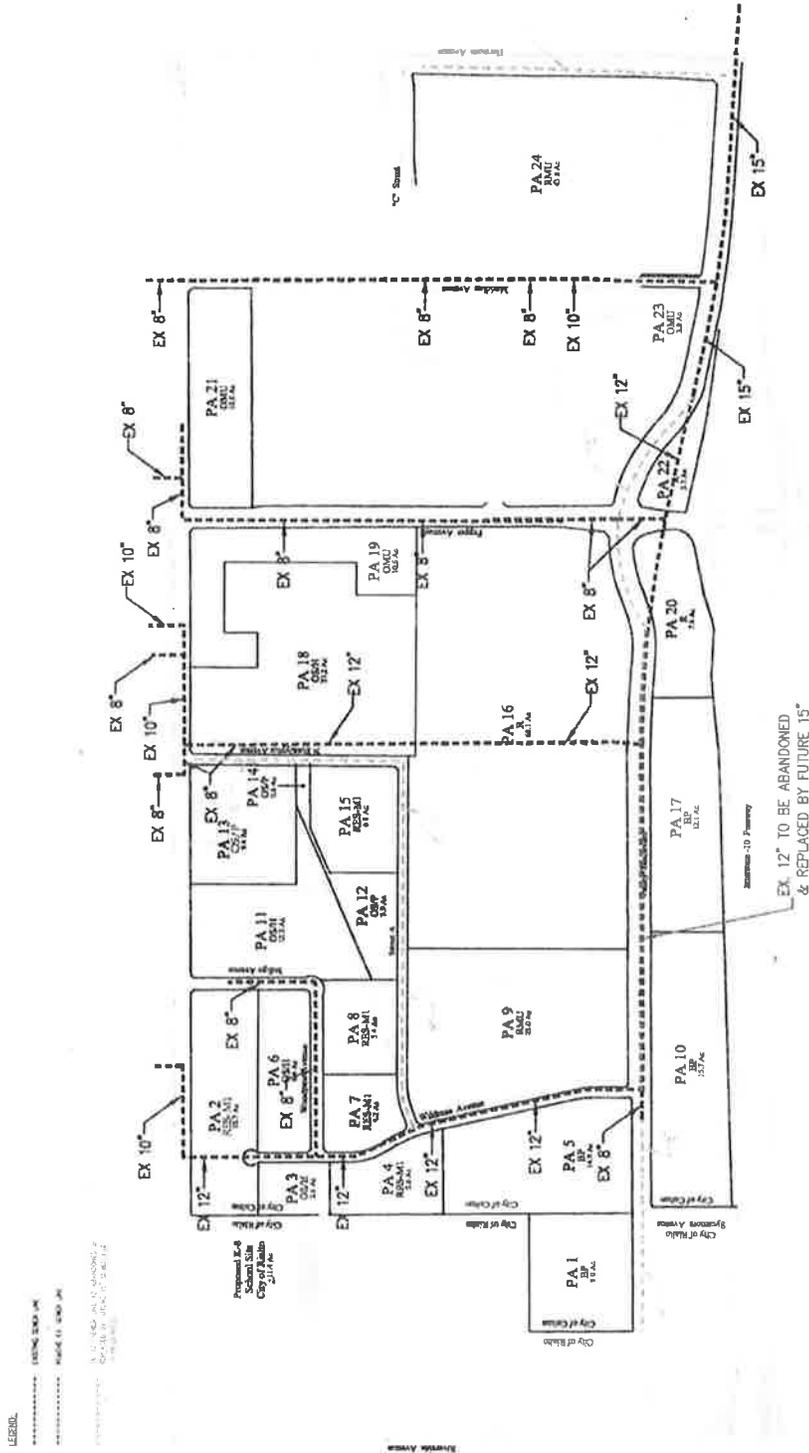


FIGURE 5-5
MASTER SEWER PLAN

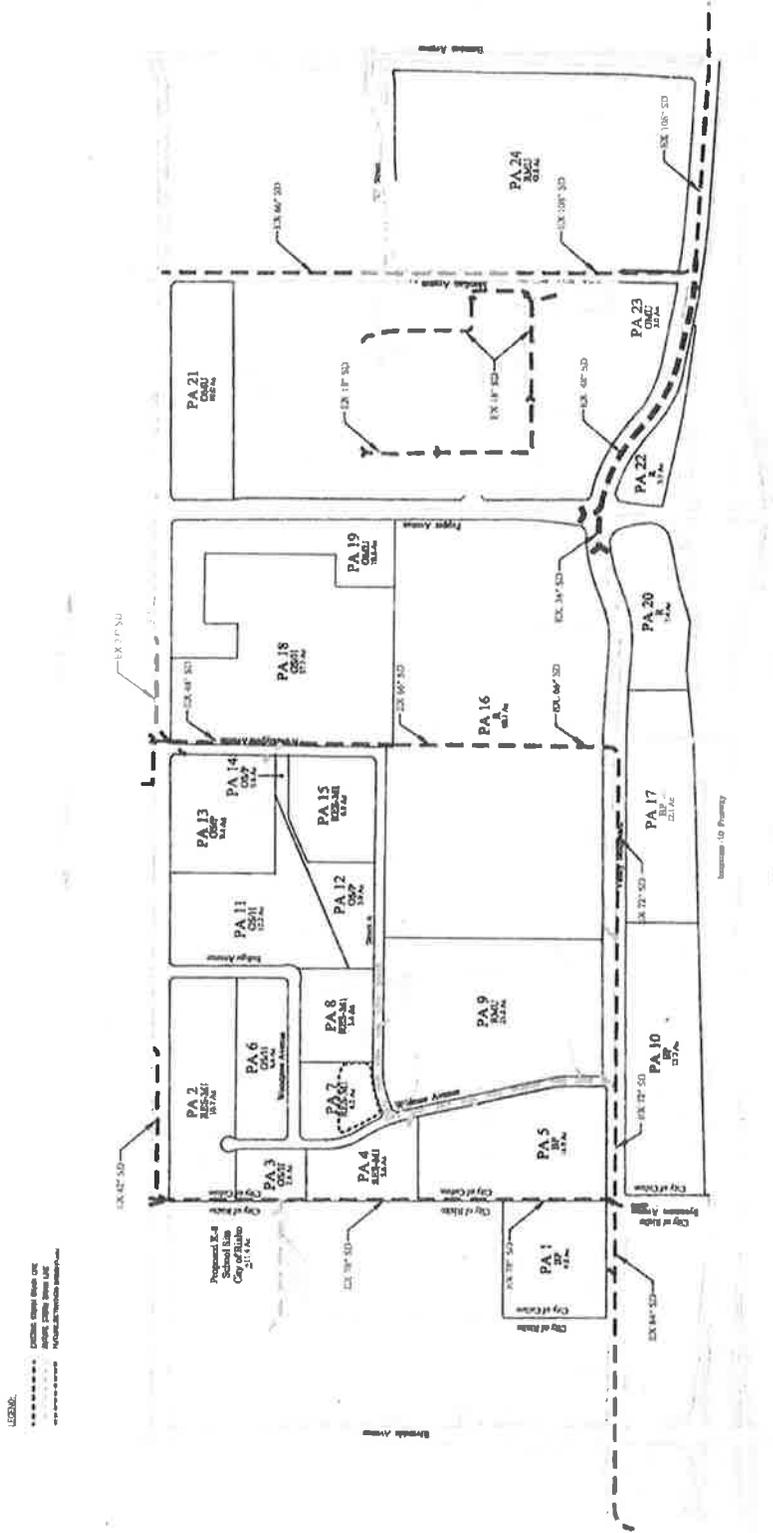


FIGURE 5-6
MASTER STORM DRAIN PLAN

The following photographs identify key architectural design elements to guide all single family homes in the Res-M category.



This photo illustrates a well designed single story home. A "side on" garage with windows and shutters creates the impression of a much larger home. Excellence in design is achieved through the variation of the rooflines including dormers to add interest, the variation in the ground floor building planes, provision of a covered porch, and complementary building colors.



The massing and proportion between first and second story elements, variation of building planes and rooflines, and window detailing with shutters, provides an excellent example of a two story home with a three car garage.

Figure 6-24
Architecture Guidelines Res-M

**COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN**

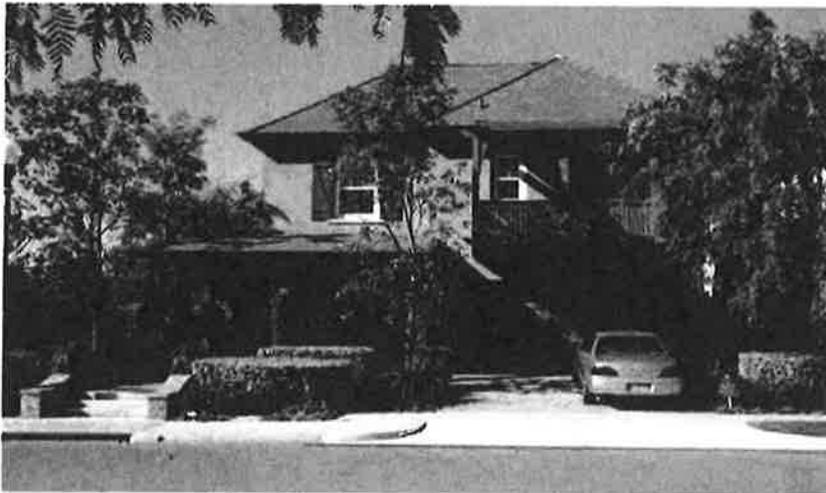


The varied rooflines and building planes, with well balanced one and two story elements creates an attractive elevation. The use of the deep earth tone color on the garage doors helps them recede rather than overwhelm the home. Stone accents placed in a prominent location on the home further add to its appeal.



The massing of this two-story home is well articulated in roof details, windows and trim. The earth tone color palette and contrasting trim colors enhances its overall appeal.

Figure 6-25
Architecture Guidelines Res-M



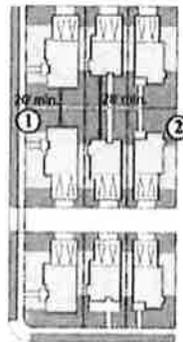
Both homes above incorporate similar design elements, each with its own distinctive style that provides an effective way to reduce the building's mass and create a desirable scale along the street. Each includes a porch and recessed entry, a roof and balcony element extending forward of the garage, and warm earth tone colors with contrasting color trim.

Figure 6-26
Architecture Guidelines Res-M

COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN



Garden Courts



The minimum setback for Garden Court Homes are shown above:

1. Setback between buildings: 20' (28' between 3-story or more buildings.)
2. ~~Setback between interior buildings: 28'~~
2. A limited turf area adds to the quality of the courtyard.

Figure 6-32
Garden Court Guidelines Res-M1

COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN

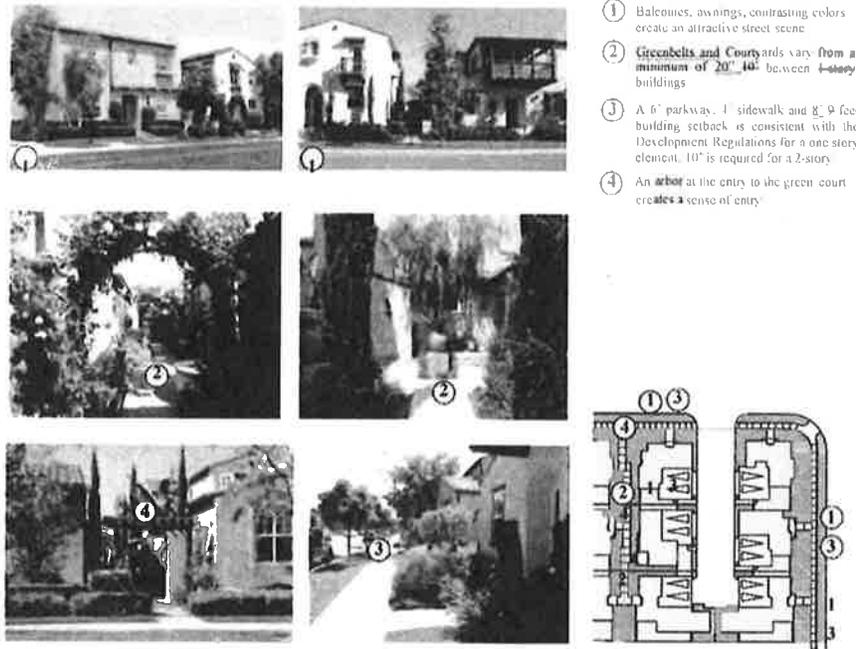


Figure 6-33
Garden Court Courtyard Guidelines Res-M1



Minimum Setbacks to Sidewalks

- (A) 13 feet from sidewalk or back of right of way on A-B-street for 2-story, 10' other streets
- (B) 5.8 feet to a covered porch
- (C) 3 feet to a fence of max 4 3'-0" tall if in setback area.
- (D) 6' wide parkway and curb and 4 foot sidewalk

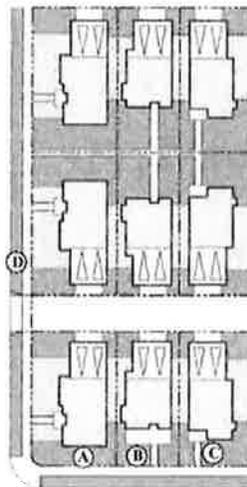


Figure 6-34
Garden Court-Patio-Homes Guidelines Res-M1

COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN

6.8 Residential - Site Landscape, Wall and Fence Guidelines

Each residential site shall be required to adhere to the minimum following guidelines and standards in addition to those listed in Section 4.0, Development Regulations, and other Sections of the CHCCSP.

Attached home development with public and common area landscaping:

1. Provide landscaping in all public and private common areas within the project site or as otherwise required by the Development Services Director. For private use areas enclosed by four feet (4') ~~five feet (5')~~ to six feet (6') high privacy walls or fences, separated by other similar architectural elements, no landscaping is necessary to be provided by the builder or developer.
2. Select plant materials for common areas from the Landscape Palette located in the Community Design Guidelines. Additional plant material may be selected if approved by the Development Services Director or his /her designee.
3. Provide a minimum of fifteen percent (15%) of the total site for common area landscaping. The fifteen percent (15%) is in addition to the landscape area within parkways between sidewalks and streets and any private yard areas enclosed by a wall exceeding a height of four feet (4').
4. Select street trees for public rights-of-ways that are consistent with the landscape sections and Community Design Guidelines provided herein. Provide 33% of total boxes at a minimum twenty-four inch (24") box size and 67% of total boxes at 15 gallon size for all street trees in parkways between a sidewalk and curb shall. Street trees are not intended to be included to satisfy the minimum twenty percent (20%) for the common areas.
5. In common areas, provide the following minimums: fifteen (15) gallon minimum tree sizes, with twenty percent (20%) of all trees a minimum of twenty-four inch (24") box size and five percent (5%) of all trees a minimum of (36") box size.
6. All areas used for private patios may be screened with a four feet (4') ~~five feet (5')~~ to six feet (6') high masonry wall or vinyl fence material pursuant the Community Design Guidelines. However, if less than eight feet (8') occurs from a sidewalk to a wall where there are fronts or sides of homes adjacent to a public or private street, then the maximum wall height shall be three feet (3'). There shall be no less than two feet (2') of planting area depth from the face of any wall of any height to a sidewalk or other paved surface, in order to allow for plant materials such as vines and hedges to be planted.
7. No wood fences are permitted within the CHCCSP project area, except for use as access gates in residential areas. Other walls or fences, such as those manufactured with composite materials shall be subject to approval by the Development Services Director or his / her designee. Refer also to Section 4.0, Development Regulations, for additional wall and fence requirements within each land use category.

Indigo Avenue and N. Eucalyptus Avenue at San Bernardino Avenue

Entry monuments into the residential neighborhoods are shown in Figure 6-37. In order to reinforce an overall community identity, the same vocabulary of materials is used as in the Commercial/Business Park areas.

6.9.2 Community Wall And Fence Guidelines

Community Theme Wall

Community walls are located in residential areas along the project boundary and along streets based on traffic and / or noise considerations. Exceptions to community wall locations include open space boundaries and where easements do not allow walls. As is the case with entry monuments, the intent is to establish a consistent theme of materials within the community. Refer to Figure 6-35 respectively for wall locations and types.

The height of community walls typically will be six feet except where necessary for noise attenuation. The Development Service Director may select the appropriate height, material and style of the community wall. Acoustical studies will be provided by applicants prior to any residential development to determine required wall heights.

In order to soften the character of walls and to provide a graffiti resistant surface along the public facing side of streets, vines such as Boston Ivy are recommended.

Wood Fences

No wood fences are permitted within the CHCCSP, except for use as access gates to residential yards, up to three (3) feet high picket or similar type fences in front yards. All walls in residential development areas shall be a tan colored slump stone, split face block, or other equivalent material approved by the Development Services Director.

6.10 Community Streetscape Master Plan and Guidelines

Streetscapes play an important part in developing a distinctive community. Trees, shrubs and groundcovers within parkway, medians, and landscaped setback areas adjacent to the public rights of way all contribute to creating a unified and beautiful community. The streetscape design elements for the major and local streets within the CHCCSP are described below and illustrated in Figures 6-37 and 6-38, and Landscape Master Plan and Figures 6-39 through 6-44, Streetscape Sections. While specific tree types have been selected for each of the major streets, they may be revised by Development Services Director and his / her designee. In the event they are changed, it is recommended that the form and shape of each substituted tree be similar to those for the respective street tree in the Landscape Master Plan.

All street trees within parkways, between the sidewalks and curbs, are intended to be planted with equidistant spacing versus informal groupings within the medians on Valley Boulevard, Pepper Avenue, and San Bernardino Avenues.

Trees are shown in informal groupings, which is already the case in existing segments of the Pepper Avenue median.

Valley Boulevard

Parkway Trees: Chinese Pistache

Median Trees: Date Palms and Crape Myrtle

Chinese Pistache are broad dome trees, with leaves that turn burgundy in the fall and provide an excellent shade canopy. While the trees are deciduous during the winter, the Southern Magnolias in the median will provide year round foliage. Flowering Crape Myrtle trees are also included in the median and will provide summer color.

Pepper Avenue

Parkway Tree: Australian Willow

Median Trees: Date Palm and Jacaranda

On the east side of Pepper Avenue, within the public right-of-way and adjacent to the Arrowhead Regional Medical Center property, there exists a curb adjacent sidewalk and a variety of mature trees in the landscape area with groupings of California Pepper trees, among others tree varieties.

On the west side of Pepper Avenue that is part the Specific Plan, a new parkway and sidewalk is planned as development occurs. The Australian Willow an evergreen tree that forms a shade canopy tree is shown. It will complement the California Pepper trees along the Medical Center site without the high maintenance associates with the Pepper tree.

Jacaranda trees are presently located within the median and are intended to remain. Additional groupings of Date Palms, which provide year round foliage are shown to further enhance the streetscape.

San Bernardino Avenue

Parkway Tree: Tipu Tree

Median Trees: Camphor Tree and Crape Myrtle

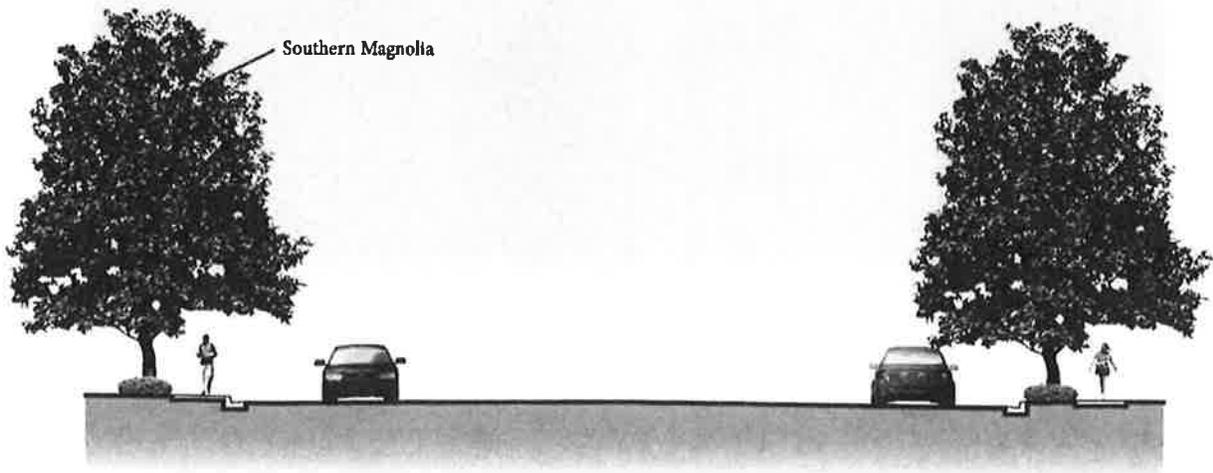
The Tipu tree provides a broad dome deciduous tree with yellow summer flowers that provides an excellent shade canopy during the warmest seasons. While these trees are deciduous during the winter, evergreen Camphors in the median will provide year round foliage. The Crape Myrtles which flower during the summer will provide a seasonal accent.

Along residential areas, a landscaped setback area of five feet (5') ~~ten feet (10')~~ minimum is required between the public sidewalk and the future community theme wall. (See Section 4.0, Development Regulations). Evergreen pines are recommended in this landscaped setback area to enhance the streetscape on San Bernardino Avenue and buffer the adjacent residential uses from the road.

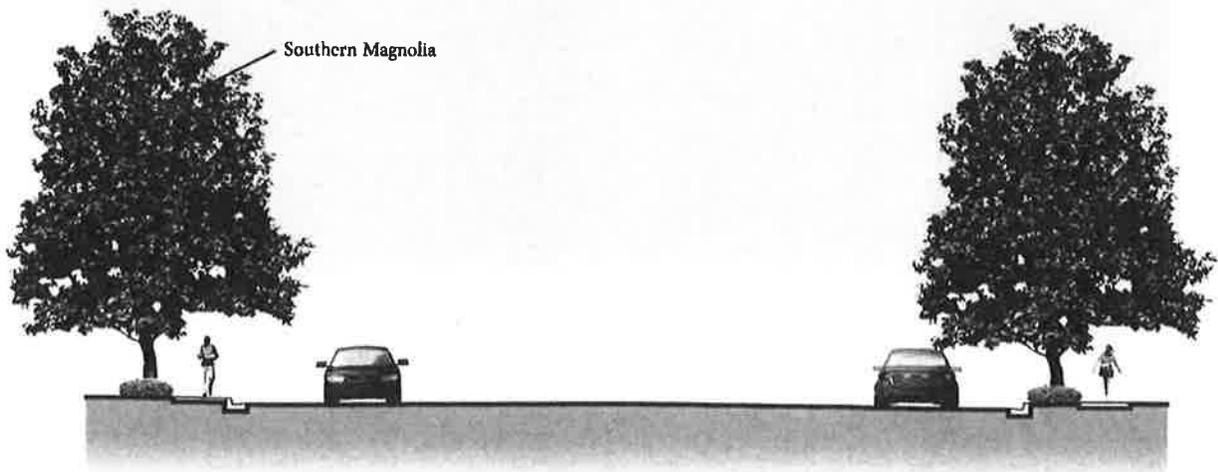
Meridian Avenue

Parkway Tree: Southern Magnolia: An upright evergreen tree with white flowers in the summer.

COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN



San Bernardino Avenue



Meridian Avenue

FIGURE 6-41
STREETScape SECTION

Indigo Avenue And C Street

Parkway Tree: London Plane Tree: An upright deciduous tree that provides excellent shade during the hot summer months.

N. Eucalyptus Avenue

Parkway Tree: Evergreen Ash: An upright broad spreading shade tree.

Street A

Parkway Tree: Tipu Tree: A broad dome shade canopy with yellow seasonal flowers.

Parkway Tree: London Plane Tree. An upright stately tree that provides excellent shade during the hot summer months.

These two streets are near mirror images of each other on the land use master plan and are intended to include similar street trees. The evergreen Southern Magnolia, a stately tree that is well adapted to the area, will create a strong streetscape character. It is evergreen year round and flowers during the summer months.

Hermosa Street

Parkway Trees: Australian Willow: Similar leaf shape and character to a California Pepper, but much cleaner, less maintenance.

Wildrose Street

Parkway Trees: Australian Willow in residential areas to the north portion of the road and Southern Magnolia to the south in the Commercial / Business Park areas.

To differentiate commercial and residential areas, two trees are recommended with Southern Magnolia in the residential areas and Australian Willow in Commercial / Business Park areas.

6.11 Open Space Plan - Park and Habitat

A total of 48.4 acres of preserved habitat are provided in the plan in PA's 3, 6, 11 and 18. While they provide open space for the community, they are reserved for protection of the Delhi Sands Fly and are not intended for public use.

A 4.5 acre public neighborhood park is located in PA's 12 and 14. It is located within walking distance of the residential uses in the CHCCSP and neighborhoods to the north of San Bernardino Avenue. It provides opportunities for recreation, relaxation as well as places where neighbors can visit and socialize.

Planning Area 13 is the site of an existing stormwater basin to accommodate flows from the north -side of San Bernardino Ave. This 9.4 acre site also doubles as a park. The site is enclosed with a wrought-iron fence and gate along San Bernardino Ave, and chain link along the remaining three sides. The park includes playing fields in the basin, and a parking lot and concrete pads with picnic tables, outside the basin. Future improvements to this park would be governed by guidelines set forth in Section 6.0, Community Design Guidelines.

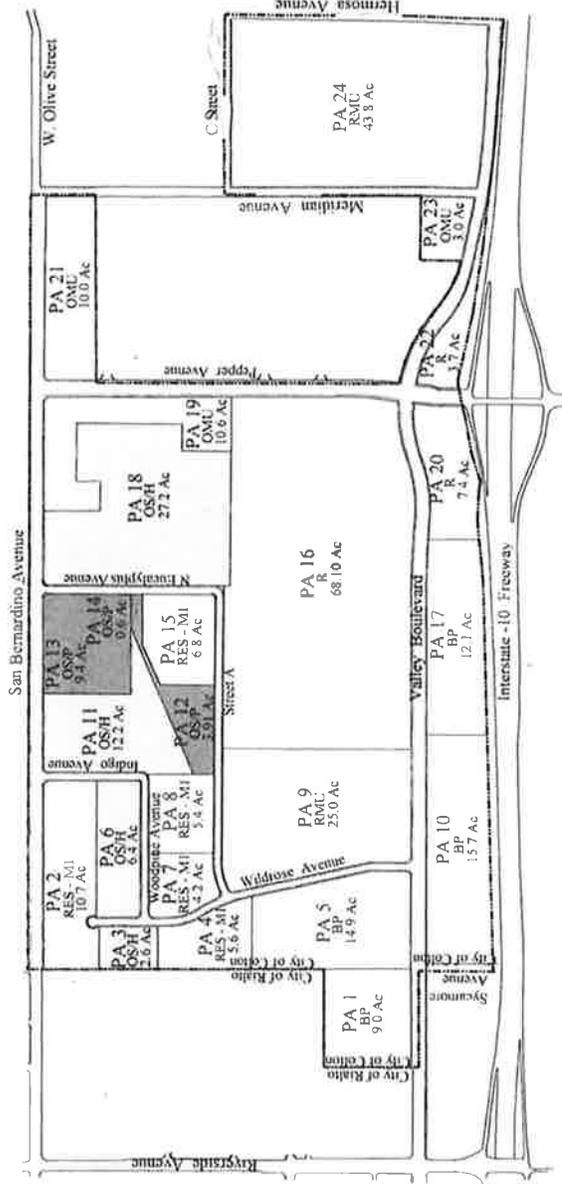
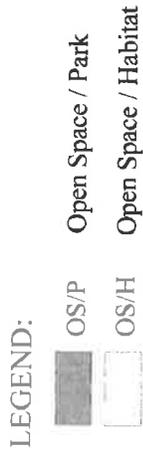


FIGURE 6-45
OPEN SPACE PLAN

Note: Pursuant to CHCCSP
Amendment No. 1 Wildrose Village.

Revised November 2016

permitted. This maximum number is determined based on multiplying the total site net acres by the maximum density of 14 du / ac. (5.6 acres x 14 du / ac.)

Should the total requested dwelling units by an applicant exceed the “Target DU”, however, a request for greater than the target number of dwelling units requires additional steps as described below under Target Density Transfers (TDT) in order to assure the total CHCCSP does not exceed its permitted maximum total of ~~275~~ 360 dwelling units.

TARGET DENSITY TRANSFER:

A “Target Dwelling Unit (DU)” total is included for each residential Planning Area in Section 3.0 ~~8.0~~, Table 3.2 ~~8.1~~, Planning Area Summary. The maximum permitted DU in the CHCCSP is 360 ~~275~~. During the site planning and / or tentative tract map stages of design, the actual number of dwelling units requested by an applicant within a particular planning area may differ from the target number shown in the Planning Area Summary. The total number of dwelling units for any individual planning area may exceed the “Target DU” subject to the following conditions:

- The written approval of the property owner(s) or their designated representative of the planning area(s) affected by a commensurate reduction in the target number of dwelling unit totals must be provided. However, if said property owner(s) previously submitted an application which includes fewer dwelling units than is included in the “Target” number of that property owners respective residential planning area(s), and such application was approved by the Planning Commission, then such approval of the application shall be deemed as that owner’s approval.
- In such cases, the planning area for which an approval was granted by the Planning Commission, shall be deemed to be the new final total permitted dwelling units in that planning area. In this case the Development Services Director or his / her designee shall have the discretion to assign the unused dwelling units to any other residential planning area.
- The assignment of dwelling units to another residential planning area shall be based upon a first come first served basis, providing: 1) a completed application in accordance with city requirements is submitted by the owner or his authorized representative to the City that specifies the total dwelling units requested, 2) it meets all development regulations and other applicable standards and guidelines of this Specific Plan and, 3) it is approved by the Director of Development Services.
- Within ninety (90) days of said acknowledgment by the Development Services Director or his / her designee, the applicant shall submit a tentative tract map and site plan pursuant to all City requirements. If such tentative tract map is not submitted or is deemed incomplete, the Development Services Director or his / her designee shall, in his or her sole discretion, be able to assign any unused dwelling units to the next applicant requesting an increase with the same provisions.

**COLTON'S HUB
CITY CENTRE
SPECIFIC PLAN**

7.3.6 COMMERCIAL BUILDINGS – PERMITTED TOTAL SQUARE FEET:

Each planning area designated for all commercial Retail, Office, Business Park, Hospitality uses contains a projected amount of building square footage which is included in the CHCCSP EIR Traffic Study. During the refined site planning and tract map stages of design, the actual amount of square feet requested by an applicant in a particular commercial planning area may differ from the amount shown in the Traffic Study. If an increase to the square feet of gross building area exceeds the total listed in the Traffic Study within a planning area, the Development Services Director or his / her designee may permit such an increase up to five percent of the total allocation provided in the Traffic Study. Increases above the five percent shall require approval of the Planning Commission. In all cases where changes are requested to increase the projected amount of square feet in any planning area, the Development Services Director or his / her designee shall determine whether subsequent environmental review and/or studies are required, including but not limited to traffic studies and acoustical studies.

7.3.7 SPECIFIC PLAN AMENDMENTS:

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

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

7.3.8 FINDINGS FOR APPROVAL OF SPECIFIC PLAN AMENDMENTS:

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

1. The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of submission.
2. The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety or general welfare.
3. The proposed Amendment is consistent with the overall design character and general community structure of CHCCSP.
4. The proposed Amendment, with appropriate mitigation measures, is not likely to increase environmental impacts beyond those identified and mitigated in the EIR, or substantially and avoidably injure significant wildlife, or their habitat.

Exhibit B.1.

General Plan Amendment to Mobility Element

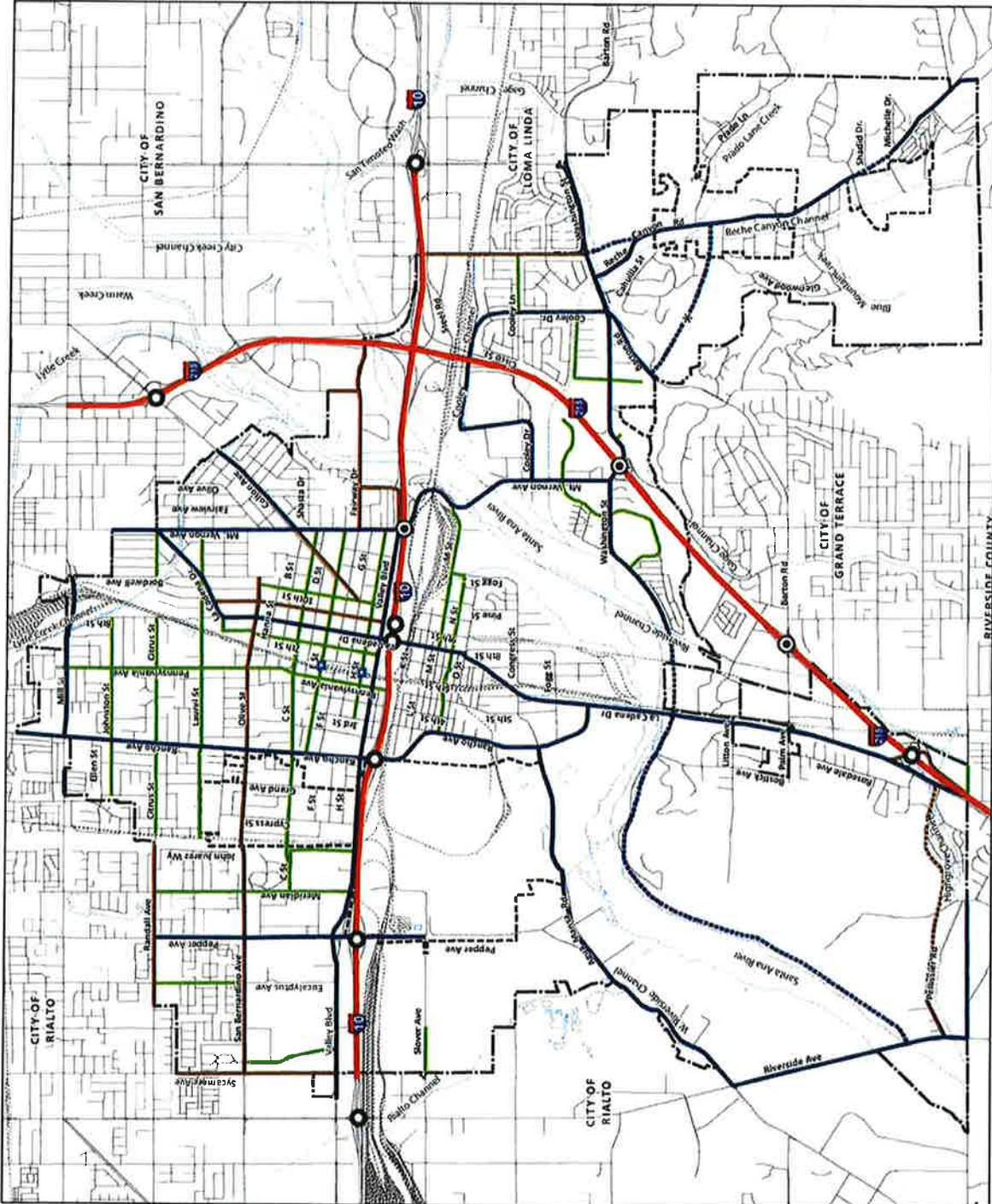
Figure M-2:

Street Classification Plan

- Circulation Plan**
- Freeway
 - Major Arterial
 - Planned Arterial
 - Secondary Arterial
 - Planned Secondary
 - Collector Street
 - Planned Collector
 - Planned Roadway Located in Another City

* Conceptual roadway location Final roadway location to be determined on proposed subdivision design

- Freeway Interchanges**
- Interchanges
 - Interchanges with Planned Improvements
- Street Closure**
- Street Closure (BSNF Quiet Zone Project)
- Boundaries**
- City Boundary
 - Sphere of Influence
 - Railroad Tracks
 - Watercourse



Date: January 5, 2013
 Prepared by: Ingebrecht, Inc.
 Source: San Bernardino County Assessor, 2010 and City of Colton, 2011

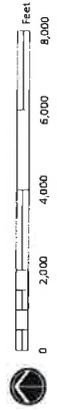


Figure M-3:

Long-Term Roadway Improvements

- Freeway Improvements**
- New HOV on Express Toll Lanes in Each Direction
 - New HOV and General Purpose Lanes in Each Direction
 - Freeway Interchanges with Planned Improvements

- New Roadway Extension or Realignment**
- Planned Arterial
 - Planned Secondary
 - Planned Collector
 - Planned Roadway Located in Another City

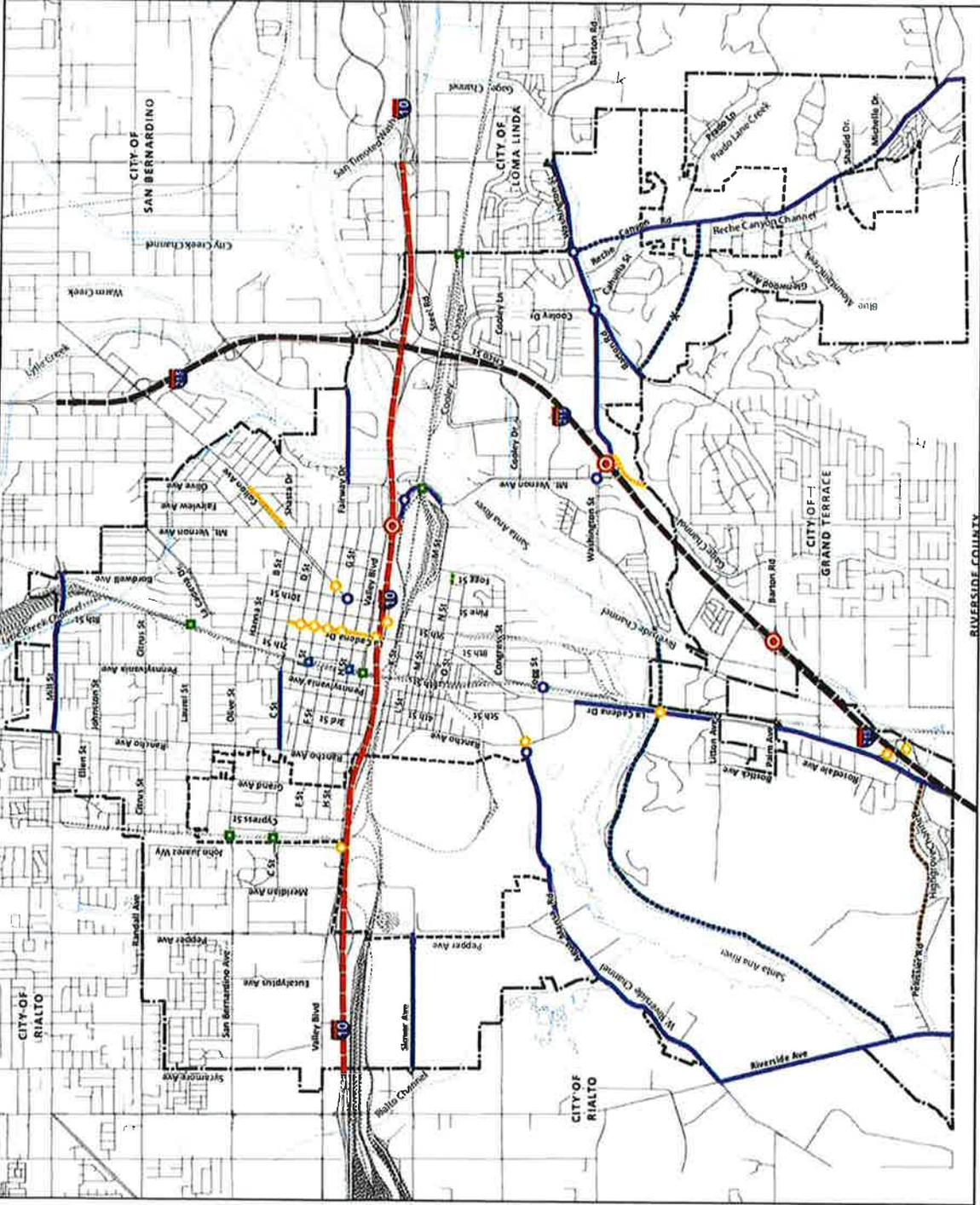
* Conceptual roadway location. Final roadway location to be determined on proposed subdivision design.

- Planned/Proposed Street Segment Improvements**
- Widening
 - Advanced Corridor Signal Synchronization

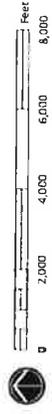
- Planned/Proposed Intersection Improvements**
- Turn Lane/Widen Intersection
 - Add Traffic Signal

- Street Closures and Grade Separations**
- Street Closure (BSNF Quiet Zone Project)
 - Grade Separation at Railroad

- Boundaries**
- City Boundary
 - Sphere of Influence
 - Railroad Tracel
 - Watercourse



Date: October 16, 2012
 Prepared by: Hogle-Ireland, Inc.
 Source: KOA Corporation, 2012; SANBAG Development Vignette Nexus Study Nexus Study Attachment 1 (Aerial Project List)



Freeways

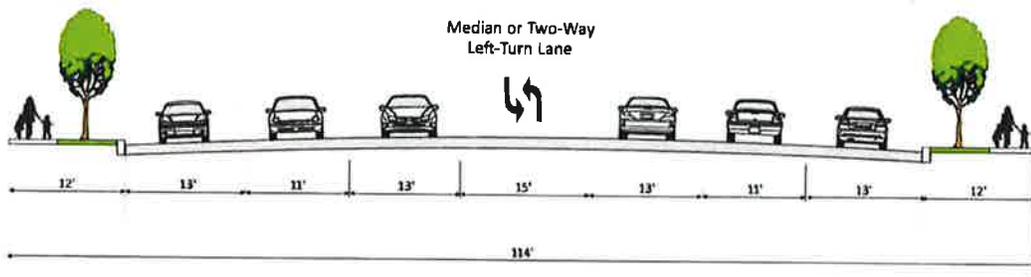
Freeways are multi-lane, limited access, high-volume, high-speed roadways constructed for regional and interregional vehicular travel. Access to these facilities is restricted to interchange ramps at selected roadways. Freeways are under the jurisdiction of the California Department of Transportation. Two freeways traverse Colton: Interstate 10 and Interstate 215.

Major Arterials

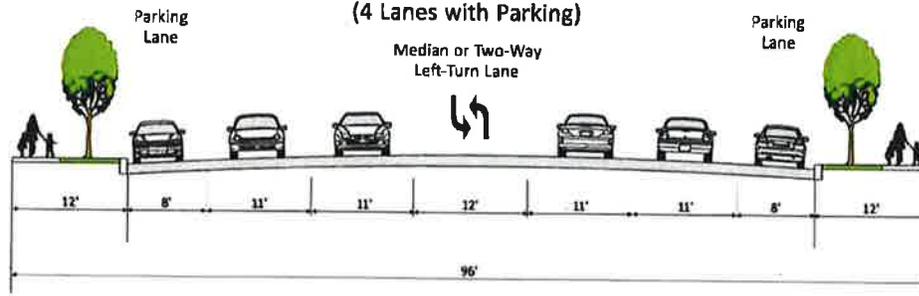
Major Arterials are roadways designed to move large volumes of traffic, linking freeways with local streets and providing access between cities and subregions. They carry high traffic volumes and are designed for high speeds, and provide routes for regional transit. Major Arterials may also serve as primary truck routes. On-street parking may be prohibited during peak periods or continuously to allow the street to perform as planned.

Major Arterials: Pepper Avenue, ~~San Bernardino Avenue~~, Rancho Avenue, La Cadena Drive, Mill Street, Mount Vernon Avenue, Colton Avenue (east of Mount Vernon Avenue), Valley Blvd, Washington Street, Barton Road, and Reche Canyon Road

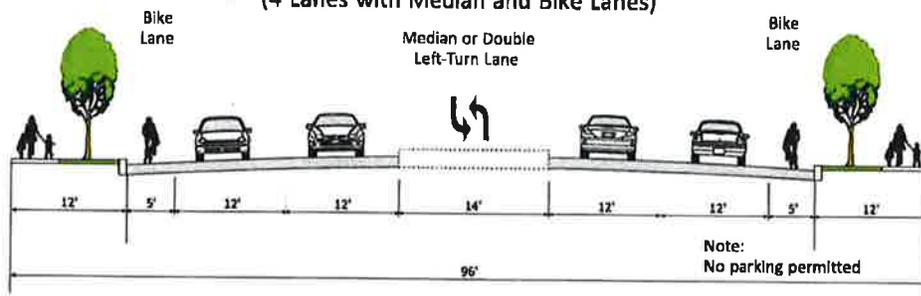
Major Arterial - Six-Lane



Major Arterial - Type A
(4 Lanes with Parking)



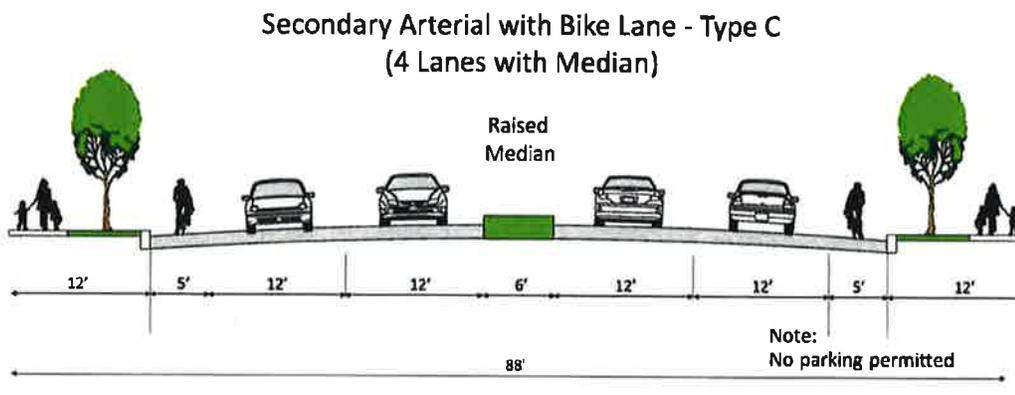
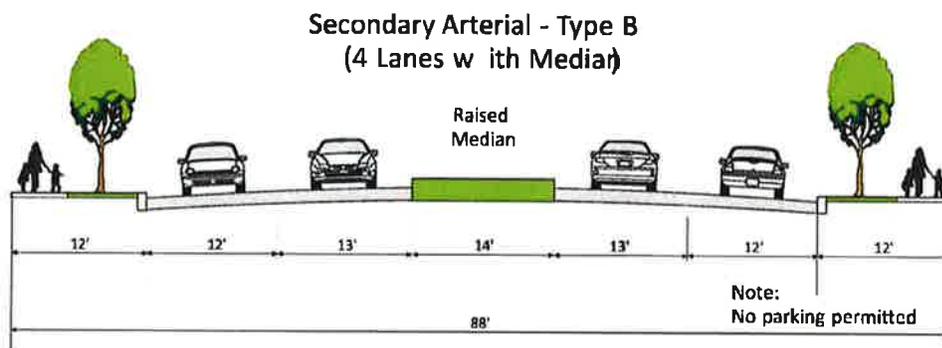
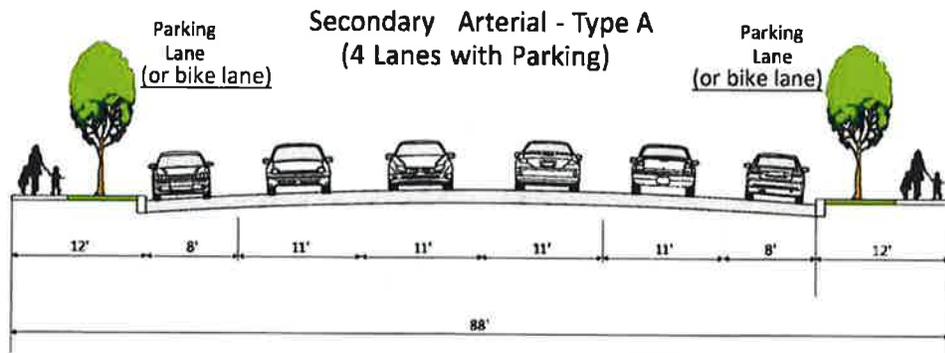
Major Arterial - Type B
(4 Lanes with Median and Bike Lanes)



Secondary Arterials

Secondary Arterials provide access within the City, connecting traffic to districts and neighborhoods in Colton. Designed for intermediate speeds, Secondary Arterials accommodate on-street parking during most of the day.

Secondary Arterials: Olive Street, 9th Street, Colton Avenue (west of Mount Vernon Avenue), Randall Avenue, Fairway Street, Meridian Avenue, Sycamore Avenue, and Hunts Lane, and San Bernardino Avenue.



Planning Commission Resolution R-41-16 (Architectural Review & TTM-20062)

Attachment 3

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RESOLUTION NO. R-41-16

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW AND TENTATIVE TRACT MAP NO. 20062 FOR A 110-COMPACT LOT SUBDIVISION INCLUDING FOURTEEN COMMON LOTS ON PROPERTY MEASURING APPROXIMATELY 11.27 ACRES LOCATED AT THE SWC & SEC OF SAN BERNARDINO AVE. AND WILDROSE AVE. WITHIN THE CHCCSP, PLANNING AREA 2 (FILE INDEX NO. DAP-001-355)

WHEREAS, An Architectural and Site Plan Review and Tentative Tract Map No. 20062 for a 110-compact lot subdivision including fourteen common lots on property measuring approximately 11.27 acres and located at the SWC & SEC of San Bernardino Ave. and Wildrose Ave. within the CHCCSP, Planning Area 2, and a proposed RES-M-1 (Residential Medium-1) Land Use Designation; and

WHEREAS, on November 22, 2016, the City of Colton Planning Commission conducted a public hearing on the Application and all persons wishing to testify in connection with the proposed Application were heard, and the Application was comprehensively reviewed; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), an Initial Study was prepared of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration; and

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

BE IT NOW THEREFORE RESOLVED AS FOLLOWS:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, and the findings made for **Architectural and Site Plan Review** in this Resolution, the Planning Commission hereby finds that:

- 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;***
In that the proposed 11.27 acre subject site has been adequately designed with two car garage for each dwelling with 35 “guest parking” spaces. In addition, the project includes 84 unenclosed parking spaces adjacent to garages. The subdivision design provide a residential development that is adequately parked with safe circulation of pedestrians and vehicles.
- 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***

1 *the environmental quality of life for the citizens of Colton, and the development is*
2 *feasible in a manner that will avoid such detrimental or injurious results or such*
3 *loss or damage;* in that the site is flat in topography with no unique natural or
4 topographic features. The proposed residential project will not be detrimental or
5 injurious to the surrounding neighborhood as grading, hydrology and adequate
6 infrastructure is available so as not to cause loss or damage to future residents and
7 existing residents of the area.

6 c *The provisions for exterior lighting are adequate for human safety and will not*
7 *diminish the value and/or usability of adjacent property;* in that, the proposed
8 lighting will be located with security in mind and as enhancement to the residential
9 project's visibility and safety.

10 d. *The exterior design of the buildings and structures will not be injurious or*
11 *detrimental to the environmental or historic features of the immediate*
12 *neighborhood in which the proposed development is located and will not cause*
13 *irreparable damage to property in the neighborhood, to the City and to its citizens;*
14 The project has been conditioned to comply with all local, state and federal code
15 requirements. The project site is not located within a City of Colton Historic
16 District, but is proposed with a Spanish Revival Architectural style homes consistent
17 with Colton's heritage.

18 e. *The proposed development will not impose an undue burden upon off-site public*
19 *services, including sewer, water and streets, which conclusion shall be based upon*
20 *a written report of the City Engineer; and there is no provision in the capital works*
21 *program of the City to correct the specific burden within a reasonable period after*
22 *the Development will be completed;* the development of the 110 compact lot
23 subdivision is within an urban area. All improvements, including electrical, sewer,
24 and water will be provided to adequately serve the project.

21 **SECTION 2.** Based on the entire record before the Planning Commission and all written
22 and oral evidence presented, and the findings made for **Tentative Tract Map No. 20062** in this
23 Resolution, the Planning Commission hereby finds that:

23 a. *The subdivision is consistent with the city of Colton General Plan. The map proposes*
24 *110 lot compact lot subdivision with fourteen common lots. The site is designated*
25 *"Colton' Hub City Centre Specific Plan" on the City's General Plan Map and has*
26 *a proposed Land Use Designation of RES-M-1 (Residential Medium-1. The 110*
27 *compact lot subdivision proposed by Map 20062 is consistent with both the General*
28 *Plan and the proposed Colton's Hub City Centre Specific Plan development*
 standards.

1 **b.** *The subdivision of the lots proposed by the Map provides future passive or natural*
2 *heating or cooling opportunities since the map proposes the creation of lots to take*
3 *advantage of the ability to orient buildings in a way to maximize such opportunities.*

4 **SECTION 3.** The Planning Commission has reviewed the Mitigated Negative Declaration
5 and all comments received regarding the Mitigated Negative Declaration and, based on the whole
6 record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with
7 CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial
8 evidence that the project will have a significant effect on the environment. The Planning
9 Commission further finds that the Mitigated Negative Declaration reflects the independent
10 judgment and analysis of the Planning Commission. Based on these findings, the Planning
11 Commission hereby adopts the Mitigated Negative Declaration.

12 **SECTION 4.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the
13 Planning Commission hereby approves **Architectural and Site Plan Review and Tentative Tract**
14 **Map No. 20062 (DAP-001-355)**, subject to the attached conditions of approval (Exhibit "A").

15 **SECTION 5.** This action by the Planning Commission shall be final unless an appeal of
16 the action is filed with the City Clerk's office in writing, pursuant to Section 18.58.100 of the Colton
17 Municipal Code. This approval will not go into effect until the Hub City Centre Specific Plan
18 Amendment and associated General Plan Amendment (DAP-001-305) are approved by the City
19 Council and are in effect.

20 **SECTION 6.** Tentative Tract Map No. 20062 shall become null and void if not exercised
21 within two (2) years of this approval and the applicant has not been granted an extension of time
22 by the Planning Commission, pursuant to the Subdivision Map Act Term of Tentative Map
23 Approvals.

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

25 PASSED, APPROVED, AND ADOPTED this 22nd day of November 2016.

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Planning Commission Chairperson
Richard Prieto

ATTEST:

Planning Commission Secretary
Mark R. Tomich, AICP

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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 November 22, 2016, by the following vote of the Planning Commission:

AYES:
ABSENT:
ABSTAIN:

Planning Commission Secretary
Mark R. Tomich, AICP

EXHIBIT "A"
CONDITIONS OF APPROVAL

THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE FOLLOWING CONDITIONS OF APPROVAL FOR PLANNING CASE # DAP-001-243.

HOLD HARMLESS

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

PLANNING DIVISION (909) 370-5079

2. This approval is not considered final until the applicant signs the attached acknowledgement of conditions of approval, and submits the executed form to the Development Services Department.
3. This approval is for Architectural & Site Plan Review and Tentative Tract Map No. 20062, as conditioned and modified herein, for the construction of a 110-compact lot subdivision including fourteen common lots on property measuring approximately 11.27 acres located at The SWC & SEC of San Bernardino Ave. and Wildrose Ave. within the CHCCSP, Planning Area 2, and a proposed RES-M-1 (Residential Medium-1) Land Use Designation (File Index DAP-001-355), as shown on plans stamped 9/20/16 by the Development Services Department.
4. The applicant shall place a signed copy of these conditions of approval on the plan check sheet of the proposed project, subject to review and approval by the Development Services Director.
5. A fence permit will be required for any perimeter fencing of the residential subdivision, subject to review and approval by Development Services and the Building Department.
6. Any requests for modifications, including any deviation from the approved plans and/or conditions of approval, shall be submitted to the Development Services Director for review, prior to scheduling for Planning Commission meeting, if required.
7. The applicant shall install signage in front of the guest parking spaces notifying residents and users the on-site open parking spaces are for "guests only" and overnight parking is prohibited unless a permit is obtained from the home owners association, subject to review and approval by the Development Services Director.
8. The bylaws of the recorded CC&Rs (covenants, conditions and restrictions) shall include language requiring maintenance and upkeep of signage and homeowners responsibility on the use of the "guest parking" spaces and maximum stay allowed by guests of the Wildrose Village, subject to review and approval by the Development Services Director.

- 1 9. The applicant to provide a detailed landscape and irrigation plans for the proposed “green belt”
2 area. The “green belt” area shall be lushly landscaped with drought-resistant planting and
3 include garden type amenities to be enjoyed by the residents and other guests walking through
4 the area, subject to review and approval by the Development Services Department.
- 4 10. 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.
- 6 11. The applicant and/or property owner and/or home owners association (HOA) shall, at all times,
7 operate and maintain the property so as not to constitute a nuisance in the community.
- 8 12. The applicant shall submit a landscape and irrigation plan for all front yard and common area
9 landscaped areas, subject to review and approval by the Development Services Department.
- 10 13. The applicant shall increase the sidewalk width along San Bernardino Avenue from 5’ to 6’ to
11 allow for a more adequate width to encourage people to walk along the sidewalk.
- 11 14. A combination decorative block wall/retaining wall shall be installed along San Bernardino
12 Avenue in lieu of the proposed vinyl fence in order to help mitigate noise impacts and to
13 provide a more architectural pleasing street view.
- 14 15. The applicant shall provide a lighting plan along the entire path of the “green belt” pathway
15 consisting of low security lighting consistent with the Spanish Revival Architecture style of the
16 project, subject to review and approval by the Development Services Director.
- 16 16. The CC&Rs shall include specific language for continued maintenance and upkeep of adjacent
17 private park and all landscaped areas facing the street, “greenbelt” area, or areas of any front
18 yard, subject to review and approval by the Development Services Director.
- 18 17. The applicant shall provide permanent signage at various locations of the private park indicating
19 HOA reserves the right to revoke access, signage subject to review and approval by the
20 Development Services Department.
- 20 18. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical
21 equipment installed by the developer shall be inconspicuously located and screened, as
22 approved by the Development Services Department. (Location of this equipment shall be
23 clearly noted on landscape construction documents.)
- 23 19. Electrical and other service facilities shall be located within an interior electrical room or
24 approved comparable location. All electrical service facilities shall be fully screened from
25 public view, as approved by the Planning Division.
- 25 20. The applicant shall underground all new utilities and utility drops.

26
27 **BUILDING**

- 28 21. The above project shall comply with the current California Codes (CBC, CEC, CMC and the
CPC) as well as city ordinances. All new projects shall provide a soils report as well. Plans shall

1 be submitted to the Building & Safety Division as a separate submittal. The 2013 edition of the
2 California Codes will become effective for all permit applications submitted after January 1,
3 2014.

4 22. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification.
5 Plans will include "as built" plans, revisions and changes. The CD will also include Title 24
6 energy calculations, structural calculations and all other pertinent information. It will be the
7 responsibility of the developer and or the building or property owner(s) to bear all costs required
8 for this process. The CD will be presented to the Building & Safety Division for review prior
9 to final inspection and building occupancy. The CD will become the property of the Colton
10 Building & Safety Division at that time.

11 22. During grading and construction phases, the construction manager shall serve as the contact
12 person in the event that dust or noise levels become disruptive to surrounding businesses. A sign
13 shall be posted at the project site with the contact phone number.

14
15 **ELECTRIC DEPARTMENT:**

16 23. It has been determined that the project is within the City of Colton. The City of Colton will
17 provide service to this project. The developer shall meet all City of Colton Electric Utility
18 service requirements and pay all applicable fees.

19 24. The project developer/applicant shall comply with all customer service policies of the City of
20 Colton Electric Utility Department. The developer shall provide the Electric Utility with all
21 information necessary to determine the project's electric service requirements; and if necessary
22 and at their own expense, install all conduit and vault systems associated with underground
23 primary/service line extensions and street-lighting as per the Electric Utility's approved design.
24 The developer shall pay all charges associated with the Electric Utility's cost to construct
25 underground and overhead line extensions and street-lighting.

26 25. Conditions and requirements specific to the project:

- 27 a. The project developer/applicant is required to attach estimated load calculations during
28 the plan check process.

FIRE DEPARTMENT

26 26. The development shall conform with all the requirements of the city of Colton's Municipal
27 Code requiring on-site fire protection prior to construction.

28 27. Access roadways shall be provided in accordance with the City's Municipal Code.

29 28. A municipal water supply system shall be provided, capable of providing the required fire flow
30 for the proposed type of construction. Minimum fire flow for this project shall be 1,500_g.p.m
(gallons per minute).

- 1 29. Engineered automatic fire sprinkler systems are required for this project. Detailed drawings
2 and calculations shall be submitted to the fire department for review, approval and permit
3 issuance, and prior to installation.
- 4 30. Premise identification shall be provided in accordance with the City's' Security Ordinance #0-
13-89, Section XIV (residential), Section XV (commercial).
- 5 31. If temporary fencing is used to enclose the construction site, at least two (2) means of
6 unobstructed access must be installed, and maintained in locations as to give maximum access
7 to all parts of the site, and in accordance with the Fire Departments' requirements.
- 8 32. The proposed project's use and/or operations shall be designed and maintained in accordance
9 with the 2012/2013 editions of the International Fire and Building Codes / California Fire and
10 Building Codes (Title 24).
- 11 33. Deferred plan submittals and separate permits are required on the following:

- o automatic fire suppression/sprinkler systems

12 **PUBLIC WORKS:**

13 **STREET IMPROVEMENTS**

- 14 34. Construct street improvements consisting of curb, gutter, sidewalk, A.C. pavement, driveway
15 approaches, handicap access ramps, streetlights, street trees, street signs, and roadway striping,
16 etc., as per the approved Street Improvement Plans and City of Colton Standard Specifications.
The applicant shall delineate Public, Private and one way streets on the site plan.
- 17 35. The developer shall install and the Homeowner Association shall maintain at HOA expense
the private park – recreational facility.
- 18 36. An automatic sprinkler system shall be installed within any landscaped open space areas,
19 including between the sidewalk and the tract at the right-of-way line.
- 20 37. Provide for a 5 foot easement adjacent to and outside of the public right-of-way to each side
21 of the interior streets for purpose of utility location. For private interior streets, provide for
22 an easement across the full width of the right-of-way plus 3 feet adjacent to and outside of
the right-of-way to each side of the private interior streets for purposes of utility location.
- 23
- 24 38. The Developer shall construct facilities to mitigate traffic impacts as identified by the traffic
impact study or pay fair share of proposed mitigations.
- 25
- 26 39. In the event road right-of-way or off-site easements are required to comply with these
27 Conditions of Approval, the developer shall obtain such right-of-way or easements. In the
event the City is required to condemn the right-of-way or easement, the developer shall enter
28 into an agreement with the City for the acquisition of such right-of-way or easement pursuant

1 to Government Code Section 66462.5, and pay for all costs associated with the condemnation
2 process.

- 3 40. Sidewalks, curbs, gutters, handicapped curb cuts, etc. shall be installed on both sides of the
4 streets.

5 **GRADING**

6 41. Submit to the City Public Works Department a preliminary grading plan of a scale of
7 1" = 20' prepared by a civil engineer registered in the State of California. The grading plan
8 shall include a topographic contour map of the site and 15 feet beyond the property lines, with
9 a one-foot contour interval. This contour map shall be prepared within the last 12 months.

10 42. The applicant shall submit a preliminary Water Quality Management Plan (WQMP)
11 specifically identifying Best Management Practices (BMPs) that will be used offsite or onsite
12 to reduce the pollutants into the storm drain system.

13 43. The property's street and lot grading shall be designed in a manner that perpetuates the
14 existing natural drainage patterns with respect to tributary drainage area, outlet points and
15 outlet conditions; otherwise, a drainage easement shall be obtained from the affected property
16 owners for the release of concentrated or diverted storm flows. A copy of the recorded
17 drainage easement shall be submitted to the City of Colton for review prior to the recordation
18 of the final map.

19 44. Offsite drainage facilities shall be located within publicly dedicated drainage easements
20 obtained from the affected property owner(s). The document(s) shall be recorded and a copy
21 submitted to the City of Colton prior to recordation of the final map.

22 45. Provide plan and profile for all storm drainage work. The Storm Drain Plan for the proposed
23 subdivision shall be accompanied by hydrology and hydraulic analysis prepared by a licensed
24 engineer and shall be designed per the San Bernardino County Hydrology Manual employing
25 the rational method. The project may only discharge downstream an amount of storm run-off
26 equivalent to the historic flow discharged prior to project development. The storm drain
27 design shall incorporate the drainage from the existing tracts along boundary of the proposed
28 project. If required, all of the sheet flow shall be collected offsite or onsite in a
detention/retention basin and shown on the Final Map. The detention/retention basin and
open space areas shall be landscaped and maintained by the Developer or HOA.

46. Submit to the City Engineering Department a separate Erosion Control plan of a scale of 1" = 20' prepared by a civil engineer registered in the State of California. The final drainage plan shall be a 4 mil mylar, which the City Engineer will sign and retain at the City Engineer Office for record.

47. Submit drainage/hydrology study calculations and a hydraulic analysis for both developed and undeveloped conditions to the City of Colton for review and approval. All of the drainage from each individual lot shall drain into the public right-of-way and not impact surrounding properties, or a drainage easement acceptance letter from the adjacent landowner must be obtained.

- 1 48. Owner/Developer shall notify adjacent property owners about the impact of the proposed
2 development on drainage configuration of existing adjacent properties. Such notification
3 shall be pre-approved by the City Engineer. These drainage issues shall be resolved prior to
4 issuance of a grading permit.
- 4 49. The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall
5 be contained within the street right-of-way. When either of these criteria is exceeded,
6 additional drainage facilities shall be installed.
- 6 50. Submit a letter to the Office of the City Engineer certifying that the owner is responsible for
7 complying with the National Pollutant Discharge Elimination System Ordinance, during and
8 after construction. In the letter, the following statement shall be included:
9 "No contaminated water shall be allowed to discharge on sidewalks, gutter, storm
10 drains, parkways and driveways at any time."
- 11 51. File a Notice of Intent and obtain an NPDES Construction Activity General Permit from the
12 State Regional Water Quality Control Board and submit a copy of each to the Engineering
13 Division. Ensure that Best Management Practices (BMPs) are followed, per NPDES
14 requirements to reduce storm water runoff during, construction and thereafter. Temporary
15 erosion control measures shall be implemented immediately following rough grading to
16 prevent deposition of debris into downstream
17 properties or drainage facilities.
- 14 52. The Developer shall install Catch Basin Filters to collect petroleum hydrocarbons (oil and
15 grease) to retain floatable pollutants during moderate flows and peak flow periods.
- 16 53. The applicant shall submit a Water Quality Management Plan (WQMP) specifically
17 identifying Best Management Practices (BMPs) that will be used onsite to reduce the
18 pollutants into the storm drain system prior to issuance of grading permit.
- 18 54. Submit a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management
19 Practices (BMPs) that will prevent all construction pollutants from contacting storm water
20 and with the intent of keeping all products of erosion from moving off site into receiving
21 waters for review.

21 **WATER AND WASTEWATER REQUIREMENTS**

- 22 55. The development shall meet all the requirements as set forth by the water/wastewater
23 department for water, sewer and pre-treatment facilities.
- 24 56. All construction shall conform to the current edition of the specifications for public works
25 construction (green book), and the current standards and specifications of the City of Colton
26 Water / Wastewater Department.
- 26 57. Submit Sewer Improvement Plans to the City Engineer for review and approval. The
27 proposed sewer shall connect into the City's sewer system.
- 28 58. As part of the submittal package, a sewer feasibility study shall be provided for approval.

- 1 59. All sewer lines shall be extra strength vitrified clay pipes, and the sewer main shall be a
2 minimum of 8" diameter or the size will be finalized during the design phase.
- 3 60. A sewer check valve shall be provided for each lot with a finished pad elevation lower than
4 the rim elevation of the immediate up-stream sewer manhole.
- 5 61. Show on the plans the location of sewer mainline, nearest manhole, lateral serving the project
6 and configuration of tie-in the mainline.
- 7 62. A note shall be placed on the plans stating that the lateral location shall be marked on the curb
8 with "S" for sewer.

8 **BONDINGS**

- 9 63. Amount of bonding of public improvements shall be as follows:

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

13 The amounts shall be on file in the City Clerk's Office prior to the Final Tract Map
14 going to City Council for approval.

- 15 64. Unit prices for bonding estimates shall be those specified or approved by the City Engineer.
- 16 65. For release of Faithful Performance Bond / Labor & Material Bond all improvements must
17 be complete, all conditions of approval satisfied, final inspection performed and 10%
18 maintenance bond for a period of one year submitted to the City Engineer's Office. When all
19 these requirements have been met, the Tract will be scheduled for City Council Approval.
20 Upon Acceptance and Approval of Tract from City Council, the Faithful Performance and
21 Labor & Material Bonds will be released.
- 22 66. The monumentation Deposit Bond will be returned after Engineer of Record, submits to the
23 Engineering Office, monumentation ties and monument certification letter and field
24 conditions have been verified.
- 25 67. The 10% Maintenance Bond will be authorized for final release at the end of one year period,
26 subject to the final inspection clearance of the project.

27 **FEES**

- 28 68. A Plan Check fee for final map review and all improvement plans for the proposed
subdivision shall be paid prior to plan checking proceedings in accordance with the fee
schedule in effect at the time the fees are paid.
69. Public Works Inspection fee shall be paid prior to the final map going to the City Council
for approval in accordance with the fee schedule in effect at the time the fees are paid. Public
Works permits are required prior to construction within the public right of way.

- 1 70. Sewer Connection fees shall be paid on a per lot basis, prior to the issuance of building
2 permits, for each lot within this subdivision in accordance with the fee schedule in effect at
3 the time the fees are paid.
- 4 71. A Traffic Signal Mitigation fee shall be paid on a per lot basis, prior to the issuance of
5 building permits, for each lot within this subdivision.

6 **IMPROVEMENT PLANS AND FINAL MAP**

- 7 72. Improvement Plans for the proposed subdivision shall be prepared as a separate set of
8 drawings for each of the following categories:
- 9 a) Rough Grading
 - 10 b) Street and Storm Drain
 - 11 c) Sewer
 - 12 d) Precise Grading and Plot Plan
 - 13 e) Electrical Improvement Plan
 - 14 f) Striping Plan
 - 15 g) Landscaping Plan
- 16 73. Street Improvement Plans for the proposed subdivision shall be supplemented with a soil
17 and geology report prepared by a licensed engineer for street structural section design.
- 18 74. Submit a Rough and Precise Grading Plan to the City for review and approval. All of the
19 grading shall conform to the latest edition of the Uniform Building Code (U.B.C.) and the
20 grading permit must be obtained prior to the commencement of any grading activity.
21 Submit a soil analysis report prepared by a licensed engineer, along with a grading plan.
- 22 75. A licensed traffic engineer shall prepare and submit a preliminary traffic analysis to the City
23 of Colton for review and approval prior to recordation of the final map.
- 24 76. The Developer shall repair any areas of existing improvements that become damaged during
25 any phase of construction of the project, as determined by the Office of the City Engineer.
26 The contractor working in the right-of-way must submit proof of a Class "A" Contractor
27 License, City of Colton Business License, and liability insurance. The City Engineer shall
28 determine if any existing streets are damaged to the extent that a full 1 ½" A.C. overlay is
 required.
77. All street centerline monument ties shall be submitted to the Engineering Division.
78. Submit a copy of the Title Report to the Engineering Division.
79. All plans, including grading plans shall be drawn on 24" x 36" 4 mil Mylar.
80. Final Map shall be accompanied by closure calculations, vesting deeds, title report and
record maps of adjoining properties.
81. Original drawings shall be revised to reflect As-Built conditions by the Design Engineer
prior to final acceptance of the work by the City. Water service lines, water meters, sewer

- 1 laterals and electric, irrigation lines, etc., within the street right-of-way and 5' outside of the
2 street right-of-way shall be shown on the As-Built Water/Sewer Plans. Construction plans
3 for gas, telephone, electric and cable TV etc., shall be submitted to the City for records.
4 82. A small index map shall be included on the title sheet of each set of plans, showing the
5 overall layout of the public improvements.
6 83. A map of the proposed subdivision drawn to scale 1" = 200', showing the outline of streets
7 and street names, shall be submitted to the City to update the City wall atlas map.
8 84. An original mylar of the final map (after it is recorded) shall be provided to the City for the
9 City's map files.
10 85. The street name signs and traffic control devices shall be relocated or installed as required
11 per the approved plans and City of Colton Standard Specifications.
12 86. Contact all affected agencies, (Army Corps of Engineers, California Department of Fish &
13 Game, Regional Water Quality Control Board, and San Bernardino County Flood Control
14 & Water Conservation District, etc.), and obtain the necessary approvals with regards to the
15 proposed development, which. Submit copies of correspondence with the agencies to the
16 Engineering Division.
17 87. Submit improvement plans to all affected utilities, including the Gas Company, Cable
18 Companies, Verizon California, etc., prior to issuance of the Building Permit and transmit
19 correspondence to the Engineering Division.

CONSTRUCTION & MAINTENANCE OF PUBLIC IMPROVEMENTS

- 20 88. All required water lines and fire hydrants shall be installed and made operable before any
21 building permits for framing are issued. This may be done in phases if the construction work
22 is in progress for emergency vehicles.
23 89. Vehicular access shall be maintained at all times to all parts of the proposed subdivision,
24 where construction work is in progress, for emergency vehicles.
25 90. All precautions shall be taken to prevent washouts, undermining and subsurface ponding,
26 caused by rain or runoff to all surface structures (curbs, gutters, sidewalks, paving, etc.). The
27 Engineering Division may order repair, removal and replacement, extra compaction tests,
28 load tests, etc. or any combination thereof for any such structure that was damaged or appears
to have been damaged. All of the additional work, testing, etc., shall be at the expense of the
developer.
91. All required public improvements for each tract shall be completed, tested and approved by
the Engineering Division prior to the issuance of any Certificate of Occupancy for such tract.
92. Sewer laterals shall be maintained by individual property owners in accordance with the
existing City policy.
93. A standard agreement for Construction of Public Improvements for the proposed subdivision
shall be executed prior to final map approval.

1
2 94. The HOA will be responsible for the maintenance and upkeep on the landscaping.

3 Owner/Contractor shall comply with these requirements and City Engineer's directions during the
4 course of construction.

5 **CODE ENFORCEMENT:**

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

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

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

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

21 d. The applicant shall grant "right of access" by the city or agent to remove graffiti.

22 e. Exterior Lighting: All lightning will be maintained in good working order. All lighting
23 shall be shown on the required plot plans. Lighting level will be a minimum foot candles
24 as required by ordinance. The placement of the lighting fixtures shall be such that the
25 angle of projected light does not interfere or hinder the vision of police officers or
26 security personnel patrolling the areas. All lighting will be properly shielded so as to
27 not trespass or disturb neighboring residences, adjacent businesses, or persons while
28 driving vehicles upon the roadway. In the event a lighting fixture becomes inoperable,
property management will have the lighting repaired within 72 hours.

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

g. Emergency Access: The business must be equipped with a Knox device to facilitate
emergency access.

h. Signage: Applicant will fully comply with Colton Municipal Code 18.50 Sign Ordinance
as amended. Temporary promotional signs require a permit and must be authorized by

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Development Services prior to display. Refer to code for additional signage permitting and requirements.

- i. Advertisements: Handbills or advertisements may be distributed in public places person-to-person but will not be placed or left upon unoccupied vehicles or otherwise left unattended in public places.
- j. Special Events: Per Colton Municipal Code section 5.44, applicant shall not conduct, operate, maintain, organize, advertise, or sell or furnish tickets for a special event or permit the subject property to be used for any special event without first obtaining a special event permit. Special events include, but are not limited to, sales events where 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.
- k. 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 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.
- l. 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.
- m. 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.

Residential Lot Table for Proposed Wildrose Village Development

Attachments 4

Residential Lot Table with Lot Size, Home Size, House Plan, and Private Open Space

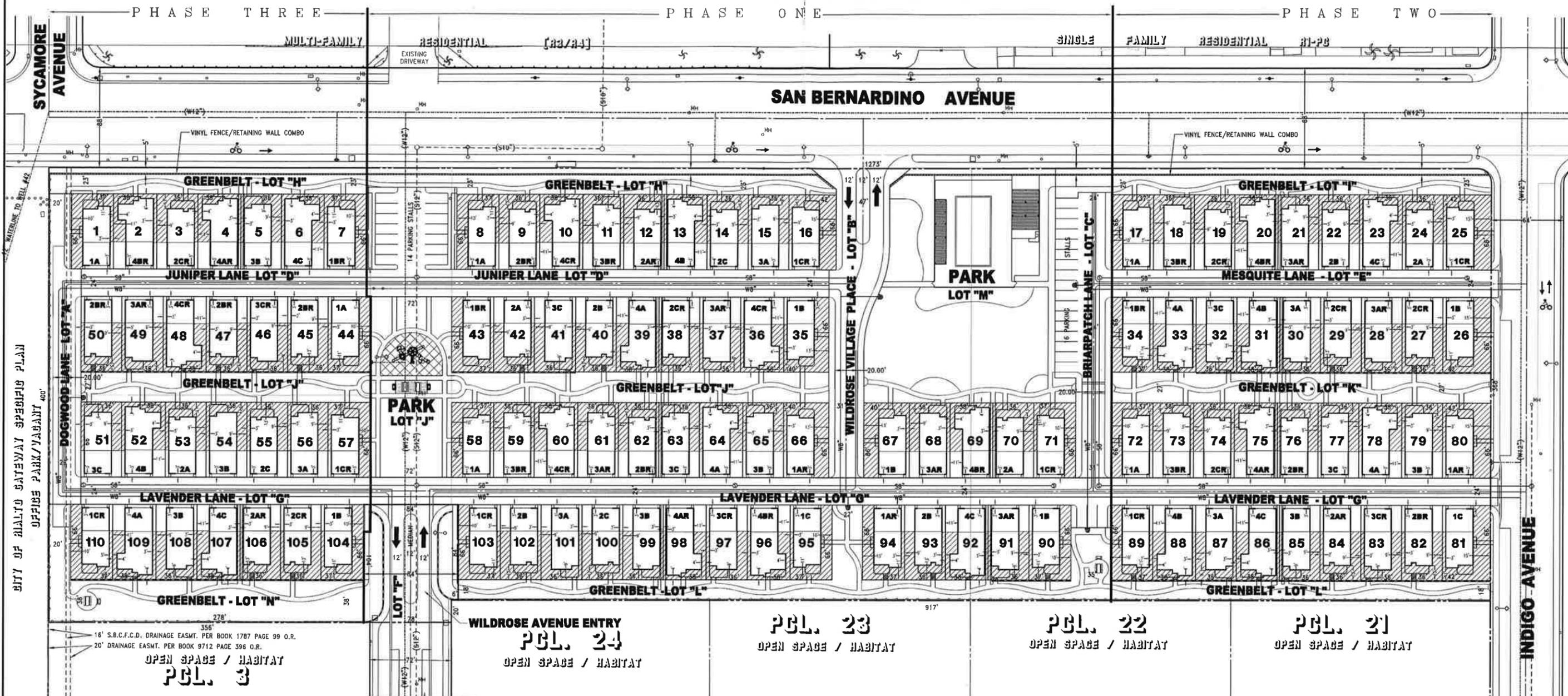
Private									Private								
Lot	Wide	Deep	Lot SF	Home SF	Plan	Elev.	R	Open Space SF	Lot	Wide	Deep	Lot SF	Home SF	Plan	Elev.	R	Open Space SF
1	37	66	2442	1731	1	A		922	56	36	66	2376	1957	3	A		828
2	38	66	2508	2265	4	B	R	628	57	37	66	2442	1731	1	C	R	922
3	36	66	2376	1708	2	C	R	750	58	37	66	2442	1731	1	A		922
4	38	66	2508	2265	4	A	R	628	59	36	66	2376	1957	3	B	R	828
5	36	66	2376	1957	3	B		828	60	38	66	2508	2265	4	C	R	628
6	38	66	2508	2265	4	C		628	61	36	66	2376	1957	3	A	R	828
7	37	66	2442	1731	1	B	R	922	62	36	66	2376	1708	2	B	R	750
8	37	66	2442	1731	1	A		922	63	36	66	2376	1957	3	C		828
9	36	66	2376	1708	2	B	R	750	64	38	66	2508	2265	4	A		628
10	38	66	2508	2265	4	C	R	628	65	36	66	2376	1957	3	B		828
11	36	66	2376	1957	3	B	R	828	66	40	66	2640	1731	1	A	R	1120
12	36	66	2376	1708	2	A	R	750	67	40	66	2640	1731	1	B		1120
13	38	66	2508	2265	4	B		628	68	36	66	2376	1957	3	A	R	828
14	36	66	2376	1708	2	C		750	69	38	66	2508	2265	4	B	R	628
15	36	66	2376	1957	3	A		828	70	36	66	2376	1708	2	A		750
16	42	66	2772	1731	1	C	R	1252	71	37	66	2442	1731	1	C	R	922
17	37	66	2442	1731	1	A		922	72	37	66	2442	1731	1	A		922
18	36	66	2376	1957	3	B	R	828	73	36	66	2376	1957	3	B	R	828
19	36	66	2376	1708	2	C	R	750	74	36	66	2376	1708	2	C	R	750
20	38	66	2508	2265	4	B	R	628	75	38	66	2508	2265	4	A	R	628
21	36	66	2376	1957	3	A	R	828	76	36	66	2376	1708	2	B	R	750
22	36	66	2376	1708	2	B		750	77	36	66	2376	1957	3	C		828
23	38	66	2508	2265	4	C		628	78	38	66	2508	2265	4	A		628
24	36	66	2376	1708	2	A		750	79	36	66	2376	1957	3	B		828
25	42	66	2772	1731	1	C	R	1252	80	42	66	2772	1731	1	A	R	1252
26	42	66	2772	1731	1	B		1252	81	42	66	2772	1731	1	C		1252
27	36	66	2376	1708	2	C	R	750	82	36	66	2376	1708	2	B	R	750
28	36	66	2376	1957	3	A	R	828	83	36	66	2376	1957	3	C		828
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34	37	66	2442	1731	1	B	R	922	89	37	66	2442	1731	1	C	R	922
35	40	66	2640	1731	1	B		1120	90	37	66	2442	1731	1	B		922
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40	36	66	2376	1708	2	B		750	95	37	66	2442	1731	1	C		922
41	36	66	2376	1957	3	C		828	96	38	66	2508	2265	4	B	R	628
42	36	66	2376	1708	2	A		750	97	36	66	2376	1957	3	C	R	828
43	37	66	2442	1731	1	B	R	922	98	38	66	2508	2265	4	A	R	628
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47	36	66	2376	1708	2	B	R	750	102	36	66	2376	1708	2	B		750
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54	36	66	2376	1957	3	B		828	109	38	66	2508	2265	4	A		628
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Plans and Tentative Map No. 20062

Attachments 5

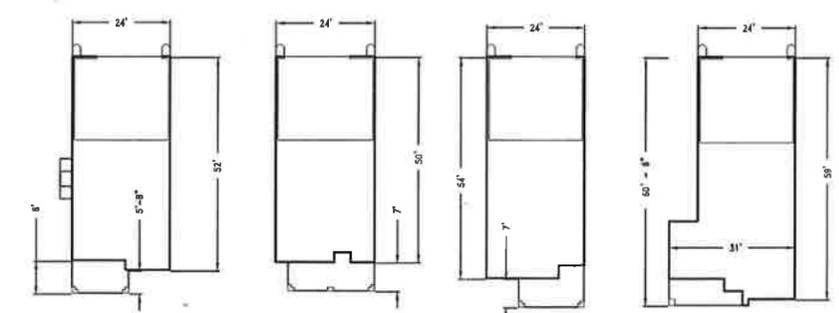
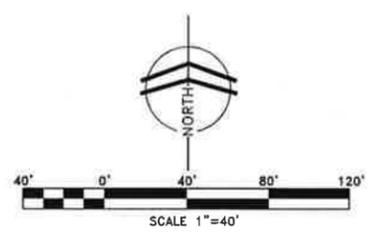
TTM 20062 Site Plan

BEING A SUBDIVISION OF PARCELS 1, 2, 25 & 26 OF PARCEL MAP 7799, AS RECORDED IN BOOK 84, PAGES 5 THROUGH 7
IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.



CITY OF COLTON GATEWAY SPECIFIC PLAN
OFFICE PARK/VACANT 40'

OFFICE PARK / HABITAT



- LEGEND:**
- EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED (OR EXISTING) SEWER LINE (AS LABELED)
 - PROPOSED (OR EXISTING) WATER LINE (AS LABELED)
 - PROPOSED RETAINING WALL
 - PROPOSED GARDEN WALL
 - PROPOSED VINYL FENCING
 - TRACT BOUNDARY
 - PAD=### PROPOSED PAD ELEVATION
 - INDICATES DIRECTION OF FLOW
 - PRIVATE OPEN SPACE
 - UTILITY POLE
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT

Owner (PRIOR TO 12-1-2016)
Carl Ross, Trustee of the Carl Ross Living Trust
7850 S Dean Martin Drive, Suite 502
Las Vegas, NV 89139-6604

Developer & Owner (After 12-1-2016)
John J. Reichel Revocable Trust
3 Upper Newport Plaza
Newport Beach, CA. 92660
949-474-4250
john@sunwest.bz

BONADIMAN TEL: (909) 865-3808
Edward J. Bonadiman
Registration expires: 12-31-2017



TENTATIVE TRACT MAP No. 20062

BEING A SUBDIVISION OF PARCELS 1, 2, 25 & 26 OF PARCEL MAP 7799, AS RECORDED IN BOOK 84, PAGES 5 THROUGH 7
IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

Edward J. Bonadiman
Professional Land Surveyor 7529
Registration expires: 12-31-2017

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Carl Ross, Trustee of the Carl Ross Living Trust
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Las Vegas, NV 89139-6604

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John J. Reichel Revocable Trust
3 Upper Newport Plaza
Newport Beach, CA. 92660
949-474-4250
john@sunwest.biz

APN#
0254-051-46, 47, 67 & 68

Lot Size & Setbacks
Lot Width: 30' to 42'
Lot Depth: 66'
Lot Area: 2,376 to 2,772 SF
Side B. S. L.: 3' to 11'
Rear B. S. L.: 3'
Front B. S. L. on Public Streets: 10' to 15'
Front Porch on Greenbelt: 2' to 6'
Front B. S. L. on Greenbelt: 4' to 13'

Specific Plan Land Use
Existing: Residential - Medium (Res-M)
Proposed: Residential - Medium - I (Res- M1)
Existing Development: Vacant
Proposed Development: Single Family Residential

Adjacent Land Use
North: Single Family / Multi Family Residential
South: Open Space / Habitat
East: Open Space / Habitat
West: Rialto Gateway Specific Plan (Vacant/Off. Park)

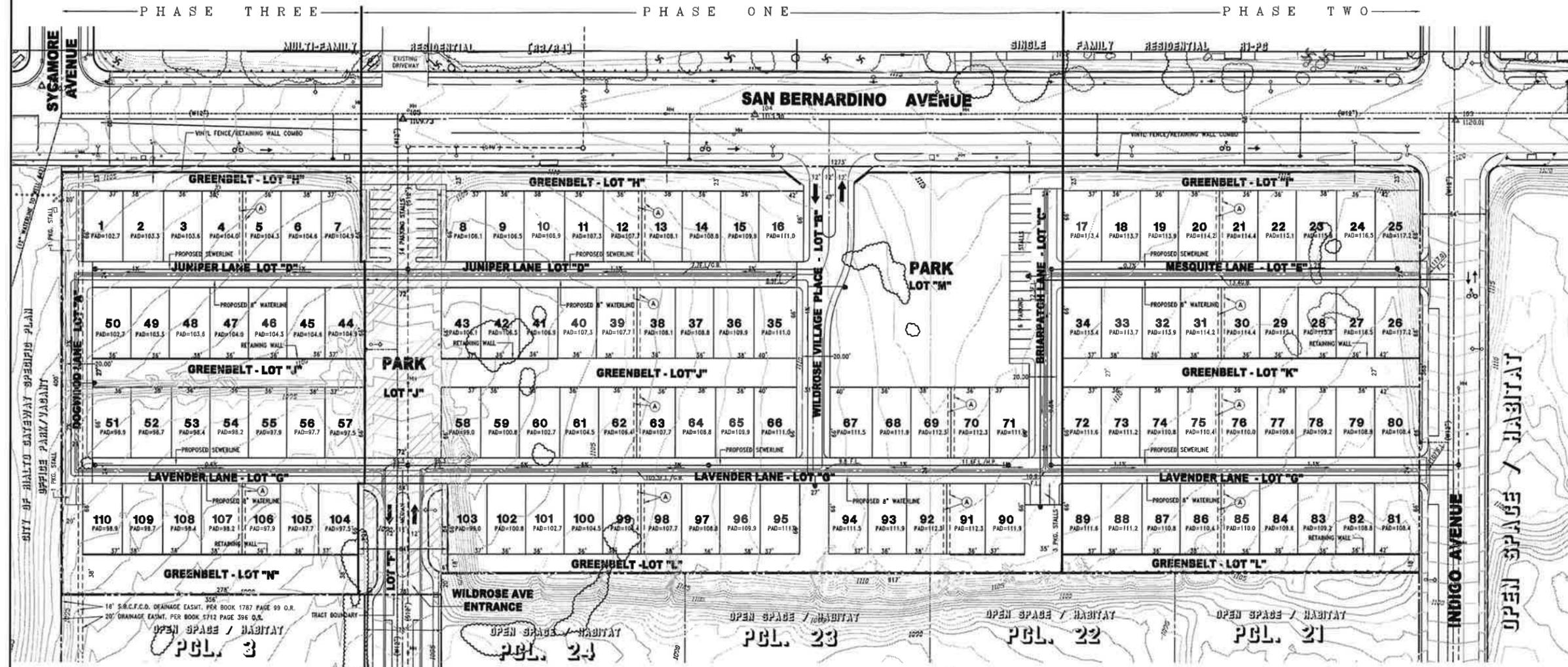
Project Data
Project Size: 11.27 Gross Acres
Number of Residential Lots: 110
Common Lots: 14
Lot Density: 9.8 DU / Gross Acre

On-Site Parking Count
Enclosed (110 x 2/ home) 220
Stalls adjacent to Garages 84
Common Parking Stalls 35
Total Parking Stalls 119
Open Stalls / Home 1.08

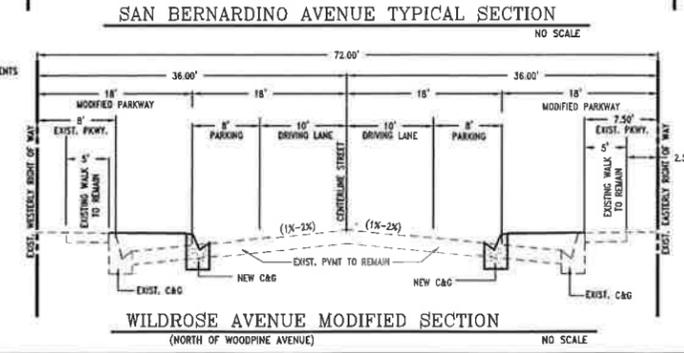
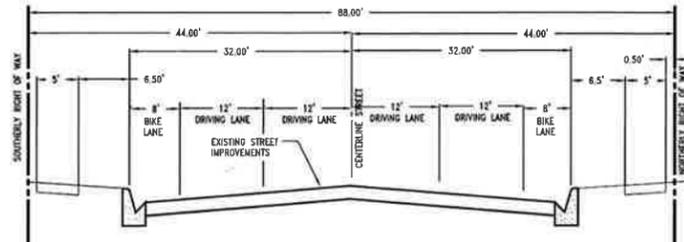
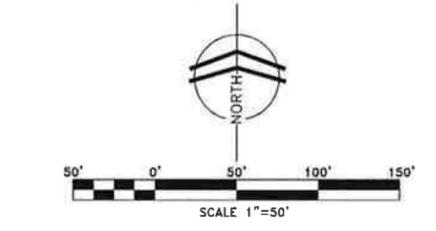
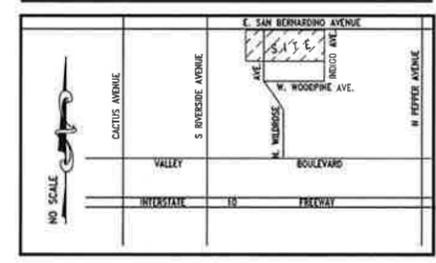
Common & Private Open Space & Total Area:
Private Streets (Lots A-G) 2.24 Acres
Parks & Greenbelts (Lots H-N) 2.88 Acres
Residences (Lots L-110) 6.17 Acres
Total Area of TTM 20062 11.27 Acres

Notes

- All lot dimensions are approximate.
- Contours shown provided by aerial photography.
- Cross hatch areas of public right of way to be vacated by the city prior to or concurrent with the recordation of the final map.
- This Project is within the Colton Hub City Centre Specific Plan (CHCCSP) and is subject to CHCCSP Development Standards.
- Dogwood Lane (Lot A), Wildrose Village Place (Lot B), Briarpatch Lane (Lot C), Juniper Lane (Lot D), Mesquite Lane (Lot E), Portion of Wildrose Avenue (Lot F) & Lavender Lane (Lot G) to be "Private Streets" maintained by Owner and / or Home Owner Association after completion of construction.
- Existing water, sewer & electrical services in portion of Wildrose Avenue shall remain operative after Wildrose Avenue is vacated. A Public Utility Easement shall be dedicated on recorded Map for portions of vacated areas with operative utilities.
- Project may be approved and built in phases, as shown on map; any changes to phases on map must be approved by Public Works Department.
- No Parking on either side of San Bernardino Avenue between Sycamore Avenue & Indigo Avenue.
- Greenbelts, Open Space & Park Areas (Common Lots H, I, J, K, L, M & N) are "Private Spaces" and shall be maintained by Owner and / or Home Owner Association after completion of construction.
- Offsite Detention Basin: WQMP & increased storm runoff shall be detained in an open detention basin on a site to the south of the property. Project may utilize private street within project and public street surfaces of Wildrose Avenue, Indigo Avenue & Woodpine Avenue to convey all storm runoff flows from project to detention basin. Detention basin shall be located within Parcel Map No. 7799, Parcel 11 (APN 0254-051-56-0000) or an alternative site to be approved by Public Works Department. Basin shall be sized to detain increase in developed flows above undeveloped flows of project.
- 6' wide easements (3' on each lot) will be dedicated to HOA for pedestrian walkways between the following lots: 4/5, 12/13, 20/21, 30/31, 38/39, 62/63, 69/70, 76/76, 85/86, 91/92, 98/99 & 106/107.
- Wildrose Avenue south (between Tract and Woodpine Avenue) shall be modified by Owner/Builder as a condition of approval to "Wildrose Avenue Modified Section" design shown here-on.

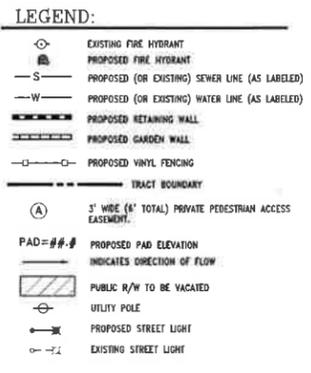
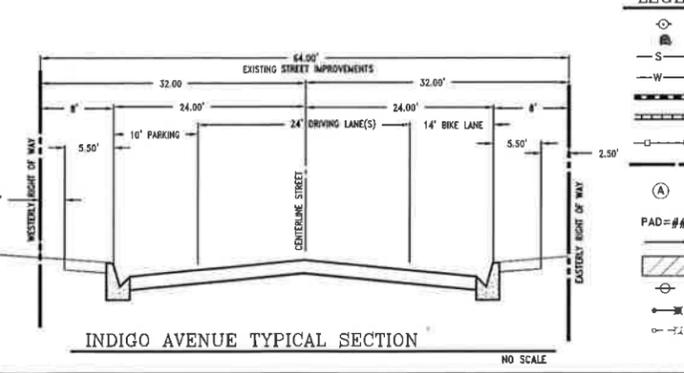


VICINITY MAP NOT TO SCALE



UTILITIES:

TELEPHONE AT&T CONSTRUCTION SOUTH C&E / RIVERSIDE (951)354-5482	SCHOOL DISTRICT: RIALTO UNIFIED SCHOOL DISTRICT 182 EAST WALNUT AVENUE RIALTO, CA. 92376-3530 (909)820-7700	GAS: SOUTHERN CALIFORNIA GAS CO. P.O. BOX 3003 REDLANDS CA 92373 (800)427-2200	CABLE T.V. TIME WARNER CABLE (888)-683-1000
WATER WEST VALLEY WATER DISTRICT 855 WEST BASE LINE ROAD RIALTO, CA 92377 (909)375-1884	CITY OF COLTON ELECTRIC CITY OF COLTON 850 N. LA CADENA DR. COLTON, CA 92324 (909)370-6192	COLTON WASTEWATER CITY OF COLTON 850 NORTH LA CADENA DR. COLTON, CA. 92324 (909)370-6110	



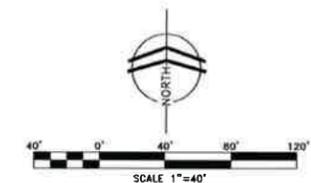
WILDROSE VILLAGE

TTM #20062 CONCEPTUAL PLAN
RESIDENTIAL COMMUNITY WITHIN THE COLTON HUB CITY CENTRE SPECIFIC PLAN



PROJECT SUMMARY

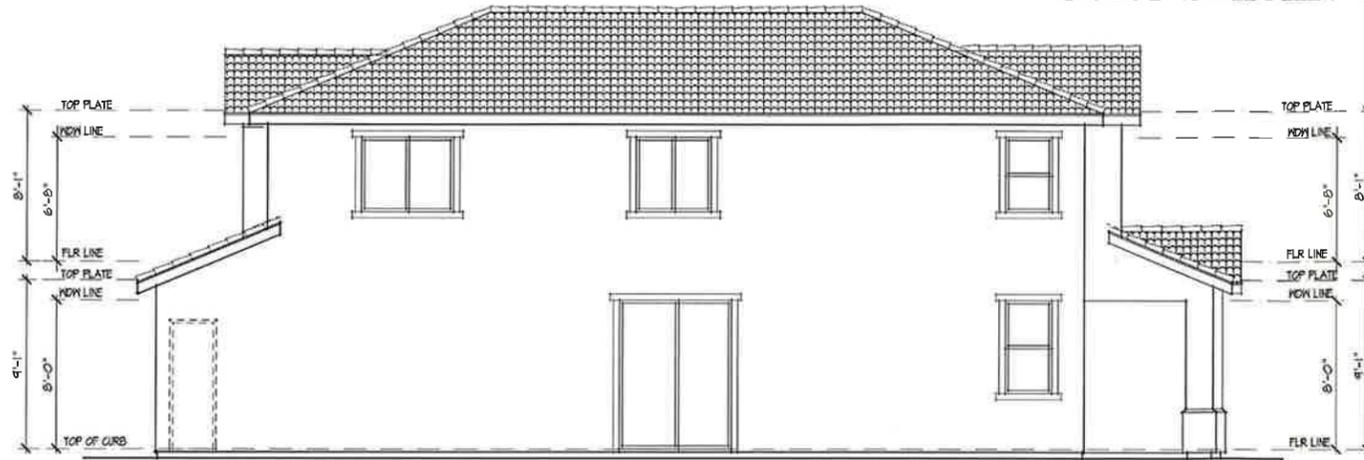
- 110 Single Family Detached Homes with 4 Plans from 1,731 SF - 2,265 SF
- 11.27 Acre Project Area with 9.8 Units per Acre vs. 11.0 Max. Allowed
- 2.0 Garage + 1.1 Extra Parking Space per Home vs. 0.3 Required
- 805 SF Avg. Private Open Space per Home vs. 100 SF Required
- 25.4% Common Open Space vs. 15% Required



PLAN 2 — ELEVATIONS B

WILDROSE VILLAGE- COLTON, CA.

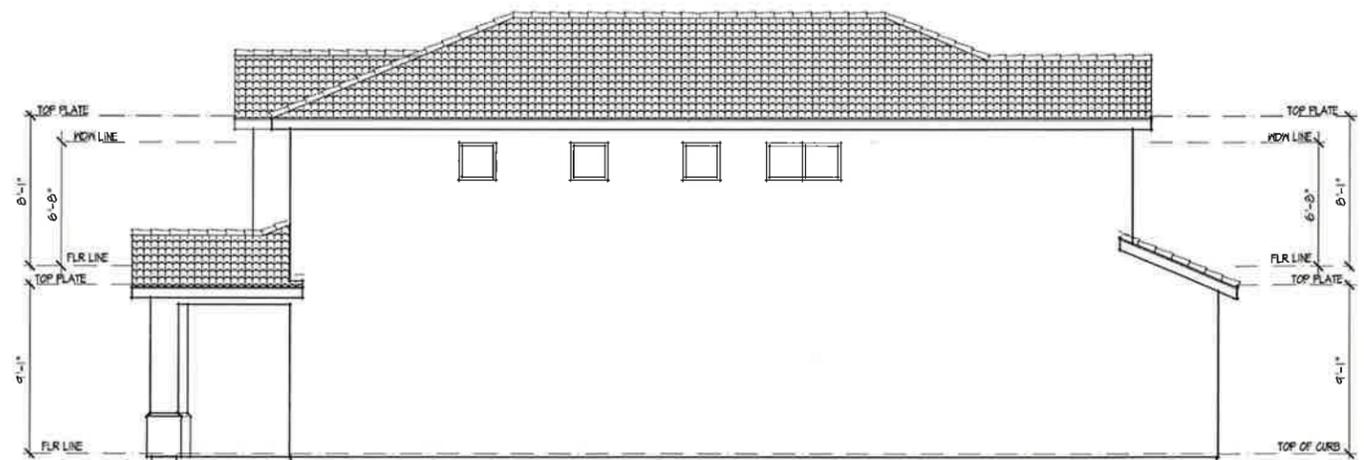
Color Scheme 2



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

REVISIONS:
8-30-16 CLIENT REVISIONS

1 2 3 4 5 10
SCALE:
1/4" = 1'-0"

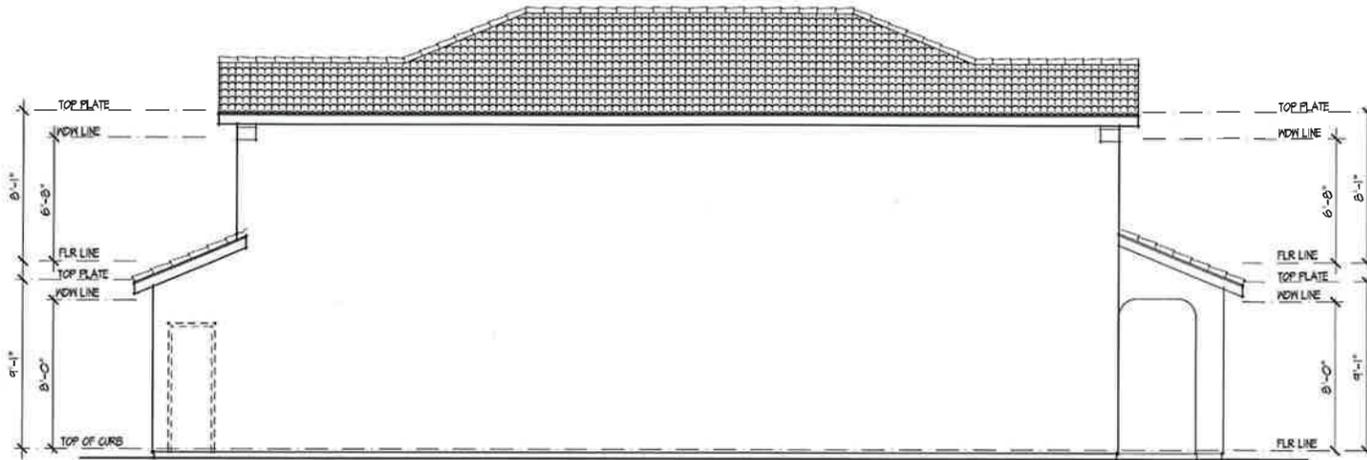
KPI inc.
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning

1401 DOVE ST. SUITE 240
NEWPORT BEACH, CA 92660
PHONE: (949) 752-1177
FAX: (949) 752-0151
WWW.KNITTER.COM
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KPI. 16066

2.7

PLAN 1 – ELEVATIONS A
WILDROSE VILLAGE- COLTON, CA.
Color Scheme 2



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

REVISIONS:
 8-30-16 CLIENT REVISIONS

1 2 3 4 5 10
 SCALE:
 1/4" = 1'-0"

KPI Inc

KNITTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning

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