

CITY OF COLTON PLANNING COMMISSION AGENDA

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

REGULAR MEETING – Tuesday, March 22, 2016 – 5:30 P.M.

PC Agenda_March 22,2016

Documents: [PC AGENDA 3-22-2016.PDF](#)

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MEETING MINUTES

. D-1_March 8, 2016 Planning Commission Minutes

Documents: [2016_03-08-PC MINUTES_.PDF](#)

E. PUBLIC COMMENTS

F. PUBLIC HEARINGS

. F-1 Pallet Manufacture And Storage_DAP-001-187

Documents: [ITEM F- 1_ VALLEY PALLETS, INC. STAFF MEMO_3-22-16 DAP-001-187.PDF](#)

. . F-2_DAP-001-290_CBM Motorsports

. . . F-2_DAP-001-290_CBM Motorsports

Documents: [ITEM-F-2-DAP-001-290-CBM MOTORSPORTS_ STAFF REPORT _03-22-16.PDF](#)

. . . F-3_DAP-001-261_City HUB Center

Documents: [ITEM F-3_S CITY HUB CENTER _STAFF REPORT_DAP-001-261_CITY HUB.PDF, 4-L1.0.PDF, A0.1.PDF, A1.2.PDF, A1.3.PDF, A2.2.PDF, A2.3.PDF, A-3.1.PDF, A4.5-.PDF, A-4.6.PDF](#)

G. COMMISSION CONSIDERATION

. G-1_Status Report On Colton Iron And Metal

Documents: [ITEM G-1 _ DAP-000-881_DAP-001-023 CIM STATUS 3-22-16.PDF](#)

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

I. COMMISSION COMMENTS

J. ADJOURNMENT

Next Scheduled Meeting: Tuesday, April 12, 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.

RECOMMENDATION: Staff recommends that the Planning Commission continue this agenda item to April 12, 2016 to accommodate a City Council request to be briefed on this application.

2. FILE INDEX NUMBER: DAP-001-290 CBM MOTORSPORTS

PROPERTY LOCATION: 725 & 755 S La Cadena Drive (SWC/ Maple)

ASSESSOR'S PARCEL NUMBER: 0163-201-07

PROPERTY OWNER: CHURCH OF JESUS CHRIST LDS SB STAKE

APPLICANT: Bruce McKillop & Christopher Bland, CBM Motorsports LLC

REQUEST: (1) **Conditional Use Permit (CUP)** for the operation of a vehicle service use including automotive engine building, vehicle parts sales, service, and installation; (2) **Site Plan Review** for the (a) conversion of existing buildings for use for vehicle and vehicle parts service, (b) proposed outdoor storage yard for vehicles; and (c) related site improvements, including new block wall, planting, and paving; and (3) **Minor Deviation** for a proposed wall height of 8 feet, over the maximum 6 feet allowed, on a 4.43-acre lot, improved with two buildings, a 1-level 26,697-sf building at 725 S La Cadena and a 2-level 15,520-sf building at 755 South La Cadena Drive, and zoned C-2, General Commercial.

ENVIRONMENTAL DETERMINATION: Categorical Exemption. Class 1. Pursuant to CEQA Guidelines Section 15301 – Existing Facilities. This section pertains to existing facilities, categorically exempting from CEQA proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the applications through the following actions:

1. Approve the requested **Conditional Use Permit (File Index No. DAP-001-290a)**, subject to conditions, through the adoption of the draft Resolution No. R-7-16 titled:

RESOLUTION NO. R-7-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A VEHICLE SERVICE USE INCLUDING AUTOMOTIVE ENGINE BUILDING, VEHICLE PARTS SALES, SERVICE, AND INSTALLATION ON PROPERTY LOCATED AT 725 & 755 SOUTH LA CADENA DRIVE AND ZONED C-2, GENERAL COMMERCIAL. (FILE INDEX NO. DAP-001-290a).

2. Approve the requested **Site Plan Review (File Index No. DAP-001-290b)**, subject to conditions.
3. Approve the requested **Minor Deviation (File Index No. DAP-001-290c)**, subject to conditions.

3. FILE INDEX NUMBER: DAP-001-261 CITY HUB CENTER

PROPERTY LOCATION: 1609 W. Valley Blvd. (NWC of Valley Blvd. and Pepper Ave.)

ASSESSOR'S PARCEL NUMBER: 0254-071-46 and 55

PROPERTY OWNER: CHANDI GROUP USA

APPLICANT: Marks Architects Inc.

REQUEST: **Architectural and Site Plan Review** and a **Conditional Use Permit (CUP)** for the construction of a proposed retail development that includes a 6,000 square foot restaurant with on-sale alcohol sales (Type 47), a 9,000 square foot retail building, a 3,500 square foot quick service restaurant with a drive-thru, a 6,500 square foot gas station with a convenience market to operate 24 hours with off-sale alcohol sales (Type 20) and a 4,800 square foot drive thru-car wash, a 90 room four story hotel with on-sale alcohol sales (Type 47), and **Parcel Map No. 19691** to create four lots on a 7.26 acre parcel within the R (Retail) land use designation of the Hub City Centre Specific Plan.

ENVIRONMENTAL DETERMINATION: A draft Initial Study has been prepared to assess environmental impacts for the applications. The draft Initial Study determined that the project would not create any significant adverse impacts on the environment if mitigation measures are implemented reducing potential impacts to levels less than significant.

RECOMMENDATION: Staff recommends that the Planning Commission approve the Architectural and Site Plan Review and a Conditional Use Permit through the adoption of attached Resolutions No. R-8-16 and R-9-16 titled:

RESOLUTION NO. R-8-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW A FOR THE CONSTRUCTION OF A PROPOSED RETAIL DEVELOPMENT THAT INCLUDES A 6,000 SQUARE FOOT RESTAURANT, A 9,000 SQUARE FOOT RETAIL BUILDING, A 3,500 SQUARE FOOT QUICK SERVICE RESTAURANT WITH A DRIVE-THRU, A 6,500 SQUARE FOOT GAS STATION WITH A CONVENIENCE MARKET INCLUDING A 4,800 SQUARE FOOT DRIVE THRU-CAR WASH, AND A 58,304 SQUARE FOOT 90 ROOM FOUR STORY HOTEL AND PARCEL MAP NO. 19691 TO CREATE FOUR LOTS ON A 7.26 ACRE PARCEL WITHIN THE R (RETAIL) LAND USE DESIGNATION OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. DAP-001-261).

RESOLUTION NO. R-9-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT UP TO ALLOW A 6,500 SQUARE FOOT GAS STATION WITH A CONVENIENCE MARKET TO OPERATE 24-HOURS WITH OFF-SALE ALCOHOL SALES (TYPE 20) INCLUDING A 4,800 SQUARE FOOT DRIVE THRU-CAR WASH AND A 6,000 SQUARE FOOT RESTAURANT WITH ON-SALE ALCOHOL SLAES (TYPE 47) AND A 58,304 SQUARE FOOT 90 ROOM FOUR STORY HOTEL WITH ON-SALE ALCOHOL SLAES (TYPE 47) ON A 7.26 ACRE PARCEL WITHIN THE R (RETAIL) LAND USE DESIGNATION OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. DAP-001-261).

G. COMMISSION CONSIDERATION

- 1. Status Report On Colton Iron & Metal – Implementation Of Conditions Of Approval**
(File Index Nos: DAPs-000-648, 000-881 and 001-123)

Recommendation: Receive and file report.

- 2. Presentation by Public Works: Proposed Ordinance to Establish and Regulate Designated Truck Routes in the City of Colton**

Recommendation: Commission comments and questions.

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

I. COMMISSION COMMENTS

J. ADJOURNMENT

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

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

B. ROLL CALL

Commissioners Present:

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

Commissioners Absent:

None

City Staff:

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

C. PLEDGE OF ALLEGIANCE

Commissioner Grossich led the pledge of allegiance.

D. APPROVAL OF MEETING MINUTES

1. February 23, 2016 Planning Commission Meeting Minutes.

Motion and second by Commissioner Grossich/ Commission Delgado 7 to 0 to approve with corrections.
Roll Call Vote as follows: Ayes-Commissioner Grossich, Vice Chair Archuleta, Commissioner Delgado, Commissioner Arrieta, Commissioner Granado-Dominguez, Chair Prieto, and Commissioner Larson.

E. PUBLIC COMMENTS

- None.

F. BUSINESS ITEMS

None.

Chair Prieto acknowledged Council Member Toro in attendance.

1. FILE INDEX NUMBER: DAP-001-269

**HOWARD INDUSTRIAL PARTNERS
(Continued from February 23, 2016)**

APPLICANT: Tim Howard

PROPERTY OWNER: LBA REALTY LLC:

PRESENTED BY: Mario Suarez, Senior Planner

PUBLIC COMMENTS

- Tim Howard, applicant.

PROPERTY LOCATION: 1600 Agua Mansa Rd.

ASSESSORS PARCEL NO. 0260-072-01, 02, 03, 04, 15 and 16.

REQUEST: DAP-001-269. Modification of Architectural and Site Plan Review (File Index No. DAP-001-105) to allow a proposed 200,000 square foot industrial fulfillment center including cross dock facilities and maintenance building as an alternative to a previously approved 808,500 square foot industrial distribution warehouse on property that is 42.67 gross acres located within the M-2 (Heavy Industrial) Zone.

At the meeting, the Planning Commission will consider the following proposed environmental determination for the project, as required by the California Environmental Quality Act (CEQA).

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act (“CEQA”), CEQA Guidelines § 15164, a lead agency may prepare an addendum to a previously approved MND if only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 have occurred. An Addendum to the MND has been prepared and findings certifying the proposed Addendum to approved MND will be considered by the Planning Commission.

RECOMMENDATION: Staff recommends that the Planning Commission approve the **Modification Architectural and Site Plan Review**, and adopt the CEQA Addendum prepared for this project and the related Mitigation Monitoring Program, through adoption of the attached Resolution titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A MODIFICATION OF ARCHITECTURAL AND SITE PLAN REVIEW (FILE INDEX NO. DAP-001-105) TO ALLOW A PROPOSED 200,000 SQUARE FOOT INDUSTRIAL FULFILLMENT CENTER INCLUDING CROSS DOCK FACILITIES AS AN ALTERNATIVE TO A PREVIOUSLY APPROVED 808,500 SQUARE FOOT INDUSTRIAL DISTRIBUTION WAREHOUSE ON PROPERTY THAT IS 42.67 GROSS ACRES LOCATED WITHIN THE M-2 (HEAVY INDUSTRIAL) ZONE. (File Index No. DAP-001-269)

Motion and second by Commissioner Arrieta/ Commissioner Larson 7 to 0 to approve.

Roll Call vote as follows; Ayes- Commissioner Arrieta, Vice Chair Archuleta, Commissioner Delgado, Commissioner Granado-Dominguez, Commissioner Grossich, Commissioner Larson, and Chair Prieto.
Noes- None.

G. PUBLIC HEARINGS:

1. FILE INDEX NUMBER: DAP-001-187 VALLEY PALLETS, INC.

PROPERTY OWNER: Rebbur, LLC

PRESENTED BY: Mario Suarez, AICP, Senior Planner

PUBLIC COMMENTS:

- None.

APPLICANT: Frank Shean, President of Valley Pallets, Inc.

PROPERTY LOCATION: 1235 S. Lincoln Street

COUNTY ASSESSOR PARCEL NO.: 0163-302-11, 12, 13, 14, 15 and 0163-311-35

DESCRIPTION: Modification to Conditional Use Permit (CUP) (File Index No. DAP-000-641) requesting modification of several conditions of approval to allow a pallet manufacturing, distribution and pallet storage use including the modification of conditions 7, 8, and 11 of DAP-000-641 and reporting on the completion status and compliance with appropriate code requirements; in addition, the City of Colton will be reviewing all conditions for update and modification to current standards since project has not been completed since its original approval in 2007. In addition, **Variance to allow 59 parking spaces instead of 95; **Variance** to allow six foot screen fence along the rear and side property lines instead of the minimum eight foot high screen fence/wall; and **Variance** to allow 0.005% or 780 square feet landscaping instead of 15% or 22,368 square feet landscaping on an approximately 3.42 acres of an overall site that measures 6.7 acres consisting of six parcels zoned M-1/SDA, Light Industrial/Sensitive Development Area.**

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

Chair acknowledged attendance by Mayor DelaRosa and Council Member Navarro.

RECOMMENDATION: Staff recommends that the Planning Commission adopt:

1. Resolution No. R-19-15 **A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING MODIFICATION OF CONDITIONAL USE PERMIT (DAP-000-641) REQUESTING MODIFICATION OF SEVERAL CONDITIONS OF APPROVAL TO ALLOW A PALLET MANUFACTURING, DISTRIBUTION AND PALLET STORAGE USE ON PROPERTY LOCATED IN THE M-1 / SDA (LIGHT INDUSTRIAL / SENSITIVE DEVELOPMENT AREA) ZONE ON PROPERTY MEASURING APPROXIMATELY 3.12 ACRES IN SIZE OF A LARGER SITE THAT MEASURES 6.7 ACRES IN AREA. (FILE INDEX NO. DAP-001-187)**

2. Resolution No. R-20-15: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A VARIANCE TO ALLOW VARIANCE TO ALLOW 59 PARKING SPACES INSTEAD OF 95; VARIANCE TO ALLOW SIX FOOT SCREEN FENCE ALONG THE REAR AND SIDE PROPERTY LINES INSTEAD OF THE MINIMUM EIGHT FOOT HIGH SCREEN FENCE/WALL; AND VARIANCE TO ALLOW .005% LANDSCAPING INSTEAD OF 15% LANDSCAPING, SUBJECT TO FINDINGS FOR EACH VARIANCE AND CONDITIONS OF APPROVAL LOCATED AT 1235 S. LINCOLN STREET, WITHIN THE M-1/SDA (LIGHT INDUSTRIAL / SENSITIVE DEVELOPMENT AREA) ZONE. (FILE INDEX NO.: DAP-001-187)

Motion and second by Commissioner Arrieta/ Commissioner Granado-Dominguez 7 to 0 to continue public hearing to March 22, 2016 and notify applicant that this is the final continuance to be approved by the Commission. Roll Call vote as follows; Ayes- Commissioner Arrieta, Vice Chair Archuleta, Commissioner Delgado, Commissioner Granado-Dominguez, Commissioner Grossich, Commissioner Larson, and Chair Prieto. Noes- None.

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

- Update on Cal Med Project.
- Comments regarding status of Colton Iron & Metal.
- Completing 700 forms.

Archuleta

- Comments regarding Rancho Avenue on- ramp to I-10 (trucks are still being stuck at on-ramp).
- Thanks to Senior Planner, Mario Suarez for reports.

Arrieta

- Glad to be back from vacation.
- Compliment to staff, Mario Suarez for reports.

Granado-Dominguez

- Thank you to staff for good job on reports and bringing in new businesses.

Grossich

- Sunstate Equipment is already violating conditions on CUP (elevated booms).
- A Code Compliance Officer should be assigned to Development Services to assist with business enforcement.

Larson

- Comments regarding status of SA Recycling improvements.
- Glad to see projects/construction moving forward.

Prieto

- City should have a Code Compliance Officer assigned to business- related code enforcement.
- Questions & comments regarding Squires Lumber-status of improvements and need to obtain BOP.

I. ADJOURNMENT

Motion and second by Vice Chair Archuleta /Commissioner Arrieta to adjourn the meeting at 6:45 p.m.

Approved by: _____

Mark R. Tomich, AICP

DRAFT



STAFF REPORT

DATE: MARCH 22, 2016
TO: PLANNING COMMISSION
FROM: MARK TOMICH, DIRECTOR OF DEVELOPMENT SERVICES *MT*
PREPARED BY: MARIO SUAREZ, SENIOR PLANNER *MS*
SUBJECT: Agenda Item
DAP-001-187 – Valley Pallets – Modification of CUP and Variances

Please continue public hearing for this agenda item to April 12, 2016 to accommodate a City Council request to be briefed on this application.



Planning Commission Staff Report

CITY OF COLTON
Development Services Department

TYPE OF ACTION: FINAL ACTION

MEETING DATE: March 22, 2016

FILE INDEX NUMBER: DAP-001-290 CBM Motorsports

PROPERTY OWNER: CHURCH OF JESUS CHRIST LDS SB STAKE

APPLICANT: Bruce McKillop & Christopher Bland, CBM Motorsports LLC

PROPERTY LOCATION: 725 & 755 S La Cadena Drive (SWC/ Maple St)
ASSESSOR PARCEL NUMBER: 0163-201-07

REQUEST: **(1) Conditional Use Permit (CUP)** for the operation of a vehicle service use including automotive engine building, vehicle parts sales, service, and installation; **(2) Site Plan Review** for the (a) conversion of existing buildings for use for vehicle and vehicle parts service, (b) proposed outdoor storage yard for vehicles; and (c) related site improvements, including new block wall, planting, and paving; and **(3) Minor Deviation** for a proposed wall height of 8 feet, over the maximum 6 feet allowed, on a ~4.43-acre lot, improved with two buildings, a 1-level 26,697-sf building at 725 South La Cadena and a 2-level 15,520-sf building at 755 South La Cadena Drive, and zoned C-2, General Commercial.

ACTIONS:

APPLICATION FILED: 1/21/16
APPLICATION REVIEW COMMITTEE: 2/17/16
PUBLIC NOTICE: 03/11/16
ENVIRONMENTAL DETERMINATION: Recommendation: Categorical Exemption- Class 01.
Pursuant to CEQA Guidelines Section 15301 – Existing Facilities
PLANNING COMMISSION: 03/22/16 - Recommendation: Approval, subject to conditions;
Decision: _____
APPEAL PERIOD ENDS: _____ (10 days)
EXPIRATION: _____ (12 months)

PROPERTY INFORMATION:

- 1. Location: 725 & 755 S La Cadena Drive, Colton CA 92324
 Assessor’s Parcel No: 0163-201-07
- 2. Site Size: ~4.43 acres
- 3. Existing Land Use: vacant store/warehouse
 Prior use: Retail-secondhand store with warehouses
- 4. General Plan Land Use Designation: General Commercial
- 5. Zoning: C-2, General Commercial

Surrounding Properties:

	Existing Land Use	General Plan Land Use Designation	Zoning
North	Street (Maple Street) <ul style="list-style-type: none"> • Single-Family & Multiple-Family Detached Housing 	<ul style="list-style-type: none"> • LDR, Low Density Residential • GC, General Commercial 	<ul style="list-style-type: none"> • R-1, Low Density Residential • C-2, General Commercial
West	Railroad line	R-U, Railroad-Utility	R-U, Railroad-Utility
East	Street (Seventh Street) <ul style="list-style-type: none"> • Public School (Wilson Elementary School) 	P-I, Public-Institutional	P-I, Public-Institutional
Southeast	Street (La Cadena Drive) <ul style="list-style-type: none"> • Vacant Paved Lot • Single-Family Detached Housing • Construction Equipment Yard 	<ul style="list-style-type: none"> • GC, General Commercial • LDR, Low Density Residential • LI, Light Industrial 	<ul style="list-style-type: none"> • C-2, General Commercial • R-1, Low Density Residential • M-1, Light Industrial

Prior Actions:

- 1. Business License for ‘Used Merchandise Store’ dba Colton Desert Industries. Operated by The Church of Latter Day Saints. Close-out: 6-30-2015.

PROPERTY DESCRIPTION

The subject property is located at the southwest corner of La Cadena Drive and Maple Street which was previously used as a retail secondhand (thrift) store with indoor retail display areas, offices, and warehouses. The property is improved with two buildings: Building “A” - 1-level building at the north part of the site and Building “B” (755 S La Cadena) – a 2-level building at the south part of the site. The two buildings are accessible via four driveway entries from the street- one main entry facing La Cadena Drive, a major arterial road and truck route, and three facing Maple Street, a local street. The site is

partly developed with paved parking areas and fenced loading areas to the south of Building B and to the west of Building A. The western (rear) part of the property is unpaved and unimproved and abuts a slope (berm) for the adjacent railroad which is at grades approximately 4 to 6 feet higher than that of the subject property. The site abuts a landscaped berm within the public right-of-way and planting maintained by the City located along the southern part of the eastern (front) property line adjacent to La Cadena Drive.

PROPOSAL

The applicant, CBM Motorsports, is a vehicle service company which specializes in high performance engines for hot rod, off road, and classic cars. The company is presently based in Rancho Cucamonga and is planning to relocate to the subject property. The proposed operation will include engine building and vehicle parts sales, service, and installation. As stated in the applicant's business operation statement, the proposal also includes the operation of a dynamometer for engine testing and the storage of customer trailers used to transport vehicles being serviced on site, which will both be secondary to the main operation. According to the statement, the business is expected to be open Monday through Friday from 6:30 a.m. to 10:00 p.m. and on Saturdays 8:00 a.m. to 6:00 p.m. and will employ up to 25 employees.

The applicant is proposing the following site changes to prepare the site for its use:

- Convert a part of the 'warehouse' portion of the building at 725 S La Cadena for 'vehicle parts assembly' – building 'change of occupancy'.
- Convert the 'warehouse' portion of the building at 755 S La Cadena for 'vehicle repair' and the 'dynamometer' – building 'change of occupancy'.
- Create an outdoor vehicle storage yard with areas designated for the temporary storage of trailers used to transport vehicles, while these vehicles are being worked on.
- Construct a 8-foot high wall enclosing the back portions of the property to screen loading areas, outdoor vehicle storage yards and parking accessible via new driveway gates with the remainder front parking lot to remain accessible.
- Construct new planter areas along the base of the proposed wall where visible from streets and where no existing planting is currently provided.
- Install new planting materials, including at least 40 trees, ground cover, vines along wall surfaces, consistent with water conservation regulations.
- Add new paving to provide more parking spaces (to allow use of existing paved areas for vehicle storage use) and provide more space for fire lanes.
- Re-design parking lot and driveway striping including handicapped access to accommodate new wall and outdoor vehicle storage yard. Existing chain link fencing will be removed.
- Construct trash enclosure for site.
- Demolition of existing building-mounted can sign and pole sign along La Cadena Drive and installation of new building-mounted channel letter sign.
- Other repair work and building facility upgrades.

Other than the proposed signage and replacement of damaged building features, no other changes are proposed to building exteriors.

BACKGROUND

The proposal conforms to the requirements of the C-2 zone (as shown by attached table), except for maximum wall height of 6 feet (for which a **Minor Deviation** application has been filed to allow a height of 8 feet pursuant to CMC 18.58.030.1.e. below) and existing nonconformities relative to minimum amount (15-percent) of landscape areas and minimum landscaped yards along streets. However, the proposal will decrease the nonconformity by increasing the amount of landscape area from less than 1 percent to over 5 percent and providing a compliant landscaped yard along the majority of Maple Street which is adjacent to the proposed wall.

CMC 18.58.030 Administrative Application review procedures. 1. Minor deviations. The Director Shall have the power to hear and approve, conditionally approve or deny minor deviations from the provisions of the zoning regulations in the limited situations enumerated below: e. A maximum height increase of two feet for Fences, Hedges and Walls;

The proposed use fits the description (CMC 18.04.068 provided below) of 'automobile repair', which may be permitted in the C-2 zone with the approval of a conditional use permit (CUP) by the Planning Commission.

CMC 18.04.068. Automobile Repair. "Automobile Repair" means repair of motor Vehicles as well as the Sale, installation and servicing of automotive equipment and Parts together with body repair, painting, steam cleaning and welding.

The proposed site changes and the Minor Deviation application for wall height may be reviewed administratively through a Site Plan Review application. These reviews have been included with the review of the CUP so the Planning Commission may review these concurrently.

ANALYSIS

Compatibility with Surrounding Properties

Although the subject property is surrounded by residential uses and a school, none of these properties abut the site directly. The residential areas to the north and southeast and school (Wilson Elementary School) to the east are buffered from the site by public streets. The residential lots to the west are separated from the site by the railroad line, which also provides the added buffer of a 4 to 6 foot high berm. In addition to these buffers, noise and other impacts are expected to be minimized due to the large lot size relative to those typical of other vehicle service uses, the proposed hours of operation (closes at 10 pm), and the proposal to conduct all activities, including the dynamometer, indoors. Additionally, conditions are proposed that will address potential negative impacts.

Vehicle Storage Yard

The applicant has stated that the proposed vehicle storage yard is partly requested since customers sometimes will transport vehicles (some of which are hot rod or off road vehicles) needing repairs in

trailers (photos provided in Attachment 2b). The applicant would like to allow customers to store the trailers on the site for the duration of time that vehicles are being repaired and ready for pick up. Trailer storage is not a permitted use in commercial zones so staff is recommending a condition that restricts the proposed trailer storage as incidental to the main operation. A recommended operational condition will require that the trailer and vehicle being transported both be registered to the same customer and not allowing an additional fee charged for such storage.

Block Wall Height

The applicant has requested the proposed 8-foot high block wall is needed to secure the property and the vehicle storage yard. Although the height of the wall exceeds the maximum 6-foot height allowed in commercial zones of 6 feet, staff is recommending approval of **Minor Deviation** for the greater height based on the following:

- The wall will not directly abut any sensitive uses, such as residences.
- The wall will provide screening of onsite activities and trailer storage from streets and adjacent properties.
- New planters are proposed at the base of the wall segments that face the public streets which will provide planting that will complement the increased wall surfaces.

Block Wall Location/Design

The applicant originally proposed to place segments of the proposed wall at the property line to maximize use of the property. However, the applicant has stated that the proposed wall may need to be set back from the property lines once the actual location of the property lines is confirmed through a licensed land surveyor due to the following:

- The western lot line appears to be located within sloped areas next to the railroad berms in certain segments which would require the proposed to have a 'retaining wall' design or be set back a sufficient distance from the toe of slope per Building Code requirements.
- The western end of the north lot line along Maple Street terminus (cul-de-sac) appears to show a larger terminus (cul-de-sac) than the street improvements (curb, gutter, sidewalk) for the existing terminus. Therefore, the north lot line is set back significantly from the edge of the existing sidewalk at the terminus whereby portions of the proposed wall and planting encroach into the public right-of-way. The Public Works Department has stated that if the enlarged terminus (cul-de-sac) is no longer slated for construction, the proposed wall and planting may be placed at the edge of the existing sidewalk if the lot line is corrected to match the existing street improvements or an encroachment permit is issued to allow the wall within the public right-of-way.

Since the exact location of the wall cannot be determined until the confirmation of the location of property lines through a surveyor, the applicant has asked to defer approval of the ultimate location and design of the proposed block wall to a subsequent application for a Modification of Site Plan Review. This application may be approved by the Director of Development Services with the understanding if the modification is significant, it will need to return to the Planning Commission.

Fire Sprinkler Requirement

The applicant originally proposed to use the mezzanine (second level) of Building B (755 S La Cadena Dr) for office and storage. However, current Fire Code regulations require that the building be provided with fire sprinklers due to the proposed change of occupancy of parts of the building. (Building A is already provided fire sprinklers.) The applicant asked that this requirement be waived based on not counting the second level (mezzanine) as floor area so that the cumulative building floor area is less than the threshold that requires fire sprinklers. However, the applicant would still like the option to use the second level in the future when fire sprinklers are installed. The applicant is proposing to remove one of the two sets of stairs and make the second set of stairs inaccessible. In response, a condition has been added that, upon initial occupancy, the second level is made inaccessible to the satisfaction of the Fire Marshal and fire sprinklers will not be required until a 'tenant improvement' permit is obtained to allow use of the second level.

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 proposed projects that involve negligible or no expansion beyond what currently exists at the time of environmental determination.

STAFF RECOMMENDATION

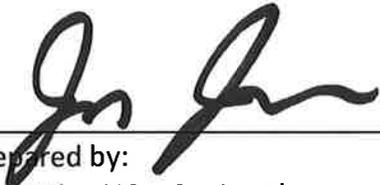
Staff recommends that the Planning Commission approve the applications through the following actions:

1. Approve the requested **Conditional Use Permit (File Index No. DAP-001-290a)**, subject to conditions, through the adoption of the draft Resolution No. R-7-16 titled:

RESOLUTION NO. R-7-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A VEHICLE SERVICE USE INCLUDING AUTOMOTIVE ENGINE BUILDING, VEHICLE PARTS SALES, SERVICE, AND INSTALLATION ON PROPERTY LOCATED AT 725 & 755 SOUTH LA CADENA DRIVE AND ZONED C-2, GENERAL COMMERCIAL. (FILE INDEX NO. DAP-001-290a).

2. Approve the requested **Site Plan Review (File Index No. DAP-001-290b)**, subject to conditions.
3. Approve the requested **Minor Deviation (File Index No. DAP-001-290c)**, subject to conditions.

Prepared by:



Prepared by:
Jay Jarrin, AICP, Senior Planner



Approved by:
Mark R. Tomich, AICP, Director

Attachments

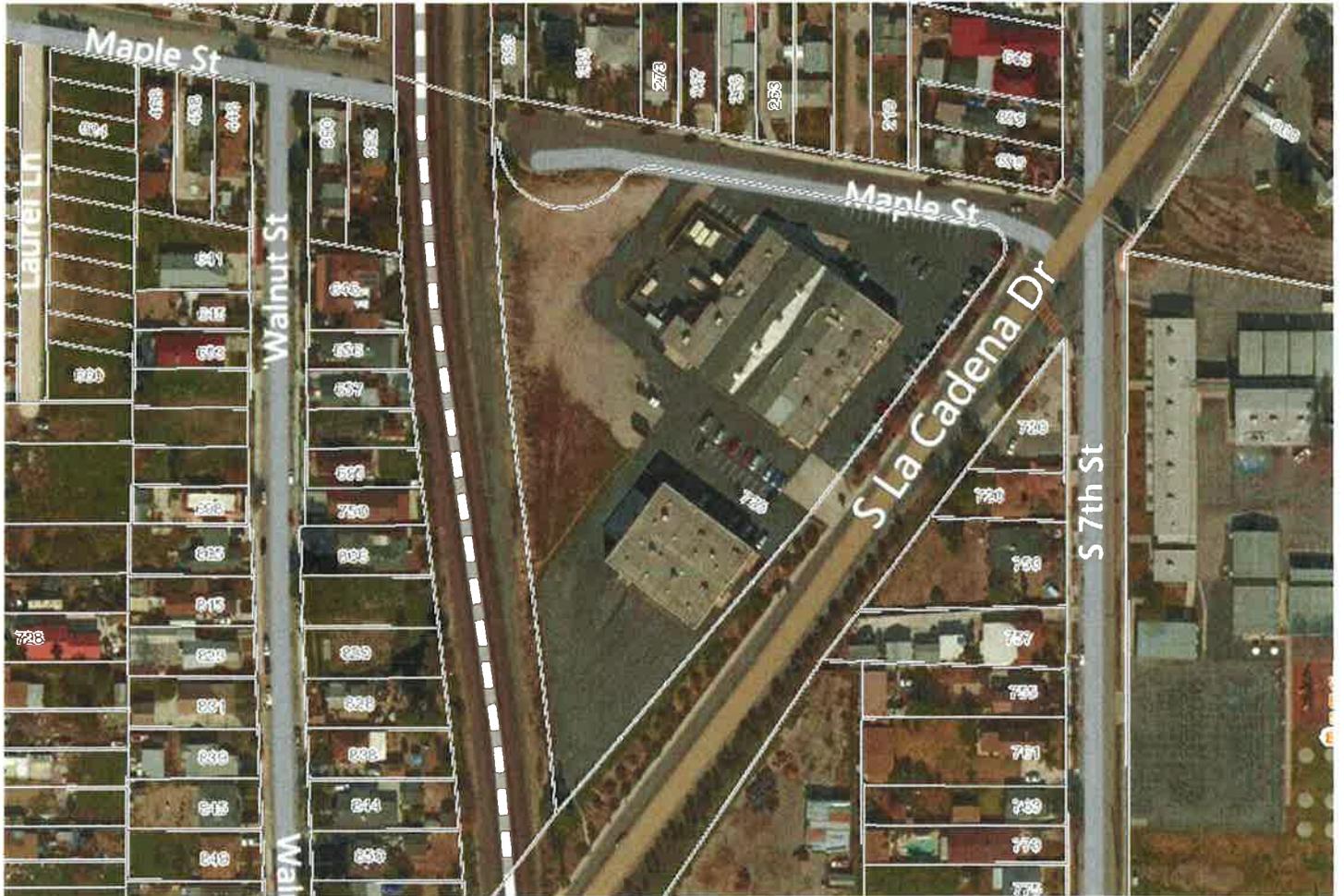
1. Aerial Photograph
2. Applicant's Submittal
 - a. Operation Statement, dated February 26, 2016
 - b. Examples of Typical Transport Trailers ('outdoor storage trailers')
3. Proposed Draft Recommended Resolution No. R-7-16 – Conditional Use Permit
4. Proposed Draft Recommended Conditions – Site Plan Review
5. Proposed Draft Recommended Conditions – Minor Deviation
6. Plans – 8-1/2" by 11"
7. Plans – Full Size (11" x 17")
8. Selected Sheets (Site Plan, Landscape Plan)– 24" x 36"

###

AERIAL PHOTOGRAPH – DAP-001-190

PROPERTY LOCATION: 725-755 S La Cadena Drive (SWC/ Maple)

ASSESSOR'S PARCEL NUMBER(S): 0163-201-07





www.CBMmotorsports.com

9252 Hyssop Dr., Rancho Cucamonga, CA 91730 ■ Phone (909) 291-7550 ■ Fax (909) 291-7554

February 26, 2016

Business Operation Statement

RECEIVED

FEB 29 2016

CITY OF COLTON
DEVELOPMENT SERVICES DEPARTMENT

Name of Business : CBM Motorsports LLC
 Address: 725-755 La Cadena Dr, Colton, CA
 Phone: 909-291-7550 Fax: 909-291-7554
 Web Site: www.CBMmotorsports.com

Days of operation:	Monday - Friday	Saturday	Sunday
Hours of operation :	6:30 am - 10:00 pm	8:00 am - 6:00 pm	Closed
Number of Employees:	21-25	(no delivery's)	

Description of work being done or service provided:

CBM Motorsport is an automotive engine builder, parts retailer, and accessory sales. CBM is based on the commercial activity of vehicle parts sales and service as the main use, with other activities secondary to this main use. We offer installation for the parts we sell. CBM also provides engine and chassis dynamometer testing and engine computer management tuning.

We Specialize in LS high performance engine's for hot rods, off rod vehicles, and classic cars. "LS", is GM's code for that family of (or variation of) engines that come in Late model Corvette, Camaro, CTSV, and GTO Vehicles. It is GM's way of internally tracking the design and build of the engine variation.

A "dynamometer" is used for testing of engines and tuning. They are commonly found in all CA smog shops were vehicles are smog tested for compliancy.

In Building A (725 La Cadena) we will have a retail showroom where CBM will provide customers automotive and related products for sale as well as vehicle related sales and office space for phone sales and technical support. In the back warehouse space we will assembly and build our engines and accessories for the engines as well as store all of our inventory parts for the engine builds and parts for sale.

In Building B (755 La Cadena) is where all service work will be performed on customers vehicles which would include (the removal and reinstallation of engine, mechanical diagnostic, and preventative maintenance or repair) and where customer vehicles that work is being performed on will be stored overnight . This building also house's the dynamometer that will be used for diagnostic and tuning.



www.CBMmotorsports.com

9252 Hyssop Dr., Rancho Cucamonga, CA 91730 ■ Phone (909) 291-7550 ■ Fax (909) 291-7554

RECEIVED

FEB 29 2016

CITY OF COLTON
DEVELOPMENT SERVICES DEPARTMENT

Business Operation Statement

CBM does approximately 6.5 million dollars in annual business. We anticipate an increase in sales of 20% once the business is moved into the new location.

Trips generated by trucks are estimated to be twice per week for pickup of completed engine for shipping.

We provide storage of customers recreational vehicles or travel trailer for the customers convince while their vehicle or engine is being served at our facility. This is solely related and secondary to the main use.

Maximum number of vehicles stored at any one time will not exceed 20.

All recreational vehicles or trailer being stored on our property must have current and valid vehicle registration and valid insurance that will be provide by the vehicle's owner to CBM at the time the vehicle is left. There will be no washing of vehicles allowed on site.

No items, other than vehicles will be stored outdoors.

Applicants Name Printed:	Phone:
Bruce McKeop	
Applicants Signature:	Date:
	2-29-16

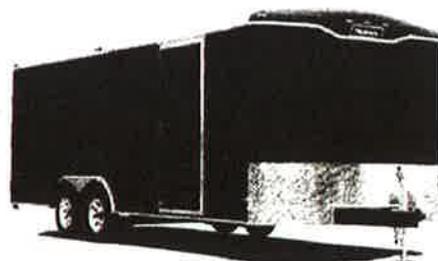
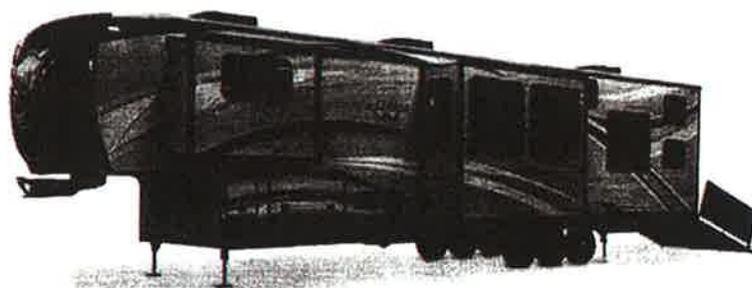
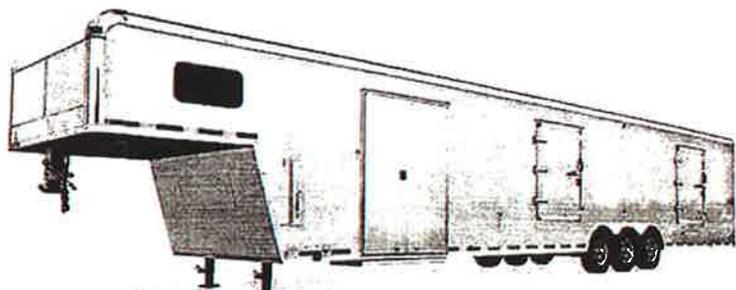
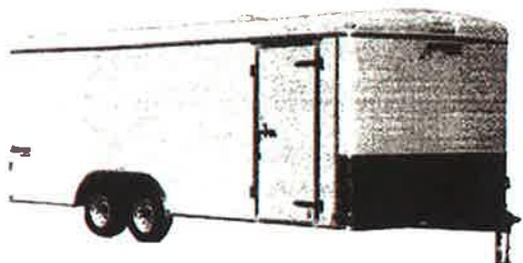


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JAN 21 2016

CITY OF COLTON

CBM Motorsports™
Examples of outside trailer storage.
725 & 755 La Cadena Colton CA



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RESOLUTION NO. R-7-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A VEHICLE SERVICE USE INCLUDING AUTOMOTIVE ENGINE BUILDING, VEHICLE PARTS SALES, SERVICE, AND INSTALLATION ON PROPERTY LOCATED AT 725 & 755 SOUTH LA CADENA DRIVE AND ZONED C-2, GENERAL COMMERCIAL. (FILE INDEX NO. DAP-001-290a).

WHEREAS, an application was filed with the City of Colton by Bruce McKillop & Christopher Bland of CBM Motorsports LLC (hereinafter "Applicant") for a Conditional Use Permit ("CUP") (**File Index No. DAP 001-290a**) for the operation of a vehicle service use including automotive engine building, vehicle parts sales, service, and installation (hereinafter "Proposed Use") on a 4.43-acre lot located at the southwest corner of La Cadena Drive and Maple Street identified as Assessors Parcel No. 0163-201-07 (hereinafter "Subject Property), improved with two buildings, an 1-level 26,697-sf building at 725 S La Cadena and a 2-level 15,520-sf building at 755 South La Cadena Drive,") and zoned C-2, General Commercial; and

WHEREAS, the application was reviewed concurrently with a related application for a **Site Plan Review (File Index No. DAP-001-290b)** for the (a) conversion of existing buildings for use for vehicle and vehicle parts service, (b) proposed outdoor storage yard for vehicles; and (c) related site improvements, including new block wall, planting, and paving;; and **Minor Deviation (File Index No. DAP-001-290c)** for a proposed wall height of 8 feet, over the maximum 6 feet allowed by the Code, on the subject property.

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

WHEREAS, on March 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 Categorically 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:

1. **That the proposed Use is in accord with the General Plan, the objectives of this title, and the purposes of the zone in which the site is located;**

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- a) The project is consistent with the following General Plan Update goals and objectives: (a) **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.”* and (b) **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 use of vehicle service company, including automotive engine building, vehicle parts sales, service, and installation, fits within the description of automobile repair, which may be permitted in the C-2 zone with the approval of a CUP. The proposed use will provide opportunity for services to customers while also providing additional employment opportunities and tax revenue to the residents of Colton. The proposed conversion of the buildings for vehicle service use, proposed outdoor storage yard for vehicles, and site improvements, including new walls, planting, and walls, will allow the maximization of utility of the relatively large site while enhancing its visual appearance.
- b) **The proposed use is in accord with the objectives of Title 18 (Zoning) of the Colton Municipal Code.** Specifically, Section 18.01.030.A.2., which reads: *“To promote the public health, safety, general welfare and preserve and enhance the aesthetic quality of the City by providing regulations to ensure an appropriate mix of land uses in an orderly manner.”* The proposed use, as conditioned, will not negatively impact adjacent residential areas and the community at large and, as designed, will provide an appropriate mix of land uses and enhance the aesthetic quality of the City.
- c) **The proposed use is in accord with the purpose of the zone in which the site is located.** The purpose of the C-2, General Commercial, zone reads: *“The C-2 General Commercial Zone is intended to permit a wide range of retail and commercial services, professional offices, and medical facilities. The General Commercial designation supports higher-intensity commercial uses such as fast-food and sit-down restaurants, offices, auto services, and community-wide and regional retail establishments. Since many of these uses tend to be large in scale, appropriate locations provide regional exposure, high traffic visibility, and contain sites capable of accommodating expansive floor area and customer parking. The General Commercial designation should not apply to areas along low-volume residential roadways or in the midst of a residential neighborhood.”* The proposed use is consistent with the purpose of the C-2 zone, which allows for a wide range of uses. The proposed use fits within the description of automobile repair, which may be permitted in the C-2 zone with the approval of a CUP. The proposed use is appropriate at this location due to the relatively large size of the lot which can accommodate the operation of the proposed use and has additional underutilize areas capable of accommodating future expansion. The subject property is located along a major thoroughfare, La Cadena Drive, a major arterial street, which allows

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access not through low-volume residential streets.

2. **That the proposed Use, together with the conditions applicable thereto will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.**

The proposed use of vehicle service company, including automotive engine building, vehicle parts sales, service, and installation, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity for the following reasons:

- a. The subject property is located within a commercial corridor which is zoned and designed for commercial uses.
- b. The proposed use fits within the description of automobile repair, which may be permitted in the C-2 zone with the approval of a CUP.
- c. The subject property is relatively larger than those typical of other vehicle service uses, which facilitates minimizing potential negative impacts.
- d. The subject property does not directly abut any sensitive uses, including residences and schools.
- e. Adjacent residences and schools are buffered from the subject property by either railroad lines or public streets.
- f. The subject property has direct access to a major thoroughfare, La Cadena Drive, a major arterial street, which allows access not through low-volume residential streets.
- g. Conditions have been placed on the project that will address potential impacts, if any should occur.

3. **That the proposed Use complies with each of the applicable provisions of this title.**

The proposed use of a vehicle service company, including automotive engine building, vehicle parts sales, service, and installation fits within the description of automobile repair, which may be permitted in the C-2 zone with the approval of a CUP. The use conforms to the requirements of Title 18 (Zoning) of the Colton Municipal Code.

SECTION 2. The Planning Commission of the City of Colton, in accordance with the California Environmental Quality Act, has found that the project will not have a significant impact on the environment and is Categorical Exempt from CEQA under Article 19, Section 15301 (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

1 Planning Commission hereby approves the requested **Conditional Use Permit (File Index No.**
2 **DAP-001-290a)**, subject to conditions of approval listed on the attached sheet labeled Exhibit
3 "A".

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

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

10 **SECTION 6.** The Secretary shall certify the adoption of this Resolution.
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PROPOSED CONDITIONS OF APPROVAL

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

HOLD HARMLESS

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

1. This approval is for a **Conditional Use Permit (“CUP”) (File Index No. DAP-001-290a)** for the operation of a vehicle service use, including automotive engine building, vehicle parts sales, service, and installation, on property located at 725 & 755 S La Cadena, as shown on the plans stamped received on ___ by the Development Services Department and stamped approved on ___, except as amended by the following conditions.
2. Any requests for modifications, including any deviation from the approved plans and/or conditions of approval, shall be submitted to the Development Services Director for review, prior to implementation of the modification. Significant deviations from the approved plans or conditions of approval shall be subject to review and approval by the Planning Commission. The applicant requesting the modification shall supply information deemed necessary by the Director and/or Commission to make a determination.
3. This approval shall not be effective and no permit or approvals issued or granted, unless the applicant signs an ‘Acknowledgment of Conditions’ form and the original executed form is received by the Development Services Department.
4. This approval is granted concurrently with the approvals of applications for (1) **Site Plan Review (File Index No. DAP-001-290b)** for the (a) conversion of existing buildings for use for vehicle and vehicle parts service, (b) proposed outdoor storage yard for vehicles; and (c) related site improvements, including new block wall, planting, and paving, and (2) **Minor Deviation (File Index No. DAP-001-290c)** for a proposed wall height of 8 feet, over the maximum 6 feet allowed by the Code, on the subject property.
5. The Applicant and/or Property Owner shall comply with all requirements of all reviewing agencies and shall comply with all applicable local, state, and federal rules, laws and regulations.

- 1 6. The Applicant and/or Property Owner shall, at all times, maintain the property so as not
2 to constitute a nuisance in the community.
- 3 7. The Applicant and/or Property Owner shall have graffiti removed from any structures
4 within 24 hours upon notification by the City.
- 5 8. Prior to implementation of modifications to the site (including walls or fences), the
6 applicant shall contact the Development Services to determine if permits are required.
- 7 9. Any plans submitted for building plan check and construction plans for this Project shall
8 contain an exact reproduction of these conditions of approval on one of its sheets.
- 9 10. The site shall remain under the control of one single operator, lessee, or licensee.
10 Dividing the site into multiple operators, lessees, or licensees with more than one
11 operator, lessee, or licensee shall require a modification of this conditional use permit.
- 12 11. Prior to the start of operations by the proposed tenant, the operator shall obtain a
13 business license from the Development Services Department.
- 14 12. Prior to obtaining a business license, the operator shall obtain final approval (issuance) of
15 a business occupancy permit (BOP) from the Development Services Department.
- 16 13. Prior to filing an application for a business occupancy permit (BOP), as required by
17 Section 18.58.020 of the Colton Municipal Code, from the Development Services
18 Department, the following shall be obtained:
 - 19 a. Obtain the approval from the Director of Development Services of a Modification
20 of Site Plan Review application for the ultimate location, design, and material of
21 proposed block wall, fencing, and gates upon confirmation of the location of
22 property lines and distances to adjacent lot lines, features, and grades/slopes.
 - 23 b. Obtain a 'tenant improvement' permit(s) from the Building Division, upon plan
24 check submittal and approval, including a change of occupancy for Building A
25 (725 South La Cadena Drive) and Building B (755 South La Cadena Drive) to match
26 this approval and approved plans.
 - 27 c. Obtain separate permits from the Building Division, upon plan check submittal
28 and approval, for the trash enclosure and other site improvements, where
determined to be required.
 - d. Obtain a 'wall' and/or 'fence' permit, upon plan check submittal and approval, for
the proposed wall, fences, and gates, including any retaining wall portions.
Obtain an electrical permit for the proposed vehicular gates.
 - e. Obtain approval from the Development Services Department of landscape and
irrigation plan, prepared by a licensed landscape architect or architect, for
modified and new planting. Plans shall conform to water conservation
regulations. Submit an application to the Development Services Department.

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f. Obtain approval from the Public Works Department for required permits and plans for proposed modifications to paving (drainage, curbing, etc) and other site improvements.

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

- a. Pass inspections from the various City departments.
- b. Conform to the conditions of this approval.
- c. Correct any code violations present at the site.
- d. Complete work as shown on approved permits and plans.
- e. Install wall, fencing, and gates to match approved plans.
- f. Replace damaged doors and windows per approved permits.
- g. Install landscaping and irrigation to match approved plans.
- h. Construct a trash enclosure to match approved plans.
- i. Obtain a Sign Permit for installation of signs.
- j. Remove the existing pole sign within the public right-of-way, upon obtaining appropriate demolition permits.

15. In regard to traffic to and from the site:

- a. The site shall not be accessed by vehicles between the hours of 10:00 p.m. and 6:30 a.m. the following morning.
- b. Except for short-term standing by vehicles making deliveries, parking or storage of trucks over 20 feet long, truck tractors (“bobtails”), or any trailers shall not be allowed outside the screened yard.
- c. Trucks, including deliveries, shall not be allowed to idle for more than 5 minutes within the subject site or on public streets.
- d. Staging (queuing) or parking of trucks, including deliveries, on public streets shall not be allowed.

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

- a. The site operation shall be limited to hours between 6:30 a.m. and 10:00 p.m.
- b. The second level (mezzanine) of the building at 755 S La Cadena Drive shall not be used for any purposes until a ‘tenant improvement’ permit, including installing fire sprinklers, is obtained.
- c. All activities shall be limited to inside the building, except for a defined vehicle storage yard limited to areas enclosed by the proposed screen walls, as shown on the approved site plan.
- d. No activities or storage whatsoever shall be allowed in the unpaved portions of the property.
- e. The items placed within the vehicle storage yard shall not include any trucks over 20 feet long, truck tractors (“bobtails”), or any trailers with the exception of trailers owned by customers of vehicles being repaired at the facility, as evidenced through registration with the State Department of Motor Vehicles, and used solely to transport vehicles being repaired. No additional fee shall be

- 1 charged for storage of trailers. Trailers shall not be block driveways/fire lanes and
2 trailers over 20 feet long shall be stored within parking spaces.
- 3 f. The site shall remain under one single operator.
- 4 g. The screening of the vehicle storage yard shall be maintained at all times so it is
5 not visible from adjacent properties or public streets.
- 6 h. No items, except for vehicles, shall be stored outside the enclosed building.
- 7 i. A minimum of 113 parking spaces shall be maintained and made available for
8 passenger vehicles at all times.
- 9 j. The maximum sound level radiated by any use of facility, when measured at the
10 boundary line of the property on which the sound is generated, shall not be
11 obnoxious by reason of its intensity, pitch or dynamic characteristics as
12 determined by the City, and shall not exceed 65 dBA” to read as follows
- 13 k. The entire site be maintained in a clean and attractive manner, including periodic
14 cleaning and sweeping of the entry driveways and street area adjacent to the
15 site, in accordance with NPDES requirements.
- 16 l. The applicant may apply for a Special Events Permit as allowed by Code.
- 17 m. The site shall be maintained consistent with the approved plans and the
18 conditions of approvals.
- 19 17. Separate submittals and permits are required for all accessory structures such as but not
20 limited to, trash enclosures, patios, light standards, and storage buildings.
- 21 18. Prior to the installation of any signs, the Development Services Department shall be
22 contacted and a Sign Permit obtained, if necessary.
- 23 19. Comply with the requirements of the City of Colton **Building Division** including, but not
24 limited, to the following:
- 25 a. Building permits shall be obtained for proposed work.
- 26 b. All elements of the work shall comply with the adopted building codes.
- 27 c. Provide manufacturer’s installation guide for the car lifts.
- 28 d. Provide manufacturer’s installation guide for the dyno room.
- e. All plans related to Building Code requirements shall be stamped by a licensed
architect, or be otherwise acceptable by the Building Official.
- f. All submitted structural changes shall be prepared by a licensed engineer.
- g. Any new block wall shall comply with adopted building codes and municipal
codes.
20. Comply with the requirements of the **City of Colton Public Works Department**. Where
applicable.
21. Conform with the requirements of the **City of Colton Electric Department**, including the
following:

- 1 a. It has been determined that the project is within the City of Colton. The City of
2 Colton will provide service to this project. The developer shall meet all City of
3 Colton Electric Utility service requirements and pay all applicable fees.
- 4 b. The project developer/applicant shall comply with all customer service policies of
5 the City of Colton Electric Utility Department. The developer shall provide the
6 Electric Utility with all information necessary to determine the project's electric
7 service requirements; and if necessary and at their own expense, install all
8 conduit and vault systems associated with underground primary/service line
9 extensions and street-lighting as per the Electric Utility's approved design. The
10 developer shall pay all charges associated with the Electric Utility's cost to
11 construct underground and overhead line extensions and street-lighting.
- 12 22. Comply with requirements of the **Colton Fire Department**, including the following:
- 13 a. The building at 725 S La Cadena Drive is protected by an automatic fire sprinkler
14 system and may require modification. Any modifications to the existing fire
15 sprinkler systems shall be performed by a State licensed fire protection
16 contractor (C-16). Detailed plans with supporting calculations and specifications
17 shall be submitted to the Fire department for review and separate permit
18 issuance.
- 19 b. The building at 755 S La Cadena Drive shall be provided an engineered automatic
20 fire sprinkler system. Detailed drawings and calculations shall be submitted to
21 the fire department for review, approval and permit issuance prior to installation.
22 This requirement may be deferred if a portion of the building remains unused and
23 is made inaccessible, to the satisfaction of the Fire Marshal, so that the remaining
24 square footage of the building does not exceed the minimum that requires fire
25 sprinklers by the Fire Code. At a minimum, a lock and Knox box shall be provided
26 for the first level door for the remaining stairway to the second level with the
27 demolition of the other stairway.
- 28 c. Access roadways ("fire lanes") shall be provided in accordance with the City's
Municipal Code.
- d. Premise identification shall be provided in accordance with the City's' Security
Ordinance #0-13-89, Section XIV (residential), Section XV (commercial).
- e. 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.
- f. Visible hazard identification signs (placards) in accordance with the International
Fire Code and as specified by N.F.P.A 704 shall be provided and placed at the

- 1 entrances to locations where hazardous materials are stored, dispensed, or used
2 in quantities.
- 3 g. A Fire Department Permit will be required for your operations in accordance with
4 Section 105 of the International Fire Code. The fire permit shall be obtained from
5 the Fire Safety Division of the Fire Department.
- 6 h. Portable fire extinguishers shall be required for this project. Size, type, and
7 locations shall be determined by the fire department's field inspector.
- 8 i. The proposed facility's use and/or operations shall be designed and maintained in
9 accordance with the 2012/2013 editions of the International Fire and Building
10 Codes / California Fire and Building Codes (Title 24).
- 11 j. A fire alarm system designed; installed and maintained in accordance with
12 National Fire Protection Association's Standard #72 (N.F.P.A. 72) shall be
13 provided. Detailed drawings with supporting calculations shall be submitted to
14 the fire department for review, approval and permit issuance, and prior to the
15 installation.
- 16 k. Deferred plan submittals to the Fire Department and separate permits from the
17 Fire Department are required on the following:
- 18 o automatic fire suppression/sprinkler systems
 - 19 o fire alarms
 - 20 o high piled combustible storage
 - 21 o Protected Aboveground Fuel Storage Tanks / Dispensing
- 22 l. Chapter 6.95 of the California Health and Safety Code requires that facilities that
23 handle hazardous materials or generate hazardous wastes must comply with
24 hazardous material disclosure laws. a "business emergency /contingency plan"
25 will be required for this project prior to occupancy.
- 26 m. The applicant shall comply with all Fire Department requirements as noted during
27 the business occupancy process. (B.O.P.)
- 28 23. 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

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or backflow valves will be secured in a locked metal cage to prevent theft or vandalism.

- b) Loitering: Loitering is prohibited on or about the premises. No exterior fixtures or furnishings at or adjacent to the location that encourage loitering and nuisance behavior. No exterior pay telephones.
- c) Litter/Graffiti: The exterior of the business and areas adjacent to the business over which they have control, including all signs and accessory buildings and structures, shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter and debris from the premises and on all abutting sidewalks and parking lots within twenty (20) feet of the premises. Graffiti shall be removed within forty-eight (48) hours with a color-matching paint. The expectation for graffiti cover up is an appearance that the graffiti never existed.
- d) The applicant shall grant “right of access” by the city or agent to remove graffiti.
- e) Exterior Lighting: All lightning will be maintained in good working order. All lighting shall be shown on the required plot plans. Lighting shall be designed and installed in such a manner that provides adequate lamination to all parking spaces, stalls, walkways, corridors, and stairways, insuring there are no dim, dark, or shadowed areas (other than shadows naturally cast beneath the actual vehicles.) Lighting level will be a minimum footcandles as required by ordinance. The placement of the lighting fixtures shall be such that the angle of projected light does not interfere or hinder the vision of police officers or security personnel patrolling the areas. All lighting will be properly shielded so as to not trespass or disturb neighboring residences, adjacent businesses, or persons while driving vehicles upon the roadway. In the event a lighting fixture becomes inoperable, property management will have the lighting repaired within 72 hours.
- f) General Parking: Parking lot shall be maintained in accordance with Title 18 of the Colton Municipal Code, zoning ordinance requirements for paving and striping. Parking shall include the required amount of Disabled parking to ADA specifications and dimensions. All parking lot entrances will be posted in compliance with Vehicle Code 22658 which minimally includes: A substantive statement prohibiting public parking, states vehicles will be towed at owner’s expense, references Vehicle Code 22658, and must be a minimum of 17”X 22” with a minimum of 1” letters. In addition, the sign will indicate the name of the private towing company and phone number above the police department name and phone.
- g) Disabled Parking: All disabled parking spaces will comply with Americans with Disabilities Act (ADA) requirements and Vehicle Code 22511.8. In addition, disabled parking will be clearly indicated by all three indicia: 1.) blue wheel stop and/or curb, 2.) blue sign with white wheelchair symbol at head of space, and 3.)

- 1 blue field with wheelchair symbol and blue striping painted on the ground. All
2 parking lot entrances will be posted in accordance with Vehicle Code 22511.8(d).
- 3 h) Storage: Parking and trash areas will not be used for storage of hazardous
4 materials, including but not limited to tires, waste oil, and inoperable or
5 unregistered vehicles. Property manager or tenant shall promptly abate
6 hazardous materials or inoperable vehicles. General exterior storage areas will
7 be screened from public view.
- 8 i) Signage: Applicant will fully comply with Colton Municipal Code 18.50 Sign
9 Ordinance as amended. Temporary promotional signs require a permit and must
10 be authorized by Development Services prior to display. Refer to code for
11 additional signage permitting and requirements.
- 12 j) Advertisements: Handbills or advertisements may be distributed in public places
13 person-to-person but will not be placed or left upon unoccupied vehicles or
14 otherwise left unattended in public places.
- 15 k) Special Events: Per Colton Municipal Code section 5.44, applicant shall not
16 conduct, operate, maintain, organize, advertise, or sell or furnish tickets for a
17 special event or permit the subject property to be used for any special event
18 without first obtaining a special event permit. Special events include, but are not
19 limited to, sales events where merchandise, goods, or vehicles are displayed for
20 sale on the property, political functions, fundraising events by non-profit entities,
21 and events featuring motivational or educational speakers. The Special Event
22 Committee may expressly grant a minor variance of conditions specific to
23 individual special events.
- 24 l) Surveillance Monitoring: Should permittee install a video surveillance monitoring
25 system, the video system shall be capable of recording a clear view of all areas of
26 the subject property including, but not limited to, parking lots, walkways,
27 corridors, all sides of buildings, the perimeter landscape and grass areas.
28 Recordings shall be retained for a minimum of 30 days. Copies of recordings will
be provided to the Colton Police Department upon request.
- m) 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.
- n) 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

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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.

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

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

1. This approval for **Site Plan Review (File Index No. DAP-001-290b)** for the (1) conversion of existing buildings for use for vehicle and vehicle parts service, (2) proposed outdoor storage yard for vehicles; and (3) related site improvements, including (a) block walls, fencing, and gates with heights of 8 feet, with the exact location and design to be determined with subsequent Site Plan Review application; (b) planting, including new planting areas, and (c) paving, including re-design of driveways and parking, and new paving areas, on property located at 725 & 755 S La Cadena, as shown on plans stamped approved and dated ____, by the Development Services Department, except as amended by the following conditions.
2. Any requests for modifications, including any deviation from the approved plans and/or conditions of approval, shall be submitted to the Development Services Director for review, prior to implementation of the modification. Significant deviations from the approved plans or conditions of approval shall be subject to review and approval by the Planning Commission. The applicant requesting the modification shall supply information deemed necessary by the Director and/or Commission to make a determination.
3. This approval is granted concurrently with the approval of an application for **Conditional Use Permit (CUP) (File Index No. DAP-001-290a)** for the operation of a vehicle service use including automotive engine building, vehicle parts sales, service, and installation on the subject property.
4. This approval is granted concurrently with, and shall comply with conditions imposed on, the approval of an application for **Minor Deviation (File Index No. DAP-001-290c)** for a proposed wall height of 8 feet, over the maximum 6 feet allowed by the Code, on the subject property.

Proposed Draft Recommended Conditions

Site Plan Review (DAP-001-290b) – 725 & 755 S La Cadena Dr

March 22, 2016 – Page 2 OF 8

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 18.58.030.F of the Colton Municipal Code.
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.
7. This approval shall not be effective and no permit or approvals issued or granted, unless the applicant signs an 'Acknowledgment of Conditions' form and the original executed form is received by the Development Services Department.
8. Any plans submitted for building plan check and construction plans for this Project shall contain an exact reproduction of these conditions of approval on one of its sheets or have a sheet attached with these conditions.
9. Prior to any installation, necessary permits, as determined by the Building Official, shall be obtained from the Building Division after an application for permits with appropriate plans is submitted to the Building Division and plans approved through the plan check process.
10. Prior to the start of the use of the existing buildings for vehicle service and vehicle parts service:
 - a. Obtain final approval (occupancy inspection) for 'tenant improvement' permit(s) from the Building Division, upon plan check submittal and approval, including a change of occupancy for Building A (725 South La Cadena Drive) and Building B (755 South La Cadena Drive) to match this approval and approved plans.
 - b. Obtain final approval of business occupancy permit (BOP) and business license, subject to conditions of the associated conditional use permit (CUP).
 - c. Obtain final approval of permits for the proposed site improvements.
11. Prior to the start of the proposed outdoor storage yard for vehicles:
 - a. Obtain final approval of business occupancy permit (BOP) and business license, subject to conditions of the associated conditional use permit (CUP).
 - b. Obtain final approval of permits for the proposed site improvements including installation of screening for the storage yard.
12. Prior to the issuance of permit for site improvements, including new block wall, planting, and paving, the following shall be provided:
 - a. Obtain the approval from the Director of Development Services of a **Modification of Site Plan Review** application for the ultimate location, design, and material of proposed block wall, fencing, and gates upon confirmation of the location of property lines and distances to adjacent lot lines, features, and grades/slopes.

- b. Obtain a 'wall' and/or 'fence' permit, upon plan check submittal and approval, for the proposed wall, fences, and gates, including any retaining wall portions.
 - c. Obtain separate permits from the Building Division, upon plan check submittal and approval, for the trash enclosure and other site improvements, where determined to be required.
 - d. Obtain a 'wall' and/or 'fence' permit, upon plan check submittal and approval, for the proposed wall, fences, and gates, including any retaining wall portions. Obtain an electrical permit for the proposed vehicular gates.
 - e. Obtain approval from the Development Services Department of landscape and irrigation plan, prepared by a licensed landscape architect or architect, for modified and new planting. Plans shall conform to water conservation regulations. Submit an application to the Development Services Department.
 - f. Obtain approval from the Public Works Department for required permits and plans for proposed modifications to paving (drainage, curbing, etc) and other site improvements.
 - g. Obtain an encroachment permit from City Public Works Department for any portion of wall and planting proposed within the public right-of-way at the Maple Street terminus (cul-de-sac), or provide confirmation that the wall does not encroach into the public right-of-way.
13. All activities shall be limited to inside the building, except for a defined vehicle storage yard limited to areas enclosed by the proposed screen walls, as shown on the approved site plan.
 14. No activities or storage whatsoever shall be allowed in the unpaved portions of the property.
 15. The Applicant and/or Property Owner shall comply with all requirements of all reviewing agencies and shall comply with all applicable local, state, and federal rules, laws, and regulations.
 16. The Applicant and/or Property Owner shall have graffiti removed from any structures within 24 hours upon notification by the City.
 17. The Applicant and/or Property Owner shall, at all times, operate and maintain the property so as not to constitute a nuisance in the community.
 18. Comply with the requirements of the City of Colton **Building Division** including, but not limited, to the following:
 - a. Building permits shall be obtained for proposed work.
 - b. All elements of the work shall comply with the adopted building codes.
 - c. Provide manufacturer's installation guide for the car lifts.
 - d. Provide manufacturer's installation guide for the dyno room.

Proposed Draft Recommended Conditions

Site Plan Review (DAP-001-290b) – 725 & 755 S La Cadena Dr

March 22, 2016 – Page 4 OF 8

- e. All plans related to Building Code requirements shall be stamped by a licensed architect, or be otherwise acceptable by the Building Official.
 - f. All submitted structural changes shall be prepared by a licensed engineer.
 - g. Any new block wall shall comply with adopted building codes and municipal codes.
19. Comply with the requirements of the City of Colton **Public Works Department**, including, but not limited, to the following:
- a. Submit to the City Public Works Department a separate drainage plan conforming to code requirements. 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.
 - b. No storage or activities shall be allowed within unpaved portions of the subject property.
 - c. Install and maintain signage, upon approval on appropriate location, size, shape and copy, to restrict the existing driveway on La Cadena Drive to allow only right turning movement onto the subject property and right turning movement out of the subject property.
 - d. Obtain an encroachment permit from City Public Works for any portion of wall and planting proposed within the public right-of-way at the Maple Street terminus (cul-de-sac), or provide confirmation that the wall does not encroach into the public right-of-way.
 - e. Obtain appropriate permits for the demolition of the existing pole sign located within the public right-of-way.
 - f. Plans submitted for landscape & irrigation design shall conform to water conservation regulations.
20. Conform with the requirements of the **City of Colton Electric Department**, including the following:
- a. 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.
 - b. 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.

21. Comply with requirements of the **Colton Fire Department**, including the following:

- a. The building at 725 S La Cadena Drive is protected by an automatic fire sprinkler system and may require modification. Any modifications to the existing fire sprinkler systems shall be performed by a State licensed fire protection contractor(C-16). Detailed plans with supporting calculations and specifications shall be submitted to the Fire department for review and separate permit issuance.
- b. The building at 755 S La Cadena Drive shall be provided an engineered automatic fire sprinkler system. Detailed drawings and calculations shall be submitted to the fire department for review, approval and permit issuance prior to installation. This requirement may be deferred if a portion of the building remains unused and is made inaccessible, to the satisfaction of the Fire Marshal, so that the remaining square footage of the building does not exceed the minimum that requires fire sprinklers by the Fire Code. At a minimum, a lock and Knox box shall be provided for the first level door for the remaining stairway to the second level with the demolition of the other stairway.
- c. Access roadways ("fire lanes") shall be provided in accordance with the City's Municipal Code.
- d. Premise identification shall be provided in accordance with the City's' Security Ordinance #0-13-89, Section XIV (residential), Section XV (commercial).
- e. 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.
- f. Visible hazard identification signs (placards) in accordance with the International Fire Code and as specified by N.F.P.A 704 shall be provided and placed at the entrances to locations where hazardous materials are stored, dispensed, or used in quantities.
- g. 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.
- h. Portable fire extinguishers shall be required for this project. Size, type, and locations shall be determined by the fire department's field inspector.

- i. 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).
 - j. A fire alarm system designed; installed and maintained in accordance with National Fire Protection Association's Standard #72 (N.F.P.A. 72) shall be provided. Detailed drawings with supporting calculations shall be submitted to the fire department for review, approval and permit issuance, and prior to the installation.
 - k. Deferred plan submittals to the Fire Department and separate permits from the Fire Department are required on the following:
 - o automatic fire suppression/sprinkler systems
 - o fire alarms
 - o high piled combustible storage
 - o Protected Aboveground Fuel Storage Tanks / Dispensing
 - l. Chapter 6.95 of the California Health and Safety Code requires that facilities that handle hazardous materials or generate hazardous wastes must comply with hazardous material disclosure laws. a "business emergency /contingency plan" will be required for this project prior to occupancy.
 - m. The applicant shall comply with all Fire Department requirements as noted during the business occupancy process. (B.O.P.)
22. 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.
 - b) Loitering: Loitering is prohibited on or about the premises. No exterior fixtures or furnishings at or adjacent to the location that encourage loitering and nuisance behavior. No exterior pay telephones.
 - c) Litter/Graffiti: The exterior of the business and areas adjacent to the business over which they have control, including all signs and accessory buildings and structures, shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter and debris from the premises and on all abutting sidewalks and parking lots within twenty (20) feet

of the premises. Graffiti shall be removed within forty-eight (48) hours with a color-matching paint. The expectation for graffiti cover up is an appearance that the graffiti never existed.

- d) The applicant shall grant “right of access” by the city or agent to remove graffiti.
- e) Exterior Lighting: All lightning will be maintained in good working order. All lighting shall be shown on the required plot plans. Lighting shall be designed and installed in such a manner that provides adequate illumination to all parking spaces, stalls, walkways, corridors, and stairways, insuring there are no dim, dark, or shadowed areas (other than shadows naturally cast beneath the actual vehicles.) Lighting level will be a minimum footcandles as required by ordinance. The placement of the lighting fixtures shall be such that the angle of projected light does not interfere or hinder the vision of police officers or security personnel patrolling the areas. All lighting will be properly shielded so as to not trespass or disturb neighboring residences, adjacent businesses, or persons while driving vehicles upon the roadway. In the event a lighting fixture becomes inoperable, property management will have the lighting repaired within 72 hours.
- f) General Parking: Parking lot shall be maintained in accordance with Title 18 of the Colton Municipal Code, zoning ordinance requirements for paving and striping. Parking shall include the required amount of Disabled parking to ADA specifications and dimensions. All parking lot entrances will be posted in compliance with Vehicle Code 22658 which minimally includes: A substantive statement prohibiting public parking, states vehicles will be towed at owner’s expense, references Vehicle Code 22658, and must be a minimum of 17”X 22” with a minimum of 1” letters. In addition, the sign will indicate the name of the private towing company and phone number above the police department name and phone.
- g) Disabled Parking: All disabled parking spaces will comply with Americans with Disabilities Act (ADA) requirements and Vehicle Code 22511.8. In addition, disabled parking will be clearly indicated by all three indicia: 1.) blue wheel stop and/or curb, 2.) blue sign with white wheelchair symbol at head of space, and 3.) blue field with wheelchair symbol and blue striping painted on the ground. All parking lot entrances will be posted in accordance with Vehicle Code 22511.8(d).
- h) 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.

- i) 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 Development Services prior to display. Refer to code for additional signage permitting and requirements.
- j) 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.
- k) 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.
- l) 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.
- m) 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.
- n) 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.

Proposed Draft Recommended Conditions

Minor Deviation: Wall Height (DAP-001-290c) – 725 & 755 S La Cadena Dr

March 22, 2016 – Page 1 OF 2

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

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

1. This approval for **Minor Deviation (File Index No. DAP-001-290c)** for a proposed wall, fence, and/or gate height of 8 feet, over the maximum 6 feet allowed by the Code, on property located at 725 & 755 S La Cadena, in the general location shown on plans for the **Site Plan Review (File Index No. DAP-001-290b)** application stamped approved and dated ____, except as amended by a subsequent **Modification of Site Plan Review** to modify the location, design, and/or material but not change significantly the originally approved general location and lineal footage.
2. Any requests for modifications, including any deviation from the approved plans and/or conditions of approval, shall be submitted to the Development Services Director for review, prior to implementation of the modification. The applicant requesting the modification shall supply information deemed necessary by the Director to make a determination to grant the modification and to defer review to the Planning Commission.
3. This approval is granted concurrently with the approval of an application for **Conditional Use Permit (CUP) (File Index No. DAP-001-290a)** for the operation of a vehicle service use including automotive engine building, vehicle parts sales, service, and installation on the subject property.
4. This approval is granted concurrently with, and shall comply with conditions imposed on, the approval of application for **Site Plan Review (File Index No. DAP-001-290b)** for the (a) conversion of existing buildings for use for vehicle and vehicle parts service, (b) proposed outdoor storage yard for vehicles; and (c) related site improvements, including new block wall, planting, and paving on the subject property.
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 18.58.030.F of the Colton Municipal Code.

Proposed Draft Recommended Conditions

Minor Deviation: Wall Height (DAP-001-290c) – 725 & 755 S La Cadena Dr

March 22, 2016 – Page 2 OF 2

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.
7. This approval shall not be effective and no permit or approvals issued or granted, unless the applicant signs an 'Acknowledgment of Conditions" form and the original executed form is received by the Development Services Department.
8. Any plans submitted for building plan check and construction plans for this Project shall contain an exact reproduction of these conditions of approval on one of its sheets or have a sheet attached with these conditions.
9. Prior to any installation, necessary permits, as determined by the Building Official, shall be obtained from the Building Division after an application for permits with appropriate plans is submitted to the Building Division and plans approved through the plan check process.
10. The Applicant and/or Property Owner shall comply with all requirements of all reviewing agencies and shall comply with all applicable local, state, and federal rules, laws, and regulations.
11. The Applicant and/or Property Owner shall have graffiti removed from any structures within 24 hours upon notification by the City.
12. The Applicant and/or Property Owner shall, at all times, operate and maintain the property so as not to constitute a nuisance in the community.

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- Sheet A.0: Existing site plan.
- Sheet A.1: Proposed site plan.
- Sheet L.0: Existing landscaping plan.
- Sheet L.1: Conceptual landscaping plan.
- Sheet W.1: Preliminary Wall Plan wall plan.
- Sheet BA.0: Bldg. A existing floor plan.
- Sheet BA.1: Bldg. A proposed floor plan.
- Sheet BB.0: Bldg. B existing floor plan.
- Sheet BB.1: Bldg. B proposed floor plan.
- Sheet ER.1: Elevation/Roof site plan.
- Sheet S.1: Preliminary sign plan.

Scope of work

Provided is a list of the construction work proposed to be performed prior to the start of business operations that will be used to match information on the plans for conditional use permit.

Site 725 - 755 S La Cadena, Colton

Lot

- New block wall around property except front parking lot and new electrical gate with exact location and design of walls and gates to be determined with subsequent Site Review application
- Paving of dirt lot approximately 5420 square foot with asphalt for parking requirements
- New trash enclosure - for both buildings
- New landscaping
- New electrical gate with 3 manual gates with lock box and safe, concrete approach
- Removal of all existing chain link fencing
- Re-slurry existing paving
- Redesign parking lot and driveway striping including handicapped access
- New curbing along certain parking spaces
- Demolition of existing pole sign along La Cadena Drive

725 S La Cadena

- Change of occupancy of portion of building from storage to vehicle parts assembly
- Test & upgrade alarm system / fire alarm
- Repair electrical panel
- Repair bathrooms & plumbing repair
- Replace drywall & ceiling tiles due to damage with paint
- Outside repair - removal of graffiti, removal of chain link fence
- Test fire sprinkler inspection and permit with alarm
- Installation of sign

755 S La Cadena

- Change of occupancy of portion of building from storage to vehicle service
- Repair 2 - roll up doors
- Test & upgrade alarm system / fire alarm
- Repair electrical panel
- Replace drywall & ceiling tiles due to damage with paint
- Convert storage room into dyno room - per sound requirements
- Demolition of walls above first level offices and demolition of stair access - per fire marshal.
- Knox lock to be provided for second set of stairs
- Replace lighting T5 for warehouse for energy conservation

Floor area, total	Total: 122717 sf Bldg A (725 S La Cadena): 26,697 sf Bldg B (755 S La Cadena): total: 15,520 sf (2 levels) level 1: 11,270 sf level 2: 3750 sf
Floor area, by building/type/level	Bldg A (725 S La Cadena): Retail/office: 14,418 sf Storage: 8,369 sf Parts assembly: 3,697 sf Bldg B (755 S La Cadena): Level 1: Office: 3736 sf Vehicle service: 8034 sf Level 2: Storage: 3750 sf
Gross Floor Area summarized by type	Retail/office/parts assembly: 21,851 sf Vehicle service: 8034 sf Storage: 12,322 sf
Parking Required based on ratio of one parking space per sf devoted to uses: 1250 offices; 1600 vehicle service; 1:1000 warehouse	Total: 113 spaces, including 5 handicapped spaces Retail/office/assembly: 874 Vehicle service: 134 Storage: 124 (including 3 B for Bldg B 2nd level when used)

NOTES:



MAR 16 2016

CITY OF COLTON
DEVELOPMENT SERVICES DEPARTMENT

725 La Cadena Dr, Colton CA USA 92324		CBM Motorsports™
755 La Cadena Dr, Colton CA USA 92324	9252 Hyzard Drive Rancho Cucamonga CA 91730	Colton File Index No: DAP-001-290
	Phone: (909) 281-7250 Fax: (909) 281-7554	03/13/2016 Rev. 03
		Cover Sheet



Building A



Building B

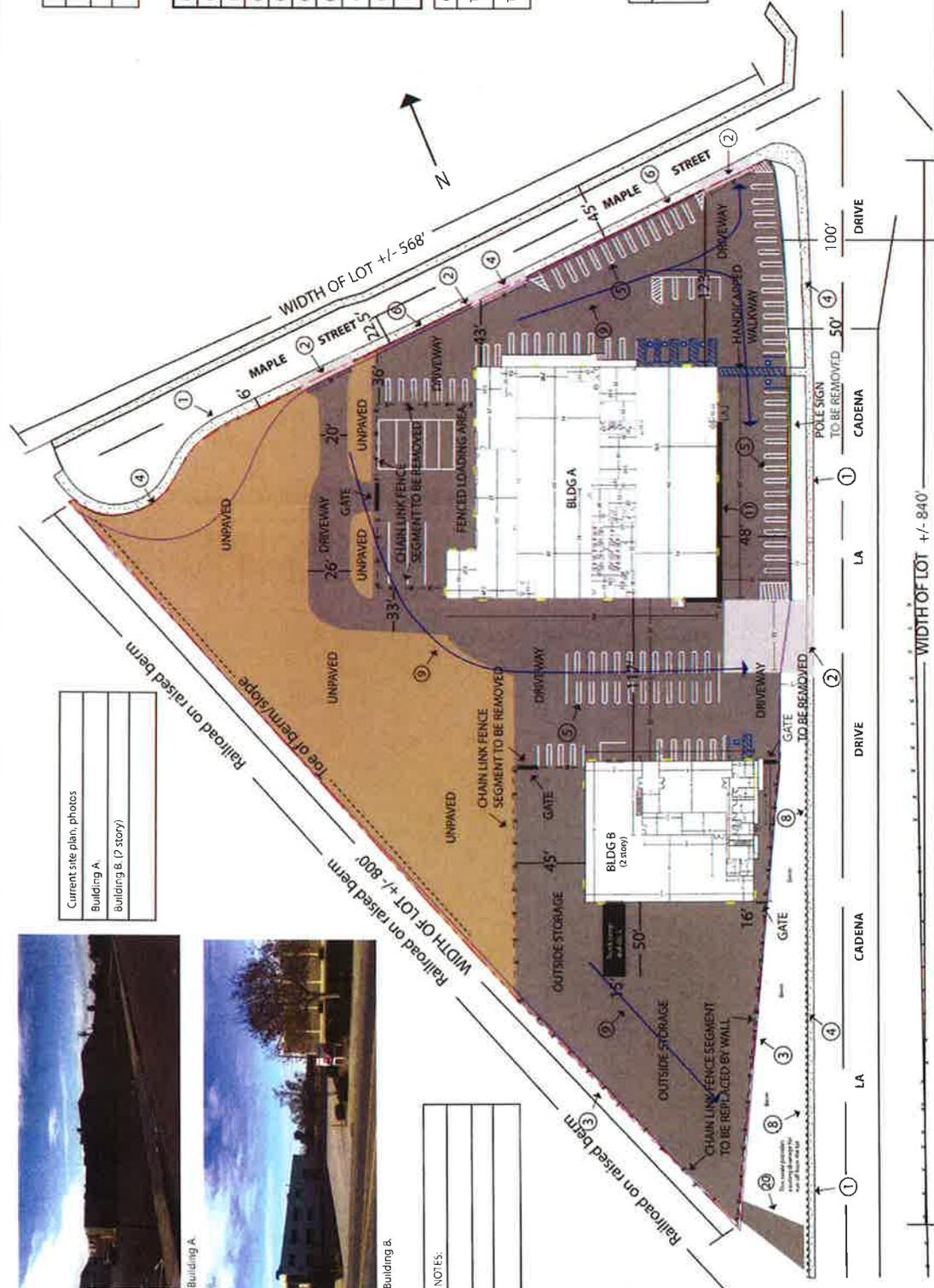
Current site plan, photos
 Building A
 Building B (2 story)

Lot total square footage: 192,978 sq ft
 Building A total square footage: 26,697 sq ft
 Building B total square footage: 15,520 sq ft
 SCALE: 1" to 30'

- 1 Existing edge of curb
- 2 Existing driveway approach
- 3 Existing chain link fence
- 4 Existing sidewalk
- 5 Existing public right of way
- 6 Existing external lighting
- 7 Existing retaining wall
- 8 Existing drainage run off flow
- 9 Existing Planter
- 10 Concrete swale

5 Single Parking Space: 20' x 9'
 Total Single Parking Spaces: 102
 Total Handicap Parking Spaces: 7

NOTES:
 Incorrect property line from county assessor map to be corrected with county after property survey is complete



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 CITY OF COLTON
 DEVELOPMENT SERVICES DEPARTMENT

	CBM Motorsports™ Existing Site Plan Colton File Index No.DAP-001-290	
	9277 Highway 99 Rancho Cucamonga, CA 91730 phone: (909) 281-7550	752 & 755 La Cadena Dr. Colton CA USA 92324 fax: (909) 281-7554
SCALE: 1" to 30'	WIDTH OF LOT +/- 840'	

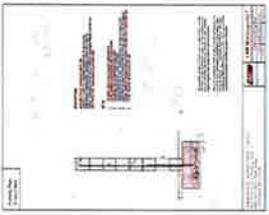
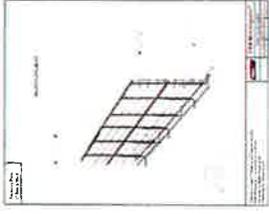


Building A



Building B

Proposed site plan, artist's rendition
 Building A with block wall with landscaping.
 Building B with block wall with landscaping



Lot total square footage: 192,978 sq ft (4.1 ac)
 Building A total square footage: 26,697 sq
 Building B total square footage: 15,220 sq
 SCALE: 1"=30'

- 1 Existing edge of curb
- 2 Existing concrete driveway approach
- 3 Existing chain link fence
- 4 Existing sidewalk
- 5 Existing public right of way
- 6 Existing external lighting
- 7 Existing retaining wall
- 8 Proposed black wall
- 9 Proposed green belt
- 10 Proposed green belt
- 11 Existing planter
- 12 Proposed electric rolling gate
- 13 Proposed outdoor storage
- 14 Existing drainage run off flow
- 15 Raised curb
- 16 Proposed new asphalt
- 17 Concrete swale
- 18 Proposed green belt
- 19 Proposed manual rolling gate
- 20 Proposed concrete pads

5 Single Parking Space: 20' x 9'
 Total Single Parking Spaces: 114
 Total Handicap Parking Spaces: 5

NOTES:
 Incorrect property line from county assessor map to be corrected with county after property survey is complete

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SCALE: 1"=30'

CBM Motorsports

9257 Phynox Drive
 Rancho Cucamonga, CA 91730
 phone: (909) 201-7550
 fax: (909) 201-7554

03/09/2016 rev 02

Sheet A.1

Proposed Site Plan Colton File Index No.DAP-001-290
 723 & 725 La Cadena Dr. Colton CA USA 92324



Building A



Building B

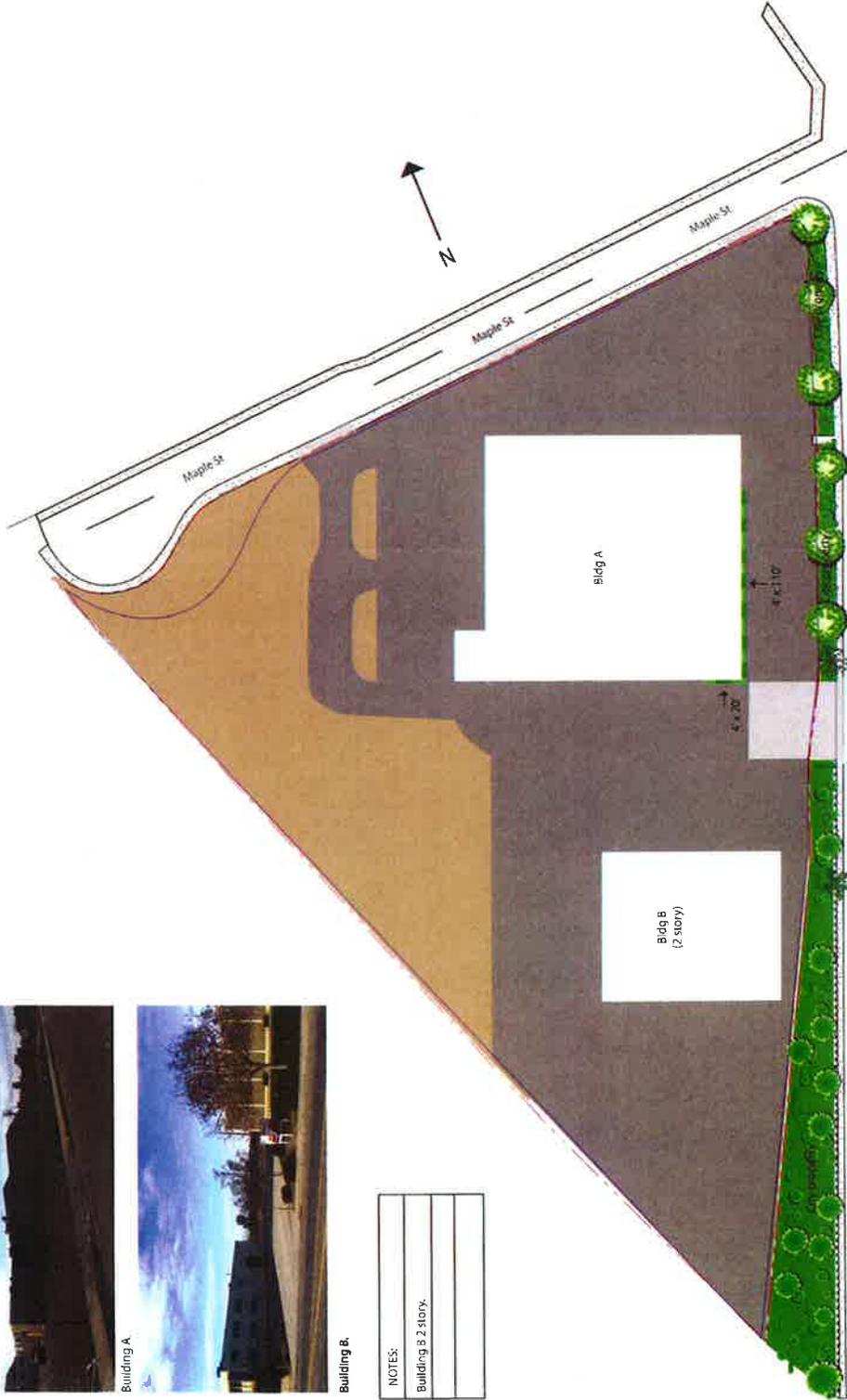
NOTES:
Building B 2 story.

Square footage of existing landscaping with in private property: 320 sq
Total square footage of existing landscaping including public right of way: 15,496 sq

① Existing edge of curb	—
② Existing driveway approach	—
③ Existing sidewalk (60" max. W)	—
④ Existing public right of way (75" max. W)	—
⑤ Existing retaining wall	—
⑥ Property line	—

EXISTING LANDSCAPING	
Ground cover	■
Bushes	■
Bushes	■
Palm trees	■
Trees	■
Trees	■

NOTES:
Increase Property line from county recorder map to be consistent with county after property survey is complete.



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CITY OF COLTON
OFFICE OF COMMUNITY DEVELOPMENT

SCALE: 1" = 30'		CBM Motorsports™ Existing Landscape Plan Colton File Index No. DAP-001-290		725 & 755 La Cadena Dr. Colton, CA USA 92324 03/10/2016	rev. 2 Sheet Ld
		9352 Highway Drive Rancho Cucamonga CA 91730	phone: (909) 281-7550 fax: (909) 281-7554		

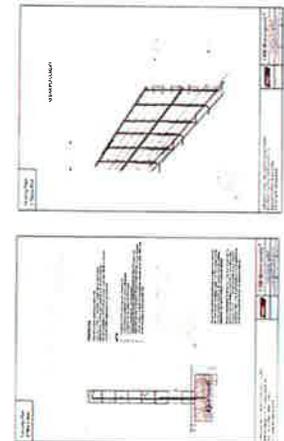


Building A



Building B

Proposed site plan, artist's rendition.
 Building A with black wall
 Building B with block wall

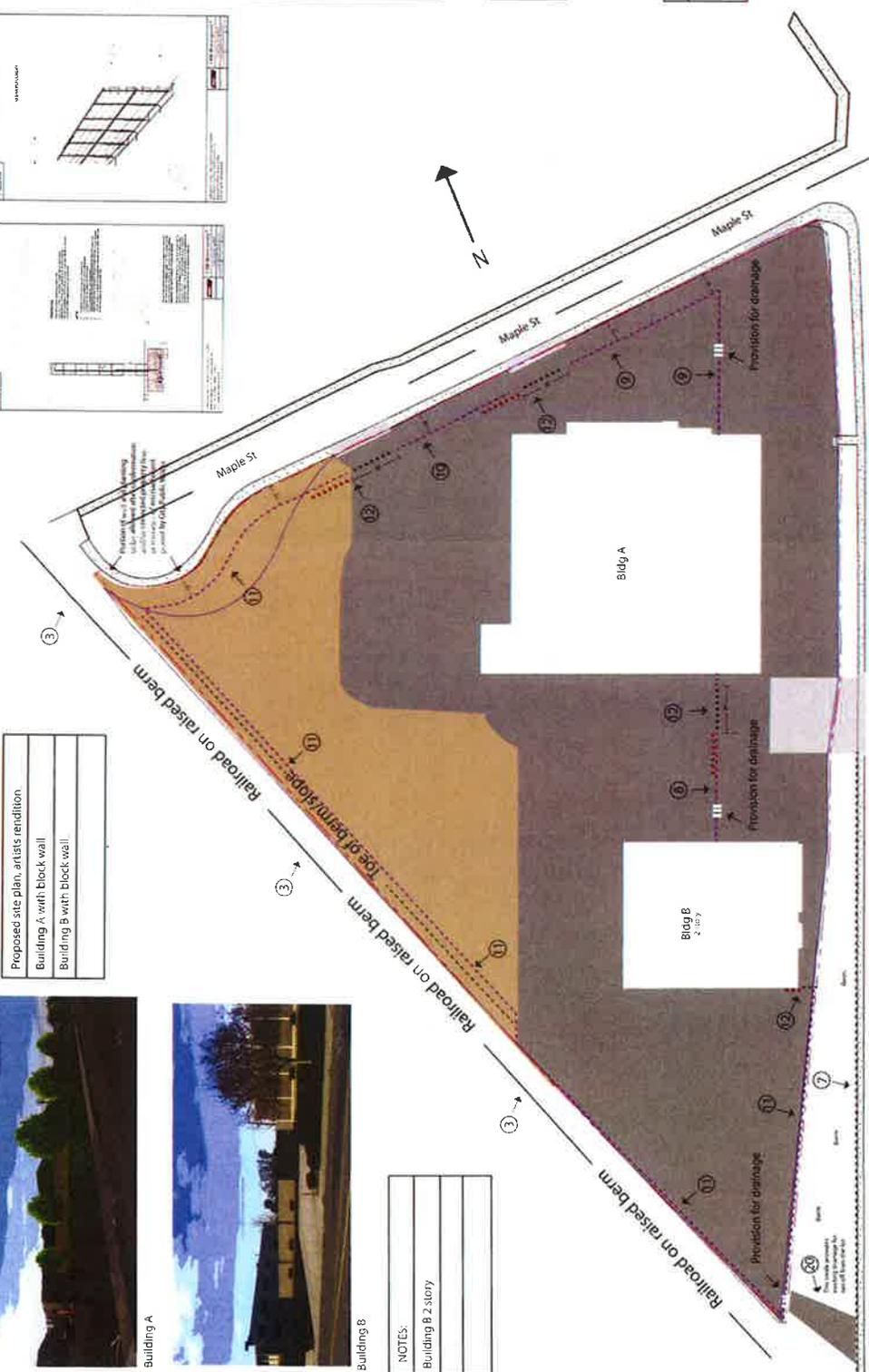


Lot total square footage: 192,978 sq. ft. (4.46 ac.)
 Building A total square footage: 26,697 sq.
 Building B total square footage: 11,770 sq.
 SCALE: 1"=30'

- 1 Existing edge of curb
- 2 Existing driveway approach
- 3 Existing rail road tracks
- 4 Existing sidewalk
- 5 Existing public right of way
- 6 Existing retaining wall
- 7 Proposed block wall segment
- 8 Proposed block wall segment
- 9 Proposed block wall segment
- 10 Proposed block wall segment
- 11 Proposed block wall segment
- 12 Proposed cilling gates
- 13 Concrete swale

NOTES:
 Exact location and design of walls to be determined upon verification of lot line locations with subsequent site plan review application.

NOTES:
 Incorrect property line from county assessor's map to be corrected with county after property survey is complete.

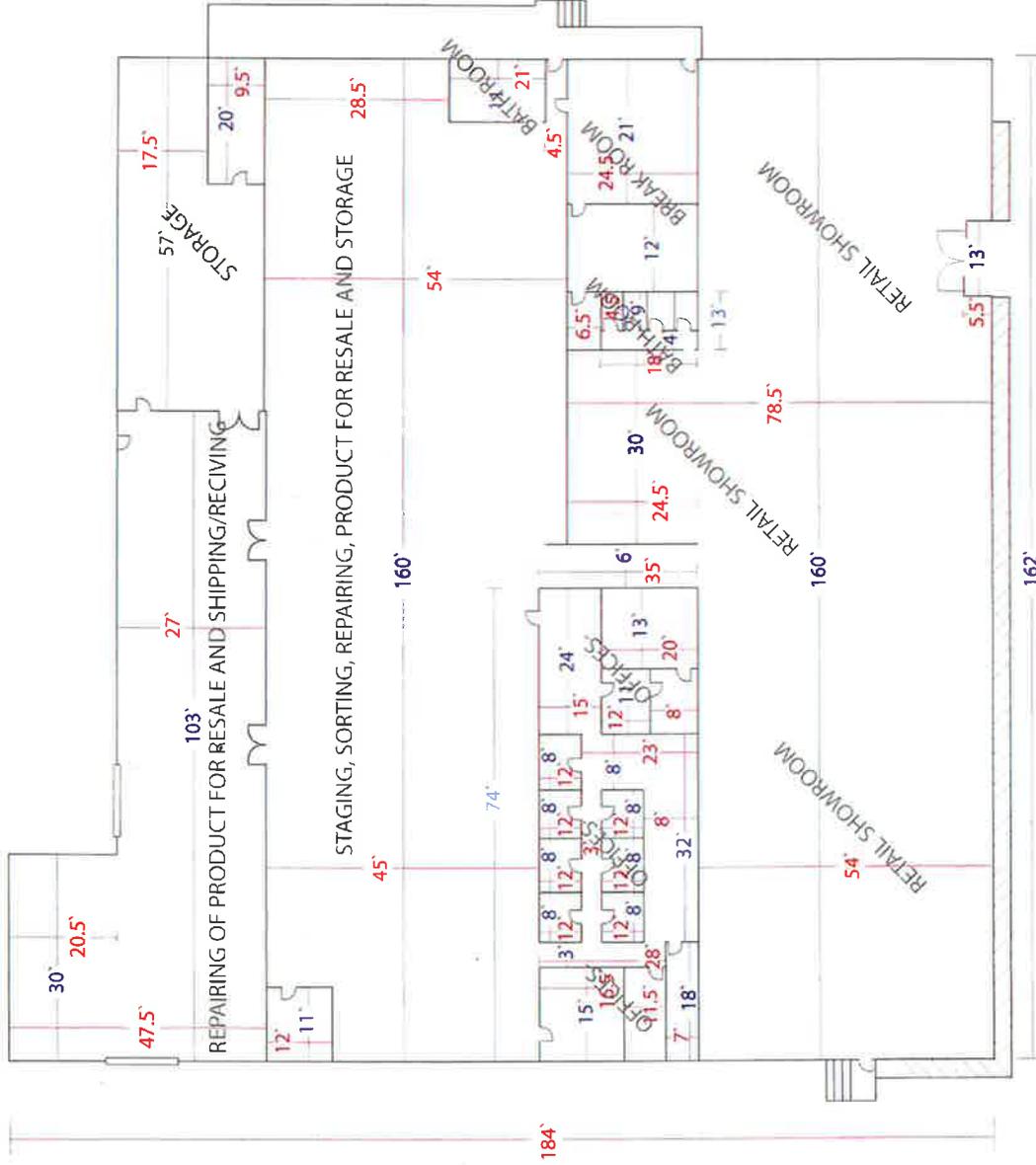


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 CITY OF CALIFORNIA
 PLANNING AND COMMUNITY DEVELOPMENT

CBM Motorsports™
 Preliminary Wall Plan Colton File Index No. DAP-001-290
 225 S. 755th La Cadena Dr., Colton, CA 92324
 03/09/2016 REV 02 Sheet BW 1

CBM
 9752 Mycup Drive
 Rancho Cucamonga, CA 91720
 phone (909) 281-7554
 fax (909) 281-7554

SCALE: 1"=30'



Offices/Retail = 14,418 sq ft.
 Staging, Sorting and Repairing = 6,191 sq ft.
 Repairing of Product, S/R = 4,088 sq ft.
 Storage = 2,000 sq ft.
 Total 26,697 sq ft.

*Entire building is currently equipped with fire sprinkler system.

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 CITY OF COLTON
 DEVELOPMENT DEPARTMENT (PLANNING)

BLDG A		9325 Highway 99 Drive Rancho Cucamonga CA 91730 Phone (909) 291-7650 Fax (909) 291-7654	
		01/15/2016 Rev. 01 Shear BA 0	
CBM Motorsports™ Bldg A existing floor plan Colton File Index No: DAP-001-290		735 La Calena Dr. Colton, CA USA 92324	



Bldg B total: 11,770 sq ft.
 Total: 15,520 sq ft.
 Office: 3,736 sq ft.
 Vehicle service: 7,363 sq ft.
 Dyno service: 671 sq ft.

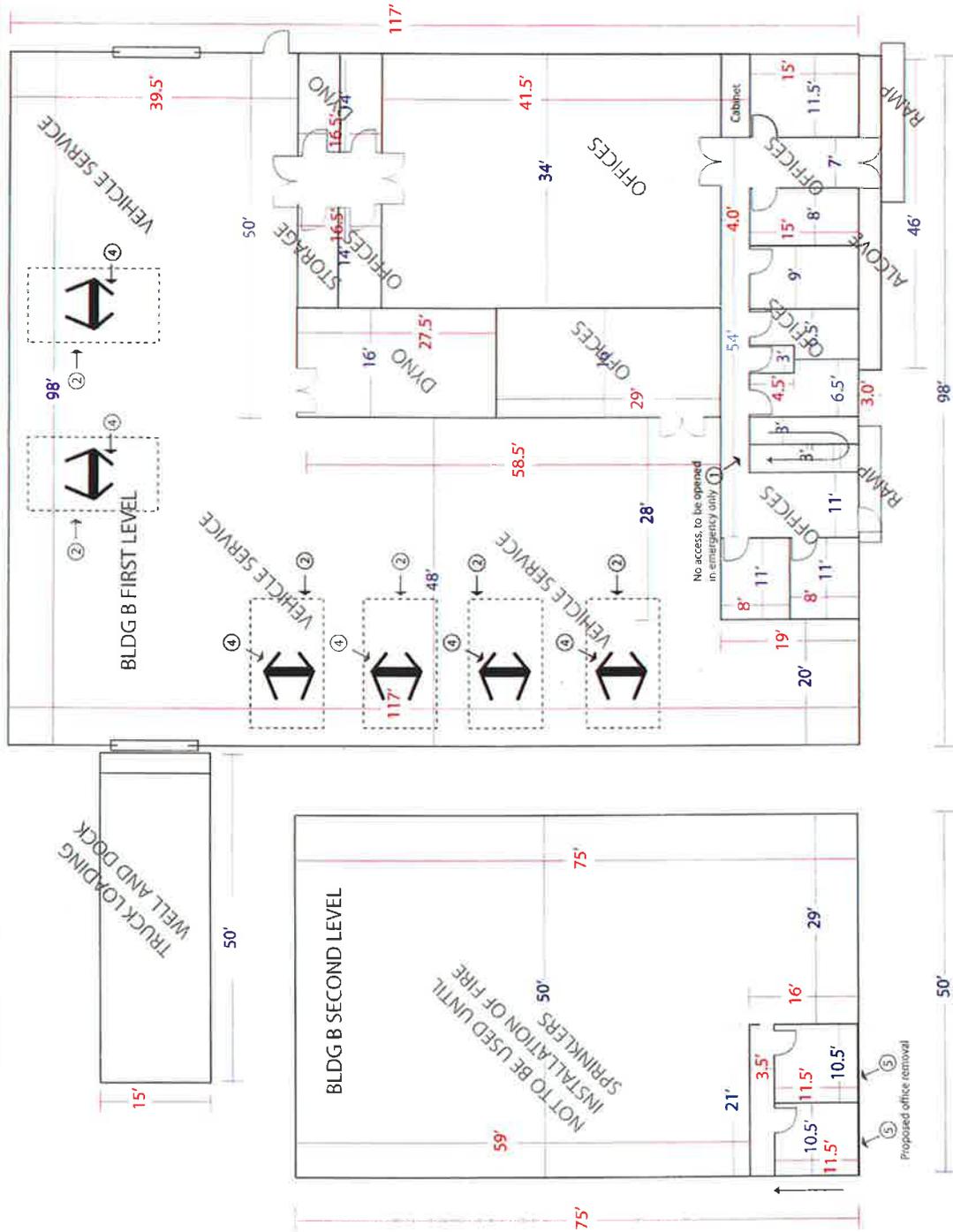
- ① Stairway to be made inaccessible with lock and knock box at 1st level door upon inspection by fire marshal
- ② Proposed car bays
- ④ Proposed car lifts

NOTES
 Building is not sprinklered
 Damaged doors and windows will be replaced

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CITY OF COLTON



Bldg B		CBM Motorsports™ Bldg B Proposed Floor Plan Colton File Index No.DAP-001-290	
		972 Hyslop Drive Rancho Cucamonga, CA 91730 Phone: (909) 291-7550 Fax: (909) 291-7554	725 & 785 La Cañada Dr. Colton, CA, USA, 92324
02/10/2016		REV. 02	Sheet BB.1

Building A photos
Aerial, North, South West, East,
NOTES:



Building A: North



Building A: West



Building A: South

Building B photos
Aerial, North, South West, East,
NOTES:



Building B: Aerial



Building B: East



Building B: South



Building B: North



Building B: West

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CITY OF COLTON
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CITY OF COLTON

Bldg A	Bldg B		CBM Motorsports™ Elevation Roof Site Plan Colton File Index No.DAP-001-290	
			9552 Hislop Drive Rancho Cucamonga, CA 91730 Phone: (909) 291-7554 Fax: (909) 291-7554	#25 & 755 La Cadena Dr. Colton CA USA 92324 02/23/2016 TRV: DT Sheet ER 1



Planning Commission Staff Report

CITY OF COLTON
Development Services Department
Planning Division

MEETING DATE: March 22, 2016

FILE INDEX NUMBER: DAP-001-261 (City Hub Center)

APPLICANT: Marks Architecture, Inc.

PROPERTY OWNER: Chandi Group USA

REQUEST: **Architectural and Site Plan Review** and a **Conditional Use Permit (CUP)** for the construction of a proposed retail development that includes a 6,000 square foot restaurant with on-sale alcohol sales (Type 47), a 9,000 square foot retail building, a 3,500 square foot quick service restaurant with a drive-thru, a 6,500 square foot gas station with a convenience market to operate 24 hours with off-sale alcohol sales (Type 20) and a 4,800 square foot drive thru-car wash, a 90 room four story hotel with on-sale alcohol sales (Type 47), and **Parcel Map No. 19691** to create four lots on a 7.26 acre parcel within the R (Retail) land use designation of the Hub City Centre Specific Plan (File Index No. DAP-001-261).

ACTIONS:
APPLICATION FILED: 10/01/15
APPLICATION REVIEW COMMITTEE: 10/14/15 (provision of comments and conditions)
PLANNING COMMISSION: 03/22/16; **Decision**_____.
ENVIRONMENTAL DETERMINATION: A Mitigated Negative Declaration is proposed for adoption. A Mitigated Negative Declaration and Monitoring Program pursuant to Section 15070 and 15074 of the Guidelines for the Environmental Quality Act (CEQA)

PROPERTY INFORMATION:

1. Location: 1609 W. Valley Blvd. (APN: 0254-071-46 and 55)
2. Lot Size: 7.26 acres
3. Existing Land Use: Vacant unimproved
4. General Plan Land Use Designation: Colton's Hub City Centre Specific Plan
5. Zoning: R (Retail) within the Hub City Centre SP – Parcel 16
6. Surrounding Properties:

	Existing Land Use	Zoning	General Plan Land Use
North	Industrial	R (Retail) – Hub City Centre SP	Hub City Centre SP
South	Commercial	R (Retail) – Hub City Centre SP	Hub City Centre SP
East	Hospital	P-I (Public Institution)	Public/Institution
West	Business Park	R (Retail) – Hub City Centre SP	Hub City Centre SP

Building Permit Actions

None

Past Planning Actions

None

PROPERTY DESCRIPTION/SITE PHOTOS:

Together, the two existing parcels that comprise the subject property measure approximately 7.26 acres and generally form a “square” shaped lot for the proposed development. The subject property has a slight increase in topography from an east to west direction with the highest point along the west property line at 10 to 14 foot difference from the street level at Pepper Avenue. The site has been periodically tilled for weed control and is vacant and unimproved. There are several commercial buildings and associated parking lots that lie adjacent to the site to the north and west. An approximately 3 to 4 foot high masonry block wall exist along the northerly property line and wrought iron fences exist along the westerly property line. The site currently improved with street improvements, including curbs and gutters, and sidewalks along Valley Boulevard and Pepper Avenue. There is also a 60-foot Edison utility easement located on the west property line.

Looking Northwest from Valley Boulevard



Looking Northwest at the Intersection of Valley Blvd. and Pepper Ave.



PROPOSAL:

The applicant is proposing to develop the subject property with a new commercial retail center. The proposed project will include:

- A 6,000 square foot restaurant with on-sale alcohol sales (Type 47);
- A 9,000 square foot retail building;
- A 3,500 square foot quick service restaurant with a drive-thru;
- A 6,500 square foot gas station with a convenience market to operate 24 hours with off-sale alcohol sales (Type 20);
- A 4,800 square foot drive thru-car wash;
- A 90 room four story hotel with on-sale alcohol sales (Type 47); and
- A Parcel Map to create four lots from two lots.

At this time, the applicant has secured “Arco AM/PM” to operate the service station and “Holiday Inn Express & Suites” to operate the 4-story hotel. The applicant has not indicated the specific tenants for the proposed sit-down restaurant, the quick service restaurant and for the proposed retail building. All components of the proposed project as described above are proposed to be constructed concurrently.

Tentative Parcel Map No. 19691 - The applicant is proposing to subdivide the two existing parcels into four lots. All proposed lots meet the requirements of the Hub City Centre Specific Plan. Cross access and parking agreement will need to be filed with the proposed parcel map in order for each project site to comply with parking/access requirements.

Master Plan Requirement for Area - Per the Hub City Specific Plan, any application for a proposed project within the R (Retail) Land Use designation shall include a Master Plan for the entire respective Planning Area 16 and shall be submitted prior to building design review. The Objectives of the Master Plan include the following:

- a. The project is designed in a cohesive manner with adjacent areas;
- b. provides vehicular and pedestrian access to adjacent sites and major roadways, and
- c. is consistent with all Community Planning and Design Principals and all design guidelines in the Hub City Specific Plan.

ANALYSIS

ZONING CODE COMPLIANCE:

The following analysis is based upon R (Retail) Zone of the Hub City Centre SP

Code Standard	Required/Minimum	Proposed	Compliance
Lot Area	1 acre	Lot 1 – 0.51 acres Lot 2 - 2.48 acres Lot 3 - 2.03 acres Lot 4 – 2.11 acres Total - 7.26 acres	Yes-Master planned multi-tenant developments may have smaller lots with reciprocal parking and access. Yes Yes Yes
Lot Width	130'	Lot 1 – 165' Lot 2 – 185'	Yes Yes

Code Standard	Required/Minimum	Proposed	Compliance
		Lot 3 – 280' Lot 4 - 260'	Yes Yes
Lot Depth	130'	Lot 1 - 161' Lot 2 – 450' Lot 3 – 300' Lot 4 - 290'	Yes Yes Yes Yes
Setback from Valley Blvd. and Pepper Ave. (First 200' West of Pepper Ave. and North of Valley Blvd)	35'	32' Along Pepper Ave. and Valley Blvd.	10% reduction allowed per Zoning Code
Setback from Valley Blvd. and Pepper Ave. (Except first 200' West of Pepper Ave. and North of Valley Blvd)	25'	50' along Pepper Ave. and 50' along Valley Blvd.	Yes
Setback, West PL	0'	0'	Yes
Setback, North PL	0'	0'	Yes
Building Height	60'	Maximum height of tallest building – 53' (4 story hotel)	Yes
Max. F.A.R.	1.0. or 316,000sf	Approximately 52,960sf	Yes
Landscaping	All areas of the site not occupied by buildings, parking, service and storage areas, or otherwise utilized shall be fully landscaped.	All areas of the site not occupied by buildings, parking, service and storage areas, or otherwise utilized to be fully landscaped	Yes
	At least 5% of trees must be 36-inch box	0%	Conditioned to comply
	At least 20% of trees must be 24-inch box	100%	Yes
Parking	Restaurant-10/1000sf - 61 Fast Food-13/1000sf - 46 Retail-1/200sf - 40 Hotel-1/RM+2 - 92 Gas Station-3/1000sf+2/Serv. Bay (10 ser. Bays) – 40 Total – 279 spaces required	Restaurant-10/1000sf - 60 Fast Food-13/1000sf - 46 Retail-1/250sf - 32 Hotel-1/RM+2 - 92 Gas Station-3/1000sf+2/Serv. Bay – 39.5 = 269 Total – 285 spaces Provided	Yes
Accessible Parking	Min. 7 spaces required	5	Conditioned to comply
Loading Space	Please provide details of all proposed loading areas	Loading areas not shown on plans	Conditioned to comply
Trash Area	Trash containers shall be provided with sufficient capacity for use and shall screened with 6' wall with gate	Collection areas have been provided.	Yes

Site Design

The Hub City Centre Specific Plan includes "Community Design Guidelines" that specifically address the northwest corner of Pepper Avenue and Valley Boulevard. Staff has worked with the applicant to ensure the Design Guidelines have been addressed in the design of the project. One of the design guidelines is to provide a combination fountain, sign monument and plaza area as gateway statement at the corner of Pepper Ave. and Valley Blvd. This is included in the proposed site plan. The overall design of the project is consistent with the Design Guidelines including locating the gas station away from the corner and further back on the site and providing pedestrian access from the street through a plaza area to the retail areas.

In developing the site consistent with the Design Guidelines of the Hub City Centre Specific Plan, development will include an outdoor plaza area that will include seating and a cascading water feature located between the restaurant and retail building at the southeast corner of the site. Located to the southwest portion of the site will be a 10 pump gas station that also includes a 6,500 square foot convenience store and 4,800 square foot drive-thru car wash. The gas pumps will be setback approximately 100 feet from Valley Boulevard. The gas pumps will also be located behind the retail building and the restaurant and will not be highly visible from Pepper Avenue.

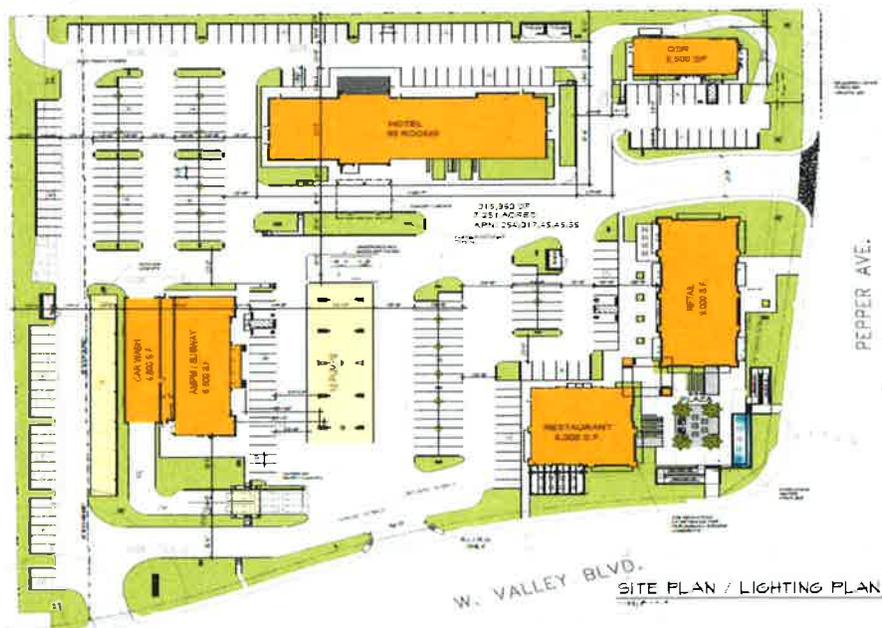
The proposed commercial center will also include a 4-story, 90 room hotel that will be located at the north portion of the property. The hotel will incorporate a canopy structure at the main front entrance on the south elevation of the building. The applicant has indicated the hotel will be operated by "Holiday Inn Express & Suites".

The proposed quick service restaurant will measure approximately 3,500 square feet and will be located at the northeast portion of the site. The quick service restaurant will include a drive-thru with the pick-up window on the north elevation of the building.

The proposed project design includes substantial improvements to the existing vacant property including generous landscaping, a significant water feature that will serve as a gateway for the City, pedestrian walkways that connect the plaza area to the sidewalk, and outdoor sitting areas, and parking. Per the City Hub Centre Specific Plan, all areas of the site not occupied by buildings, parking, service and storage areas, or otherwise utilized will be fully landscaped. Per the Master Plan requirement for Retail Zoned projects in Planning Area 16 of the Hub City Centre Specific Plan, staff is recommending as a condition of approval, that the site plan delineate for future vehicular and pedestrian access/linkages to the adjacent sites to the north and the west.

The project will include 3 access points for the site. The site will include one 40 foot driveway off of Pepper Avenue and one 44 foot driveway off of Valley Boulevard. The site will also include a 30 foot driveway along Valley Boulevard at the southwest corner of the site.

Proposed Site Plan Design:



Parking Analysis

Based on the Hub City Centre SP, the proposed project requires 10 spaces per 1,000 square feet for restaurants, 13 spaces per 1,000 square feet for fast food restaurants, 1 space per 250 square feet, 1 space per room plus 2 spaces for hotels, and 3 spaces per 1,000 square feet plus for each service bay for gas stations. Based on these requirements, the proposed project is required a minimum of 279 parking spaces. The project will provide a total of 285 spaces. While the accessible parking spaces are not in compliance, the parking surplus allows for the provision of two additional accessible parking spaces which will be required by a condition of approval.

Staff has included a standard condition of approval for the applicant to provide a lighting plan to show compliance with Title 15, Section 15.11.130.L and Title 18, Section 18.42.090, subject to review and approval by the Planning Division. Also, a separate condition is recommended to address removal of graffiti and upkeep and maintenance of the property.

Traffic Impact Analysis

The trip generation shows a total of 6,585 vehicle trips on an average day that includes 262 trips during the AM peak hour and 245 trips during the PM peak hour. Base on the traffic impact analysis, it was concluded that the existing roadway capacity can accommodate the added traffic with improvements. It was also concluded based on the traffic impact analysis, that the project intersection is projected to operate within acceptable levels of Service during the peak hours for Existing plus Project traffic conditions for Opening Year (2017) and for future (2040) year scenarios, with improvements that are included as mitigation measures in the Mitigated Negative Declaration.

Building Elevations

The proposed commercial center will incorporate a contemporary modern architectural design that staff supports. The design will complement the existing contemporary hospital building located to the east of the subject property. The proposed restaurant, retail building, quick service restaurant, and gas station/convenience store will include a clean line modern design with a combination of a flat and standing seam metal gable roof design and will also include metal trellises, fabric awnings and wood veneer exterior trims. The color pallet for the buildings will include light and dark grays with the cedar veneer, an olive green, and a brick color for the fabric awnings for color contrast. The hotel building will incorporate a flat roof modern design compatible with the other buildings and will include pop-out elements to break up the building elevations for visual interest. The hotel will also use the same gray colors and a brick color to match the other buildings in the center.

East Building Elevation of the Restaurant and the Retail building (View from Pepper)



East Building Elevation of the AM/PM Convenience Store (front entrance)



South Building Elevation of the Hotel (front entrance)



Neighborhood Compatibility – The project site abuts various industrial/commercial uses to the west, an industrial use to the north, commercial uses to the south, and to west across Pepper Avenue is a hospital. The proposed commercial center will be developed with sufficient setbacks and architectural detail and scale making this project compatible with the surrounding neighborhood. The proposed landscaping adds an additional layer of improvement to the property and will help ensure neighborhood compatibility.

ABC Licenses

The proposed commercial center is requesting approval of 3 ABC alcohol licenses to be utilized by the free standing sit-down restaurant, the AM/PM convenience store, and the hotel.

ABC License Type 20 (proposed AM/PM convenience store): The Department of Alcoholic Beverage Control (ABC) provides a Type 20 License for “Off Sale Beer & Wine” (Package Store). The Type 20 ABC License allows the following:

- Authorizes the sale of beer and wine and distilled spirits for consumption off the premises where sold.
- Minors are allowed on the premises.

ABC License Type 47 (proposed sit-down restaurant and hotel): The Department of Alcoholic Beverage Control (ABC) provides a Type 47 License for “On Sale General – Eating Place”. The Type 47 ABC License allows the following:

- Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises.
- Must operate and maintain the licensed premises as a bona fide eating place (restaurant)
- Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption the premises.
- Minors are allowed on the premises

School Location: Pursuant to Title 18 (Zoning Code), Section 18.48.140 (Alcoholic Beverage Sales), “*The separation requirement in subsection A Shall not apply when the Business conducting alcohol beverage Sales and the Church, School or Park both are located within a Commercial or Industrial Zone or land Use classification.*” Therefore, the 500 feet separation distance to schools, day care, or other institutions does not apply because the subject site is located within a commercial zone.

Concentration Status of ABC Licenses: The subject property is located in U.S. Census Tract 36.12 with a population of 4,256. Based on ABC rules/determinations a total of 3 off-sale license and 3 on-sale license are permitted within Census Tract 36.12. Presently, there are 3 off-sale alcohol licenses and 6 on-sale alcohol licenses in 36.12 Census Tract. Most of the licenses are clustered along the Valley Boulevard and there is one for the Food 4 Less on Pepper Avenue. The Census Tract does cross over into the City of Rialto, which includes business on Riverside Avenue. The Colton Police Department does not object to the proposed Type 20 and Type 47 Alcohol Licenses.

Because the Census Tract is presently over the limit of allowed licenses for off-sale alcohol (total 6 authorized, 9 existing) the Planning Commission is required to make the findings that public convenience or necessity would be served by the issuance of the license associated with this Conditional Use Permit (CUP). Staff has proposed the following finding that public convenience or necessity would be served by the proposed off-sale and on-sale alcohol licenses:

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

The proposed findings for the approval of the conditional Use Permit for alcohol sales are provided below and within the attached draft Resolution No. R-9-16.

CONDITIONAL USE PERMIT FINDINGS:

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

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

1. ***That the proposed Use is in accord with the General Plan, the objectives of this title, and the purposes of the zone in which the site is located;*** The proposed convenience store with Type 20 Alcoholic Beverage Control license and the proposed restaurant and hotel with a Type 47 Alcoholic Beverage Control license are consistent with the following General Plan Update goals and objectives:
 - A. General Plan Update **Goal LU-9**. *“Maintain a diverse mix of commercial uses that benefit the community in terms of needed commercial services, tax revenue, and employment opportunities.”* The proposed convenience store will provide a unique one stop shopping experience that will complement patrons to the new commercial center that will be purchasing fuel, going to retail shops and staying in the new hotel. The proposed restaurant and hotel will also provide a unique dining experience that is not available in this part of the City expanding the diversity of business uses and generating tax revenue.
 - B. General Plan Update **Policy LU-3.1**: *“Provide for land uses that allow a variety of retail, service, manufacturing, institutional, office, and recreational businesses to locate in Colton.”* The proposed convenience store, restaurant, and hotel with Type 20 and Type 47 ABC Licenses will provide for a greater variety of retail uses within the Retail Zone of the Hub City Centre SP and is compatible with surrounding uses at this specific location.
2. ***That the proposed Use, together with the conditions applicable thereto will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;*** The proposed convenience store to operate 24-hours, restaurant, and hotel with Type 20 and Type 47 ABC Licenses will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity for the following reasons:
 - A. The proposed use hours of operation for the proposed businesses are acceptable for the commercial location of the subject site and the surrounding properties.
 - B. The proposed businesses are located in an area of the City consisting of mostly of commercial uses.
 - C. Conditions have been placed on the alcoholic beverage control licenses which will mitigate any potential impacts created by the use and ensure that the use will not negatively affect the surrounding community.
 - D. All exterior lighting is subject to conformance with the lighting standards of the City (i.e., non-flashing and directed away so as to eliminate objectionable glare) in conformance with Chapters 18.40 and 18.42 of the Colton Municipal Code.
3. ***That the proposed Use complies with each of the applicable provisions of this title;*** The use conforms with the requirements of the Colton Zoning Code, as conditioned. The subject property is zoned Retail within the Hub City Centre Specific Plan which permits on-sale and off-sale alcohol uses, subject to Conditional Use Permit. The Retail land use designation is intended to permit a wide range of retail and commercial services. The Retail land use designation also supports higher-intensity commercial uses and since many of these uses tend to be large in scale, appropriate locations provide regional exposure, high traffic visibility, and contain sites capable of accommodating expansive floor area and customer parking.

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 related to Air Quality and Transportation/Traffic, 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. The Initial Study includes mitigation measures with regard to Air Quality relating to construction emissions. The project shall comply with requirements to control Fugitive Dust and the construction documents shall identify the type of equipment used during grading to ensure emissions do not exceed SCAQMD daily thresholds. The Initial Study also includes mitigation measures with regard to Transportation/Traffic relating to on-site and off-site improvements to ensure the project will have a less than significant impact. Draft Initial Study/Mitigated Negative Declaration was circulated to responsible agencies for a 20-day public review and comment period starting on February 23, 2016. A Mitigation Monitoring Program (MMP) has also been prepared to ensure implementation of the mitigation measures for the project. The mitigation measures and MMP are included in the Planning Commission Resolution proposed for adoption. The public review period for comments on the proposed adoption of the MND closed on March 14, 2016.

Comments Received on Initial Study/MND: The City received two comment letters

- San Bernardino County (Department of Public Works) - dated March 8, 2016
Comment letter requested a Copy of Traffic Impact Analysis.
- Rialto Unified School District – dated March 4, 2016
Comment letter indicated the project shall be for walking and biking to and from existing schools and that the District is empowered to collect mitigation fees.

RECOMMENDATION:

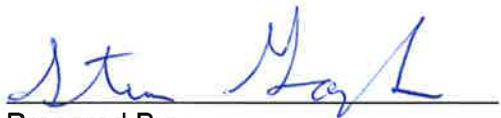
Staff recommends that the Planning Commission approve the Architectural and Site Plan Review and Conditional Use Permit through the adoption of attached Resolutions No. R-21-15 and Resolution No. R-8-16 titled:

RESOLUTION NO. R-8-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW A FOR THE CONSTRUCTION OF A PROPOSED RETAIL DEVELOPMENT THAT INCLUDES A 6,000 SQUARE FOOT RESTAURANT, A 9,000 SQUARE FOOT RETAIL BUILDING, A 3,500 SQUARE FOOT QUICK SERVICE RESTAURANT WITH A DRIVE-THRU, A 6,500 SQUARE FOOT GAS STATION WITH A CONVENIENCE MARKET INCLUDING A 4,800 SQUARE FOOT DRIVE THRU-CAR WASH, AND A 58,304 SQUARE FOOT 90 ROOM FOUR STORY HOTEL AND PARCEL MAP NO. 19691 TO CREATE FOUR LOTS ON A 7.26 ACRE PARCEL WITHIN THE R (RETAIL) LAND USE DESIGNATION OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. DAP-001-261).

RESOLUTION NO. R-9-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLTON APPROVING A CONDITIONAL USE PERMIT UP TO ALLOW A 6,500 SQUARE FOOT GAS STATION WITH A CONVENIENCE MARKET TO OPERATE 24-HOURS WITH OFF-SALE ALCOHOL SALES (TYPE 20) INCLUDING A 4,800 SQUARE FOOT DRIVE THRU-CAR WASH AND A 6,000 SQUARE FOOT RESTAURANT WITH ON-SALE ALCOHOL SLAES (TYPE 47) AND A 58,304 SQUARE FOOT 90 ROOM FOUR STORY HOTEL WITH ON-SALE ALCOHOL SLAES (TYPE 47) ON A 7.26 ACRE PARCEL WITHIN THE R (RETAIL) LAND USE DESIGNATION OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. DAP-001-261).

ATTACHMENTS:

1. Draft Initial Study/Mitigated Negative Declaration/MMR
2. Draft Planning Commission Resolution No. R-8-16 (Architectural & Site Plan Review/Parcel Map No. 19691)
3. Draft Planning Commission Resolution No. R-9-16 (Conditional Use Permit)
4. ABC License Query Results
5. Full Set of Colored Plans



Prepared By:
Steve Gonzales Associate Planner



Reviewed By:
Mark Tomich, AICP, Director

Draft Initial Study/Mitigated Negative Declaration/MMR

Attachment 1

**CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016**

**CITY OF COLTON
INITIAL STUDY FOR:**

***CITY HUB CENTER
(VALLEY BLVD. AND PEPPER AVE.)***

DATE:
February 2016

PREPARED FOR:

City of Colton

PREPARED BY:

City of Colton

**CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016**

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

1. **Project Title:** City Hub Center
2. **Lead Agency Name:** City of Colton
Address: 659 N. La Cadena Dr.
Colton, CA 92324
Tel: 909-370-5079
3. **Contact Person:** Steve Gonzales, Associate Planner
Phone Number: (909) 370-5527; sgonzales@ci.colton.ca.us
4. **Property Location:** Northwest corner of Pepper Avenue and Valley Boulevard; Assessor's Parcel Number – 0254-071-46 & 55
5. **Project Sponsor:** Chandi Group (760) 396-9260
Address: 42270 Spectrum Street
Indio, CA 92202
6. **General Plan Designation:** Colton's Hub City Centre Specific Plan
7. **Description of Project:**

(1) **DAP-001-261 - Architectural and Site Plan Review** for the construction of a proposed retail development that includes a 6,000 square foot restaurant, a 9,000 square foot retail building, a 3,500 square foot quick service restaurant, a 6,500 square foot gas station with a convenience market, a 4,800 square foot drive thru car wash, a 90 room four story hotel, and a Parcel Map to create four lots on a 7.26 acre parcel.
8. **Surrounding Land Uses and Setting:** The project site consists of two (2) parcels that are vacant and unimproved. The zoning and general plan designations for the subject property is Retail (R) within the Hub City Centre Specific Plan.

The surrounding General Plan designation/ zoning and land uses are:

- To the North: Colton' Hub City Centre Specific Plan/R (Retail), Land Use – Industrial
- To the South: Colton's Hub City Centre Specific Plan/R (Retail), Land Use - Commercial

**CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016**

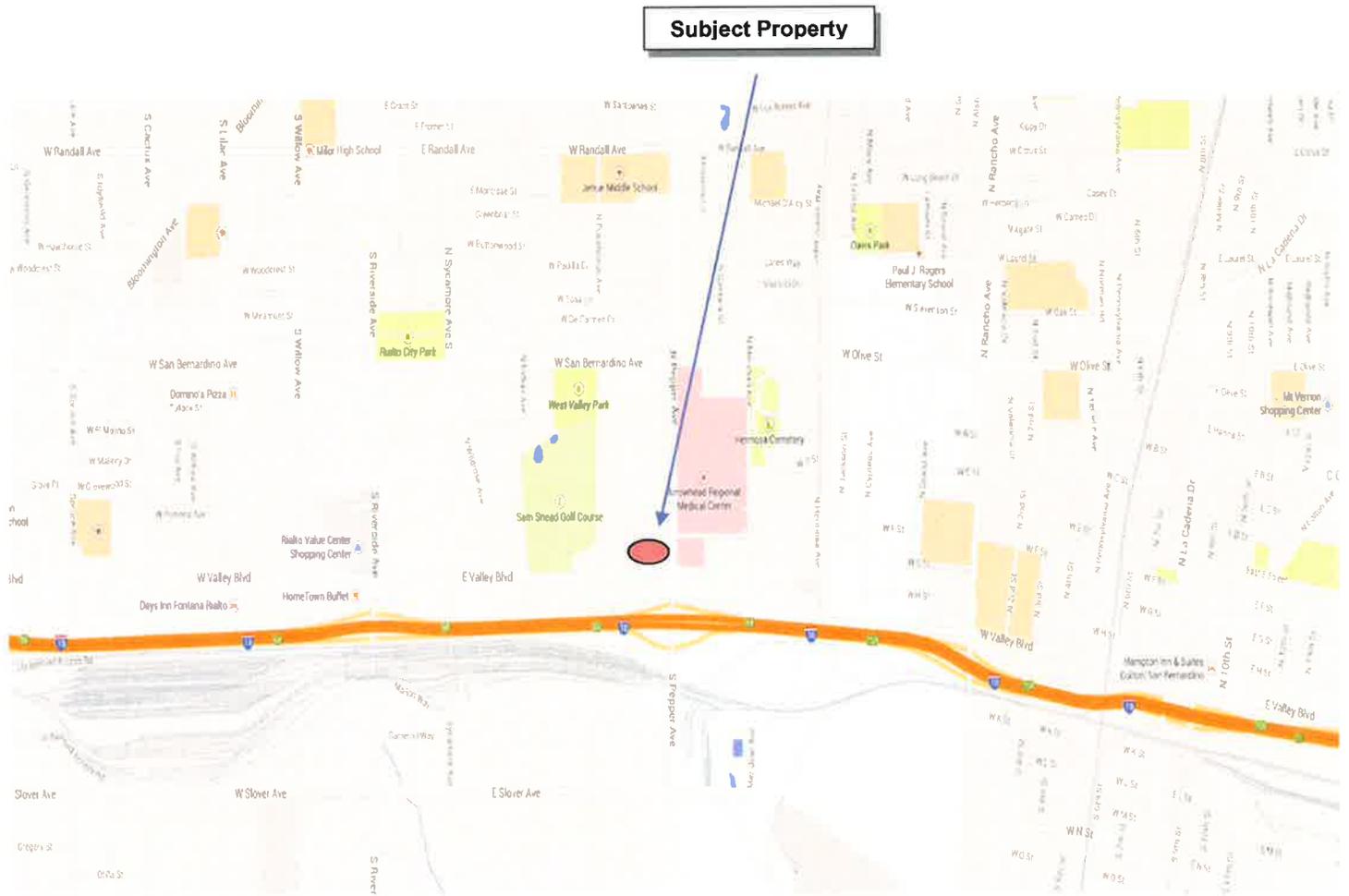
- To the East: OS-RS (Open Space Resources), P-I (Public/Institutional) and CHCCSP – Land Use - Hospital
- To the West: Colton’s Hub City Centre Specific Plan/R (Retail), Land Use – Business Park

9. Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):

- City of Colton Planning Commission.
- City of Colton Building and Safety Division
- City of Colton, Public Works Department.

CEQA INITIAL STUDY CITY HUB CENTER – FEBRUARY 2016

Figure 1: Vicinity Map of Proposed Project



CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016

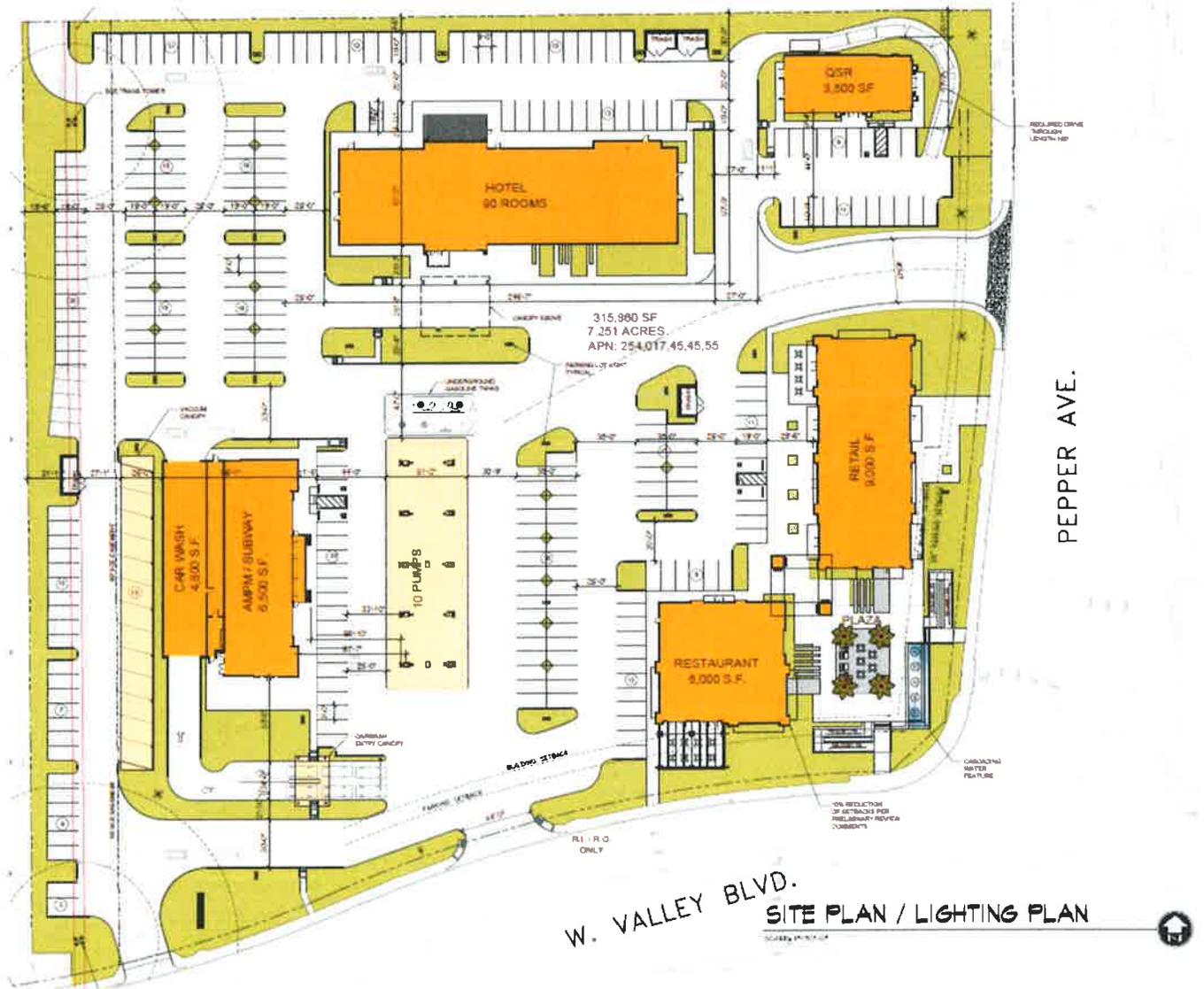
Figure 2: Overhead Photo View

Subject Property



CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016

Figure 3: Proposed Site Plan



**CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016**

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on eighteen (18) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
-----------------------------------	--	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

**CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Mandatory Findings of Significance | |
| <input type="checkbox"/> Utilities / Service Systems | | |

On the basis of this Initial Study, the City of Colton Planning Commission finds:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Approved by:



Mark Tomich, Director of Development Services

Date: February 2016

**CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista as identified in the City’s General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 of quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

I.a The characteristics of the proposed project are in keeping with the surrounding area that is a mix of commercial, industrial and institutional uses including a regional hospital facility that would complement the proposed use of a commercial center.

The proposed project would result in the development of a new commercial center that would include 6,000 square foot restaurant, a 9,000 square foot retail building, a 3,500 square foot quick service restaurant, a 6,500 service station/market with a drive through car wash, and a 90 room 4 story hotel within the project site. The project would also include landscaping along the west, east, south, and north perimeter of the property and within the parking area. Upon development of the project site, the proposed commercial development would represent an incremental change in the visual character of this area of the City.

The project would not significantly hinder views from the site or adjacent properties. The proposed project is required to comply with all Specific Plan development and design standards applicable to new commercial development including, but not limited to, the siting of individual structures and structures, landscaping, grading, construction, and lighting. These standards are required for all similar development in the City. Adherence to these standards will ensure impacts related to scenic vistas or views will be reduced to a less than significant level. No mitigation is required.

I.b The project site is vacant unimproved land. No on-site feature or vegetation has been identified by the City as a scenic resource. The project site is not located along a State Scenic Highway. Due to the absence of on-site scenic resources, no impact is anticipated to occur; therefore, no mitigation is required.

**CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016**

- I.c During construction, there would be several temporary visual impacts, such as exposed earth and job-site equipment. These visual impacts are temporary in nature and are considered to have a less than significant impact on surrounding uses.

The proposed project site is vacant unimproved. The property adjacent to the north of the project site is developed with an industrial building. The property to the south is developed with commercial uses, including a service station and a fast food restaurant. The proposed commercial center incorporates a clean line modern design with a combination of a flat and a standing seam metal gable roof design and will also include metal trellises fabric awnings and wood veneer exterior trims. This design is consistent with the curved modern design of the hospital located across the street. The project will be consistent with the requirements for the Hub City Centre Specific Plan.

The project is subject to City review and approval through the Development Review process and opportunities are provided to ensure that the project’s visual elements would be consistent with the existing uses in the area. A potential for a significant adverse impact is reduced to less than significant with the combination of adherence to City standards.

- I.d Development of the proposed commercial project would necessitate the installation of outdoor lighting necessary for the maintenance of public safety and security. Additionally, lighting sources associated with the project include vehicle lights from project-related traffic. The City of Colton has established standards for the design, placement, and operation of outdoor lighting within its review process and building code requirements. These standards identify the preferred lighting source and maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because such standards must be adhered to in order to obtain project approval, these requirements are not considered mitigation. While the proposed development would increase the number and distribution of light sources in the vicinity of the project, adherence to the lighting standards established by the City would reduce potential impacts related to light and glare impacts to a less than significant level. No mitigation is required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**II. AGRICULTURE AND FORESTRY
RESOURCES:**

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016**

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))?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- II.a The California Resources Agency defines Prime Farmland, Unique Farmland, or Farmland of Statewide Importance for San Bernardino County as farmlands which include dryland grains of wheat, barley, oats, and dryland pasture. The project site itself is not mapped by the FMMP.¹ The project site does not meet these characteristics; therefore, no mitigation is required.
- II.b-c Williamson Act² contracts restrict land development of contract lands. The contracts typically limit land use in contract lands to agriculture, recreation, and open space, unless otherwise stated in the contract. The project site is not located within an area covered by a Williamson Act contract; therefore, no cancellation or non-renewal action would occur. The project site is zoned Retail by the City. Neither the site nor surrounding properties are currently utilized or planned on being utilized for agricultural uses. Development of the proposed on-site use would not result in the conversion of Williamson Act contract land or conversion of agriculturally zoned land to a non-agricultural use. No impact related to these issues would occur; therefore, no mitigation is required.

¹ California Department of Conservation, Farmland Mapping and Monitoring Program, 2004.

² The Williamson Act is a procedure authorized under State law to preserve agricultural lands as well as open space. Property owners entering into a Williamson Act contract receive a reduction in property taxes in return for agreeing to protect the land's open space or agricultural values.

**CEQA INITIAL STUDY
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (South Coast Air Basin)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation based on the thresholds in the SCAQMD’s “CEQA Air Quality Handbook?”	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people based on the information contained in Project Description Form?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

III.a The project is located within the South Coast Air Basin (Basin) and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. It includes all of Orange County, the non-Antelope Valley portions of Los Angeles County, and the non-desert portions of Riverside and San Bernardino Counties.

The current regional air quality plan is the 2012 Air Quality Management Plan (AQMP) adopted by the SCAQMD on December 7, 2012. The 2007 AQMP proposes attainment demonstration of the federal PM_{2.5} standards through a more focused control of sulfur oxides (SO_x), directly emitted PM_{2.5}, and nitrogen oxides (NO_x) supplemented with volatile organic compounds (VOC) by 2015. The 8-hour ozone control strategy builds upon the PM_{2.5} strategy, augmented with additional NO_x and VOC reductions, to meet the standard by 2024 assuming a bump-up is obtained.³ Bump up means a change in classification. The South Coast Air Management District has requested that California Air Resources Board (CARB) formally submit a

³ Final 2012 Air Quality Management Plan, South Coast Air Quality Management District. Adopted December 7, 2012.

**CEQA INITIAL STUDY
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request to EPA for voluntary re-designation (bump-up) of the South Coast Air Basin from a designation of “severe-17” to “extreme” for 8-hour average ozone and modify the attainment date to June 15, 2024. The Basin is currently a federal and state non-attainment area for PM₁₀ and ozone.

The AQMP incorporates local General Plan land use assumptions and regional growth projections developed by the Southern California Association of Governments (SCAG) to estimate stationary and mobile source emissions associated with projected population and planned land uses. If a new land use is consistent with the local General Plan and the regional growth projections adopted in the AQMP, then the added emissions generated by the new project has been evaluated and contained in AQMP and would not conflict with or obstruct implementation of the regional AQMP. The proposed project would not conflict with or obstruct implementation of any of the control measures in the AQMP. No impact related to this issue would occur; therefore, no mitigation is required.

- III.b. The SCAQMD has developed the *CEQA Air Quality Handbook* that establishes suggested significance thresholds based on the volume of pollution emitted. According to the Handbook, any project in the Basin with daily emissions that exceed any of the following thresholds should be considered as having an individually and cumulatively significant air quality impact:

55 lbs. per day of VOX (reactive organic compounds) (75 lbs./day during construction);
55 lbs. per day of ROC (reactive organic compounds) (75 lbs./day during construction);
55 lbs. per day of NO_x (oxides of nitrogen) (100 lbs./day during construction);
550 lbs. per day of CO (carbon monoxide) (550 lbs./day during construction);
55 lbs. per day of PM_{2.5} (55 lbs./day during construction);
150 lbs. per day of PM₁₀ (150 lbs./day during construction); and
150 lbs. per day of SO_x (oxides of sulfur) (150 lbs./day during construction).

Construction Emissions. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of emissions during grading and site preparation include exhaust emissions from construction vehicles and equipment and fugitive dust generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Construction-related activities are those associated with the building of a single project or projects that are part of an adopted plan. Construction activities are typically short-term or temporary in duration; however, project-generated emissions could represent a significant impact with respect to air quality and/or global climate change. The following are construction emissions:

(SO₂), particulate matter (PM₁₀, and PM_{2.5}); precursor emissions such as, reactive organic gases (ROG) and oxides of nitrogen (NO_x); and GHGs from exhaust, fugitive dust, and off-gas emissions.

Sources of exhaust emissions could include on-road haul trucks, delivery trucks, worker commute motor vehicles, and off-road heavy-duty equipment. Sources of fugitive dust emissions could include construction-related activities such as soil disturbance, grading, and material hauling.

Equipment Exhaust. During the construction phases of development, on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use would generate emissions. Exhaust emissions during the construction activities envisioned on site would vary daily as construction activity levels change. The volume of construction equipment exhaust would not exceed SCAQMD daily thresholds.

**CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016**

Summary of Emissions from Construction and Grading Operations

	Pollutant Emissions (lbs/day)					
	CO	ROG	NO _x	SO _x	PM ₁₀	PM _{2.5}
Construction Emissions	16.54	7.28	21.6	24.97	2.45	1.79
SCAQMD Construction Threshold	550	75	100	150	150	55
Significant?	NO	NO	NO	NO	NO	NO
Fugitive Dust Emissions	–	–	–	–	1.09	.520
Peak Grading Day Emissions without Mitigation (Construction Emissions + Fugitive Dust)	18.15	8.89	23.21	26.58	1.09	.520
Significant without Mitigation?	NO	NO	NO	NO	NO	NO
Peak Grading Day Emissions with Mitigation (Construction Emissions + Fugitive Dust)	17.43	8.17	22.49	25.86	.622	.269
Significant with Mitigation?	NO	NO	NO	NO	NO	NO

CalEEMod Version 2013.2.2 Emissions Estimation for Land Use Development Projects, Appendix H, South Coast Air Quality Management District, May 2003.

*South Coast Air Quality Management District, “Air Quality Handbook,” Table A9-8-A.

PM_{2.5} derived from PM₁₀ emissions based on factors published in the Final - Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds, October 2006.

Fugitive Dust. Fugitive dust emissions are generally associated with demolition, land clearing, exposure of soils and cut and fill operations. Dust generated daily during construction would vary substantially, depending on the level of activity, the specific operations, and weather conditions. Approximately 2.45 pounds of PM₁₀ per day would be generated from soil disturbance (without mitigation) during construction. During peak grading days, daily total construction emissions without mitigation measures would not exceed the SCAQMD threshold for PM₁₀. All other emissions are also below SCAQMD daily thresholds for PM_{2.5} as well.

With the implementation of the standard conditions such as frequent watering (i.e., minimum twice a day), which reduce fugitive dust emissions would anticipated to be reduced although not indicated by the emission modeling. Construction equipment emissions generated by the project would not exceed the daily thresholds set by the SCAQMD for the criteria pollutants of ROG, CO, SO_x, PM_{2.5} or PM₁₀.

Mitigation Measures:

AIR-1 The project shall comply with the requirements of SCAQMD Rules 402 and 403, Fugitive Dust, which require the implementation of Reasonable Available Control Measures (RACM) for all fugitive dust sources, and the AQMP, which identifies Best Available Control Measures (BACM) and Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include but would not be limited to the following actions:

1. The project proponent shall ensure that construction equipment is properly maintained and serviced to minimize exhaust emissions.

**CEQA INITIAL STUDY
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2. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power lines to avoid on-site power generation.
3. The project proponent shall ensure that construction employees be informed of ride sharing and transit opportunities.
4. The project proponent shall ensure that any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.
5. The project proponent shall ensure that watering of the site or other soil stabilization methods shall be employed on an ongoing basis after the initiation of any on-site grading activity. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
6. The project proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
7. To reduce the potential for wind erosion, the project proponent shall ensure that landscaped areas are installed as soon as possible.
8. The project proponent shall ensure that SCAQMD Rule 403 is adhered to, ensuring the cleanup of construction-related dirt on approach routes to the project site.
9. The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when wind speeds exceed 25 miles per hour.
10. All on-site structures shall conform to the energy use guidelines in Title 24 of the California Administrative Code.

AIR-2 The construction/grading documents for the proposed project shall identify the type of equipment to be utilized during project grading. To ensure pollutant emissions do not exceed SCAQMD daily thresholds, the mix of equipment utilized during construction activities shall be similar to that identified in the Initial Study prepared for the proposed project. In the event a project applicant elects to utilize an alternative mix of equipment; the project applicant shall, prior to the issuance of grading permits, submit to the City for review and approval, evidence that emissions from any alternative mix of equipment do not exceed SCAQMD daily thresholds.

Operational Emissions. Long-term pollutant emissions associated with the proposed project would result from vehicular emissions and stationary emissions created through the consumption of fossil fuels. Additional emissions would result from the consumption of natural gas on site and generation of electricity used by the residential units.

In addition, the CEQA Handbook indicates that changes in the vehicular traffic level of service (LOS) at intersections affected by a project could result in potential carbon monoxide (CO) hotspots and potential operations-related air quality impacts. Development of the project in the downtown Colton area is not anticipated to have additional impacts to street intersections or changes to vehicular levels of service.

In addition, the CEQA Handbook indicates that changes in the vehicular traffic level of service (LOS) at intersections affected by a project could result in potential carbon monoxide (CO) hotspots and potential operations-related air quality impacts. The proposed project will add 262 a.m. peak hour (7:00–9:00 a.m.) and 245 p.m. peak hour (4:00–6:00 p.m.) trips. The number of trips generated by the site uses are projected to operate within acceptable Levels of Service during the peak hours with project traffic conditions, with improvements.

In accordance with SCAQMD and California Air Resources Board (CARB) directives for review of air quality impacts from land use projects, build out year mobile source emissions were compared to those from existing uses through the CalEEMod version 2013.2.2 The analysis assesses the mobile source emissions generated by vehicles driving to and from the proposed land uses, as well as area source emissions generated by project heating and electrical systems. As shown in Table III.2, operational air quality emissions resulting from the proposed project are well below SCAQMD levels of significance.

**CEQA INITIAL STUDY
CITY HUB CENTER – FEBRUARY 2016**

Summary of Operational Emissions

	Pollutants (lbs/day)					
	CO	ROG	NOx	SOx	PM ₁₀	PM _{2.5}
Area Source Emissions	5.47	1.97	0.00	0.00	0.00	0.00
Commercial/hotel Center	1.24	.125	.312	27.38	.186	53.55
Total Operational Emissions	1.29	2.10	0.36	30.12	.193	0.054
SCAQMD Threshold (lbs/day)	550	55	55	150	150	55
Significant?	NO	NO	YES	NO	NO	NO

Source: CalEEMod version 2013.2.2

III.c As stated in the response to Checklist Question III.a, the project is in a non-attainment basin for PM₁₀ and ozone. The AQMP incorporates local General Plan land use assumptions and regional growth projections developed by SCAG to estimate stationary and mobile source emissions associated with projected population and planned land uses. The proposed project is consistent with the development envisioned in the City's General Plan; therefore, the cumulative effects associated with development of the proposed uses has already been addressed in the AQMP and impacts are considered to be less than significant. No mitigation is required.

III.d Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. Although the construction of the project site would temporarily emit construction emissions, such emissions are short-term and would not exceed SCAQMD thresholds with the slight exception NOx. The included Mitigation Measures Air 1 and 2 will help the reduce operation emissions and therefore, impacts related to sensitive receptors issue are considered to be less than significant.

III.e During construction, diesel-powered vehicles and equipment in use on the site would create odors. Additionally, the application of architectural coatings and installation of asphalt may generate odors. These odors are temporary and not likely to be noticeable beyond the project boundaries. SCAQMD Rules 1108 and 1113 identify standards regarding the application of asphalt and architectural coatings, respectively. Adherence to the standards identified in these rules would reduce temporary odor impacts to a less than significant level.

Long-term objectionable odors are not expected to occur at the proposed project site. Solid waste generated by the proposed on-site uses would be collected by a City or contracted waste hauler, ensuring that any odors resulting from on-site uses would be adequately managed. Additionally, waste receptacles and garbage areas would be designed and constructed per applicable City of Colton standards. For these reasons, impacts from objectionable odors generated by the project are considered less than significant. No additional analysis of this specific issue is necessary. No mitigation is required.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. 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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Discussion:

- IV.a Sensitive biological resources are those defined as (1) habitat area or vegetation communities that are unique, are of relatively limited distribution, or are of particular value to wildlife; and (2) species that have been given special recognition by federal, state, or local government agencies and organizations because of limited, declining, or threatened populations. The subject property is a vacant unimproved site that is located within the Hub City Centre Specific Plan Area. Vegetation in the Hub City Specific Plan area is a mixture of native vegetation and ruderal vegetation. The primary native vegetation species include California buckwheat, telegraph weed, and California croton. Primary ruderal components include non-native grasses such as ripgut grass, Mediterranean grass, and wild oat.

The Delhi Sands Flower-loving fly (*Rhaphiomidas terminates abdominalis*, DSF) is the only federally listed species under the Federal Endangered Species Act (FESA) that is known to occur within the project area. The DSF was federally listed as endangered on September 23, 1993. Since listing of the DSF, the United States Fish & Wildlife Service (USFWS) has prepared a Recovery Plan for this species within the Colton Recovery Unit (RU). At least three populations of the DSF are known to occur within the West Valley area, north of the I-10 Freeway. No other federally listed threatened or endangered species are known to occur within the project area.

The DSF is endemic to the Colton Dunes (Delhi sand series soils) in areas that contain suitable conditions for the life cycle of the fly. Urban development, agricultural conversion aggregate mining, invasion by exotic species, unauthorized dumping of trash, and off-road activity have caused loss of a significant portion of the species habitat within the project area.

A Habitat Conservation Plan has been prepared and adopted for the 416 acres surrounding the project site (*West Valley Habitat Conservation Plan for the Issuance of an Incidental Take Permit Under Section 10(A)(1)(B) of the Endangered Species Act for the Federally Endangered Delhi Sands Flower-loving Fly*, HCP). Approximately 248 acres within the HCP area have already been developed. The HCP has been approved by the USFWS and included an Environmental Assessment per the National Environmental Policy Act (NEPA).

The HCP identifies the project site's soils as *Unsuitable* to support DSF (West Valley HCP, Exhibit 4). Unsuitable soils are defined as "Soils dominated by heavy deposits of alluvial material including coarse sands and gravels with little or no Delhi sands and evidence of soil compaction". That is, the project site does not exhibit any habitat value according to the West Valley HCP; therefore, no conflict with such plans would result from the development of the proposed on-site use.

Seven focused surveys in accordance with USFWS interim general survey guidelines which recommend 2 replica surveys per week during the flight period of the DSF (defined as July 1 through September 20) have been recently prepared. The focused surveys were conducted by Larry Munsey International in 2001, 2002, 2009, 2010, 2011, 2012 and 2013. In each of the surveys, DSF was not detected on the project site.

The western Burrowing owl is still seen occasionally occupying burrows in embankments along the Santa Ana River in Colton. It has declined rapidly in California in recent decades and is

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considered by the California Department of fish and Wildlife (CDFW) to be a Species of Special Concern. On July 3, 2013 a Phase 1 and Phase 2 burrowing owl survey was conducted according to CDFW protocol. No ground squirrel burrows were found on the site by systematic search that entailed walking transects across the site. As the site is disked every 6 months California ground squirrels are prevented from becoming established. As it was determined that there is little if any potential for burrowing owls to occur on the subject site, a Phase 3 survey was deemed unnecessary. A less than significant impact is anticipated to occur with the development of the project site.

- IV.b No riparian habitat is located within the project limits. No impact related to this issue would occur, no mitigation is required.
- IV.c There are no drainages located within the project limits. No federally protected wetlands are located within the project limits. No impact related to this issue would occur; therefore, no mitigation is required.
- IV.d The proposed project is located in a urbanized area of the City. The site is bordered by industrial buildings. Due to its predominantly urban developed condition, the project site is not conducive for foraging ground and localized movement for wildlife. Indirect impacts (e.g., noise, fugitive dust, lighting, and water quality) to on-site biological resources is not a factor. In light of the existing development in the project vicinity, impacts to regional wildlife movement associated with this project is not a factor. No impact related to this issue would occur; therefore, no mitigation is required.
- IV.e The City of Colton does not have an adopted ordinance protecting biological resources. Implementation of the proposed project would have no impact.
- IV.f The proposed project would not have any adverse effects on the adopted West Valley Habitat Conservation Plan See Section IV a-b for further discussion.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of CEQA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of CEQA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

V.a A “historic resource” includes, but is not limited to any object, building, site, area, place, record, or manuscript that is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.⁴ CEQA mandates that Lead Agencies consider a resource to be “historically significant” if it meets the criteria for listing on the California Register of Historic Resources. Such resources meet this requirement if they are (1) associated with events that have made a significant contribution to the broad patterns of California history, (2) associated with the lives of important persons in the past, (3) embody distinctive characteristics of a type, period, region, or method of construction, and/or (4) represent the work of an important creative individual or possesses high artistic value.

Because the project site is a vacant unimproved site, the project site does not meet the definition of a “historic resource” under CEQA. The project will not cause a substantial adverse change on the significance of a historical resource pursuant to Section 15064.5 of CEQA since the project site is unimproved.

CEQA establishes that a significant effect on the environment would occur only where a project causes a “substantial adverse change in the significance of a historic resource.” Because no “historic resource” has been identified within the project limits, no significant impact resulting from the development of the project site would occur. Because it has been determined that there are no historic resources that will be impacted by the project; No impact related to this issue would occur; therefore, no mitigation is required.

V.b No cultural resources are anticipated given that the proposed project is the development of a new commercial center use. There are no known unique ethnic or cultural values associated with the site, nor are there any religious or sacred uses associated with the project site.

V.c The project site is not located within an “Area of Concern for Archaeological Resources.” With no significant on-site historic, archaeological, or paleontological resource identified within the project limits. No impact related to this issue would occur; therefore, no mitigation is required.

The proposed project will not modify any unique geologic features based on a site survey/evaluation. No impact related to this issue would occur; therefore, no mitigation is required.

V.d No evidence is in place to suggest the project site has been used for human burials. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As adherence to State regulations is required for all development, a less than significant impact is anticipated to occur with the development of the project site.

⁴ Public Resources Code, Section 5020.1(j).

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located in a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Discussion:

- VI.a. Grading for the project is required to conform with the recommendations specified in a soils report for the proposed project to be submitted with the technical building plans and prior to issuance of a grading permit; therefore, a less than significant impact is anticipated to occur; therefore, no mitigation for this issue is required.
- a.i) The project site is located outside of an Alquist-Priolo Special Studies Zone. Although the site is outside the Alquist-Priolo Special Study Zone, nearby faults, which could produce significant ground shaking during an earthquake event, could potentially affect it. The fault nearest to the project site is the Rialto-Colton Fault which is a part of the San Jacinto Fault. The San Jacinto Fault is a major branch of the San Andreas Fault System; therefore, a less than significant impact is anticipated to occur; therefore, no mitigation for this issue is required.
- a.ii) The Rialto-Colton Fault is a right-lateral strike-slip, minor right-reverse fault located approximately 1-1/2 miles southwest of the site. The San Jacinto Fault is 130 miles long affecting communities including San Bernardino, Loma Linda, Hemet (in Riverside County), and Ocotillo Wells (in Imperial County). The last major earthquake on the San Jacinto was on April 9, 1968 when a 6.5 M_w occurred on the Coyote Creek segment. A possible earthquake occurring on the San Jacinto Fault could be 7.5 M_w . A less than significant impact is anticipated to occur; therefore, no mitigation for this issue is required.
- a.iii) Earthquakes, due to their ground acceleration and shifting, can cause major damage to buildings and create dangerous hazards to people through injury or death. Development in the seismically active southern California region must mitigate these potential hazards through strict adherence to the California Building Code (CBC) and recommendations by geotechnical engineers. The proposed project is located outside the Alquist-Priolo Special Studies Zone, and the developer will be required to implement established building construction requirements. The impact from earthquake hazards is therefore found to be less than significant.
- a.iv) The site is located outside the areas subject to landslides, mudslides, subsidence or other similar hazards as identified in the City's General Plan. No impact related to this issue would occur; therefore, no mitigation is required.
- VI.b During the construction phase, project dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. To avoid the erosion of soils due to stormwater, the construction contractor would be required to install and maintain the Best Management Practices (BMPs) required in the project Storm Water Pollution Prevention Program (SWPPP) to comply with the National Pollutant Discharge Elimination System (NPDES) permit. Refer to the Hydrology section of this Initial Study for a comprehensive discussion. To avoid soil erosion due to construction traffic, mitigation measures would be implemented that would control soil loss and also contribute to the reduction in air contaminants associated with minute soil particles ten microns in diameter or less, referred to as PM_{10} . Refer to the Air Quality section of this Initial Study for further discussion of the control of

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blowing soil and mitigation measures used to inhibit their migration off-site (see MM-AIR-1, 4-9). A less than significant impact is anticipated to occur with mitigation.

VI.c Liquefaction is a process in which strong ground shaking causes saturated soils to lose their strength and behave as a fluid. Ground failure associated with liquefaction can result in severe damage to structures. The geologic conditions for increased susceptibility to liquefaction are: 1) shallow depth to groundwater (i.e. less than 50 feet); 2) presence of unconsolidated sandy alluvium, typically Holocene in age; and 3) strong ground shaking. All three of these conditions must be present for liquefaction to occur.

According to the City’s General Plan, the project site is not located within an area of high liquefaction susceptibility. Due to the type of the soils encountered, no impact is anticipated. No impact related to this issue would occur; therefore, no mitigation is required.

VI.d The project site is not located on expansive soils as defined in Table 18-1-B of the Uniform Building code.

VI.e The disposal of waste water generated by the proposed project will be through the City maintained sanitary sewerage system. No impact related to this issue would occur; therefore, no mitigation is required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

VII.a The City of Colton has adopted a Greenhouse Gas Emissions Reduction Plan, but it has not been implemented to date. As a reference and implementation document for the purpose of evaluating the proposed project we make reference to the County of San Bernardino Greenhouse Gas Emissions Reduction Plan (GHG Plan) that was adopted by the County of San Bernardino on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The Plan is consistent with AB 32 and sets the County on a path to achieve a more substantial long-term reduction in the post-2020 period. In 2007, the California State Legislature adopted Senate Bill 97 (SB97), which required that the CEQA Guidelines be amended to include provisions addressing

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the effects and mitigation of GHG emissions. Implementation of the County’s GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to address a project’s GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO2e) per year is used to identify and mitigate project emissions for residential and commercial projects. Consistent with the CEQA Guidelines, the proposed project is required to be consistent with the Plan and, therefore, will be determined to have a less than significant individual and cumulative impact for GHG emissions.

- VII. b The proposed project will not generate more than 3,000 MTCO2e per year (see table below). The proposed project would generate 455.35 metric tons of CO2e per year. According to the thresholds of significance, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations would exceed 3,000 metric tons per year of CO2e. Therefore, a less than significant cumulative impact to global climate change would occur from the on-going operations of the proposed project.

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO2	NonBio-CO2	CO2	CH4	N2O	CO2e
Area Sources	0.00	2.00	2.00	0.00	0.00	3.00
Energy Usage	0.00	9.37	9.37	1.80	1.70	9.43
Mobile Sources	0.00	38.99	38.99	1.57	0.00	39.02
Construction	0.00	402.0	402.0	0.09	0.00	403.9
Total Emissions	0.00	452.36	452.36	3.46	1.70	455.35
SCAQMD Commercial Threshold						3,000
Exceed Threshold						NO

Source: CalEEMod version 2013.2.2

Potentially Significant Impact Less Than Significant With Mitigation Incorporation Less Than Significant Impact No Impact

VIII. 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 reasonably foreseeable upset and accident conditions involving the | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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release of hazardous materials into the environment?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity if a private airstrip, would the project result in a safety hazard for people residing or working in the project area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

VIII.a Implementation of the proposed project would result in the development of the project site with a commercial center. No manufacturing, industrial, or other uses that would utilize hazardous materials as part of daily operations are included in the proposed project. Typical use of household hazardous materials (e.g., pesticides, fertilizer, solvents, cleaning products, and paints) would not result in the significant transport, disposal, or release of hazardous materials that would create a significant hazard to the public or environment due to the small volumes present on site. Therefore, impacts related to this issue are less than significant. No mitigation is required.

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- VIII.b The proposed project does not allow for the use, storage, disposal or transport of large volumes of toxic, flammable, explosive, or otherwise hazardous materials that could cause serious environmental damage in the event of an accident. Land uses proposed for the project site would not present a hazard associated with the accidental release of hazardous substances into the environmental. The project site is not listed on the Hazardous Waste and Substances Sites (Cortese) List or on any City hazardous waste material site. No hazardous material condition has been reported by the project applicant. Past soil disturbances and the passage of time would have diluted any agricultural chemicals that may have been previously applied to the project site. Therefore, impacts related to this issue are less than significant. No mitigation is required.
- VIII.c The proposed commercial center development would not include any activities that would emit hazardous emissions or handle hazardous materials, substances, or water. Therefore, a less than significant impact is anticipated to occur. No mitigation is required.
- VIII.d Pursuant to the California Government Code (Section 65962.5[E]), the project site is not listed in the State of California Hazardous Waste and Substances Site List (Cortese list).⁵ No impact related to this issue would occur; therefore, no mitigation is required.
- VIII.e The project site is not located within an Airport Influence Area⁶ or within 2.0 miles of an airport. No impact related to this issue would occur; therefore, no mitigation is required.
- VIII.f The proposed project is not located within the vicinity of a private airstrip.
- VIII.g The proposed project, including all structures and facilities, will be designed, sited, constructed, and maintained in accordance with applicable emergency response evacuation standards set by the City. Construction activities, which may temporarily restrict vehicular traffic, will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. No significant impact related to this issue would occur; therefore, no mitigation is required.
- VIII.h The project site is not located in an urban-wildland interface area. The construction of the proposed fitness center would be required to adhere to all applicable standards established in the City’s Municipal and Development Codes. Furthermore, the design of the project would be reviewed and approved by the Colton Fire Department (CFD). No significant impact related to this issue would occur; therefore, no mitigation is required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY –
Would the project:

- a) Violate any water quality standards or waste discharge requirements?

⁵ Hazardous Waste Substance and Sites List (Cortese List), California Department of Toxic Substance Control, <http://www.envirostor.dtsc.ca.gov/public/search.asp>, site accessed January 6, 2016.

⁶ City of Colton General Plan Update, Environmental Impact Report, May 2013 – Hazards and Hazardous Materials, p. 4.8-2

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| 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 substantial additional sources of polluted runoff, such as from areas of material storage, vehicle or equipment maintenance (including washing or detailing), waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Panel No. 06071C7930H) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |

Discussion:

IX.a The project will not violate any water quality standards or waste discharge requirements. The proposed project will be required to prepare a Water Quality Management Plan and Storm Water Pollution and Prevention Plan (SWPPP), which include best management practices for water quality management. The City is also a co-permittee with the County of San Bernardino in the implementation of the National Pollution Discharge Elimination (NPDES) program, which implements standards for water quality associated with surface water. These standards will assure that the construction of the project will not degrade storm water, and will not release storm water into the City's storm drainage system in an improper or unsafe manner.

Short-term Construction Impacts

Implementation of the Proposed Project would result in construction activities that could have the potential to contribute to pollutants in offsite surface waters, and potentially impact the water quality of Santa Ana River. Generally, construction-phase activities could generate pollutants such as increased silts, debris, chemicals, and dissolved solids related to the activities described below:

- Grading - Disruption of surface soils and increased susceptibility to erosion.
- Building construction - Use of sealants, glues, wood preservatives, oils, concrete, and the generation of debris related to construction activities.
- Painting - Paint fragments and stucco flakes.
- Construction equipment and vehicle maintenance -Washing, chemical degreasing.

Because construction activities could result in increased pollutants to surface water, construction of the Proposed Project could potentially result in a short-term degradation to surface water quality. However, prior to the issuance of grading or construction permits, the project applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP) that conforms to the SWRCB NPDES permit. The SWPPP shall identify BMPs to prevent construction related pollutants from reaching stormwater and all products of erosion from moving offsite.

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Long-Term Operational Impacts

Long-term operations of the Proposed Project would increase the potential of stormwater runoff transporting contaminants from roadway surfaces, parking lots, roofs and other exposed structural and landscape surfaces into the storm drain system. Typical industrial runoff contaminants (i.e., oil, grease, surfactant, heavy metals, solvents, pesticides, nutrients, or fecal coliform bacteria) can be expected within runoff. However, implementation of typical site-specific BMPs will reduce water pollution sources on the Project site to the maximum extent feasible. Source reduction techniques have proven to be the most cost-effective ways of avoiding or reducing water pollution from urban runoff. The source reduction BMPs that are likely to be included in the WQMP to eliminate water quality impacts are the following:

- **Public Education. The most effective form of non-structural BMP for commercial sites is public education.**
 - **Common Waste Area Maintenance Practices. Integrated vegetation and pest management for Proposed Project tenants.**
 - **Street Sweeping. Routine sweeping of street and parking areas to help reduce the accumulation of pollutants deposited on paved surfaces.**
 - **Litter Control. Provide trash receptacles throughout the Project site.**
 - **Landscape Design Elements. Landscaping design elements such as extended detention basins to remove silt and pollution from surface runoff water.**
 - **Oil and Grease Traps. Provide devices such as oil-water separators, oil and grease trap catch basins, simple skimmers, and control structures to separate oils and grease and other sediments from stormwater.**
 - **Filter Strips. Place close-growing vegetation to trap sediments between pollutant source areas and the receiving waters.**
 - **Regular/Routine Maintenance. Regular maintenance and cleaning of all pollution control devices ensures that those devices are kept clean, unobstructed, and functioning correctly.**
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Long-term stormwater quality concerns will be managed pursuant to a City-approved Water Quality Management Plan (WQMP). Conformance with the mandatory requirements of a WQMP for the Proposed Project would ensure that no substantial degradation of water quality associated with long-term construction activities would occur. The Project would need to provide some type of “first flush” water quality treatment of project runoff to reduce potential impacts to less than significant levels.

Once approved by the City, contractors working on the site shall be responsible throughout the duration of the project for installing, constructing, inspecting, and maintaining the control measures included in the WQMP and/or SWPPP. The WQMP and /or SWPPP shall identify pollutant sources that could include affect the quality of stormwater discharges from the construction site. Control practices shall include that effectively treat target pollutants in stormwater discharge anticipated from project construction sites. Adherence to the measures detailed in the approved SWPPP and WQMP, as well as compliance with NPDES permit requirements, would result in a less than significant impact to project-related water quality impacts.

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- IX.b The proposed project will utilize domestic water for landscaping and for domestic uses. The 2011 San Bernardino Valley Regional Urban Water Management Plan documents water supply reliability and outlines water use efficiency measures adopted to ensure adequate water supply in the service area. Included in the UWMP is an estimate of future needs based on population growth in the City. The proposed project is consistent with existing land use designations utilized to determine future water demand; therefore, the proposed commercial development would be included in the City of Colton's determination of future water demand.

The City of Colton Water Department will provide water to the buildings constructed within the project. The development of a commercial center will not significantly impact the demand for water services. The development is within the range allowed in the General Plan, which has served as the basis for water management planning for the District and other water purveyors in the City. The City of Colton produces its water supply from groundwater wells located throughout its service area. Colton extracts groundwater from three adjudicated basins: the San Bernardino, Rialto-Colton, and Riverside Basin Areas. Recharge of the aquifer is generally through local precipitation and by stream flow from rain and snowmelt from the San Bernardino Mountains watershed. The principal recharge areas are Lytle Creek, Reche Canyon in the southeastern part and the Santa Ana River in the south-central part. Lesser amounts of recharge are provided by percolation of precipitation to the valley floor, underflow, and irrigation and septic returns. Underflow occurs from fractured basement rock and through the San Jacinto fault in younger Santa Ana River deposits at the south end of the subbasin and in the northern reaches of the San Jacinto fault system. Groundwater recharge has been augmented through the use of spreading basins. The Riverside-Arlington subbasin is replenished by infiltration from Santa Ana River flow, underflow past the Rialto-Colton fault, intermittent underflow from the Chino subbasin, and return irrigation flow, and deep percolation of precipitation. The proposed project would not contribute to the depletion of groundwater supplies because the project's water demand falls within annual projections of the 2011 UWMP or interfere with groundwater recharge as proposed by development of the project. Therefore, no significant impact to groundwater resources would occur. Impacts are to be less than significant.

IX.c/d The proposed project will be developed on an existing City in-fill site surrounded by existing public streets. The project site is primarily undeveloped and does not contain any surface water features. Implementation of the proposed project would alter the existing drainage patterns on the site by paving a large portion of the site and diverting runoff to a new drainage system. Compliance with existing regulations developed to minimize erosion and siltation would reduce this impact to a less than significant level. The receiving water for runoff from this area is the Santa Ana River. There have not been any pre-existing water quality problems identified in conjunction with this site. Therefore, no significant impact would occur. Impacts are to be less than significant.

- IX.e The City of Colton requires that residential, commercial and industrial projects retain all storm water onsite and that the new drainage system be designed to meet a 50-year storm event. The drainage system design will be reviewed by the City Public Works Department to ensure adequate capacity and compliance with City standards. This impact is less than significant. Polluted runoff from the project site during construction and operation could include sediment from soil disturbances; oil and grease from construction equipment, roadways and parking lots; pesticides

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and fertilizers from landscaped areas; metals from paints; and gross pollutants such as trash and debris. Compliance with existing regulations developed to minimize the release of polluted runoff from construction sites would reduce this impact to a less than significant level.

Approvals of drainage features/improvements are made through the plan check process. As part of this process, all project-related drainage features would be required to meet the City's development standards. Erosion, sedimentation, and siltation impacts are adequately addressed through adherence to measures identified in the approved SWPPP and WQMP, and compliance with NPDES permit requirements. Because the project would be required to design and install drainage systems according to standards and provisions set forth by the City, and would be required to adhere to the previously referenced mitigation, impacts related to this issue are anticipated to be less than significant.

- IX.f The installation of impermeable surfaces, such as buildings and pavement, generally increase the velocity and volume of surface runoff. As urban runoff flows over lawns, gardens, sidewalks and streets, it carries off pollutants such as automobile oil and antifreeze, pesticides, pet waste, and litter into the storm drain system. The storm drain system collects water from the streets and transports it directly or indirectly to local water supplies and eventually the Pacific Ocean. Urban runoff from the storm drains is typically not filtered or treated.

Because the project proponent would be required to adhere to storm drainage requirements found within the NPDES permit process as well as provisions required by the City of Colton, a less than significant impact related to this issue is anticipated to occur with the implementation of the proposed project. Impacts are less than significant.

- IX.g/h The proposed project is not located within an area identified as being subject to flood hazards, either by the City of Colton or the Federal Emergency Management Agency.⁷ The project would not place housing or buildings within a flood hazard area and would not impede or redirect flood flows. Because the project site is outside the 100-year flood zone, it is not subject to the City's Municipal Code Title 15, Chapter 15.18 Floodplain Management regulations for new development. Due to the existing protections in place, dam failure is unlikely and it not probable that the project would be impacted by dam failure. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding due to inundation resulting from failure of a levee or dam. No impact related to this issue is anticipated to occur with the implementation of the proposed project. No mitigation is required.

- IX.i/j The site does not have the potential to produce mudflows due to the relatively flat and moderately sloped topography of the site, and it is not in proximity to the ocean or other water bodies to be affected by a tsunami or seiche. Flood control in the City provides an integrated approach to manage regional and local drainage flows. This system includes debris basins, storm channels, and levees. The project site is not located within the potential inundation area of dams or major water courses. No impact related to this issue would occur; therefore, no mitigation is required.

⁷ Flood Zone X, FEMA Flood Data, Federal Emergency Management Agency (Flood Insurance Rate Map 06071C8679H, August 28, 2008.)

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. 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"/>

Discussion:

- X.a The project will not physically divide an established community. The subject site is located at the northwest corner of two (2) major arterials that is zoned for commercial development. Therefore, the project will not physically divide existing communities or the current pattern of development. No impact related to this issue would occur; therefore, no mitigation is required.
- X.b The proposed project is located in the Colton’s Hub City Centre Specific Plan with a Land Use Designation of Retail (R). The Retail designation is intended to support higher-intensity commercial uses including community-wide and regional retail establishments. Because the proposed project would be developed consistent with the standards established by the City in its Zoning Code and additional requirements (conditions) imposed Architectural and Site Plan Review for a commercial center, would address any potential conflict with city policies, regulations, or plans, impacts related to this issue would be less than significant. No mitigation is required.
- X.c The project site does lie within an adopted Habitat Conservation Plan (West Valley Habitat Conservation Plan, HCP). The adopted has been adopted by the City and accepted by the United States Fish and Wildlife Service (USFWS) and the final programs have been prepared including an Environmental Assessment and Implementation Plan. The potential for cumulative impacts to biological resources within the Hub City Centre Specific Plan has resulted in the development of the West Valley Habitat Conservation Plan due to the presence of the Delhi Sands Flower-Loving Fly (DSF) and its habitat. Quality of Delhi soils on vacant parcels in the HCP area was originally rated for its potential to support DSF. Each vacant parcel was visually inspected and rated based

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on scale of 1 to 5, with 5 being the best quality and most suitable habitat in the biologist’s judgment. The project site has been rated as Number 1. – “Soils dominated by heavy deposits of alluvial material including coarse sands and gravels with little or no Delhi sands and evidence of soil compaction. *Unsuitable.*” That is, the project site does not exhibit any habitat value according to the West Valley HCP; therefore, no conflict with such plans would result from the development of the proposed on-site use. A less than significant impact related to this issue would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located in a Mineral Resource Zone as adopted by the State Mining and Geology Board and identified in the City’s General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

XI.a–c Natural sand and gravel deposits in Cajon Wash, Lytle Creek, Warm Creek, City Creek, and the Santa Ana River contain the bulk of the regions aggregate resources. The proposed project site is not within an MRZ-1⁸ or MRZ-2⁹ Zone. The proposed project would not result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state. The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated in the City General Plan. No mineral extraction activities occur on site. Because of the size and location of the project site, and the absence of any identified on-site mineral resource, development of the project site would not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site. No impact related to this issue would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. NOISE – Would the project result in:				

⁸ MRZ-1 is defined as an area where adequate geological information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.

⁹ MRZ-2 is defined as an area where geological data show that significant measured or indicated resources are present.

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| a) Exposure of persons to or generation of noise levels in excess of standards established in the City's General Plan or Development Code, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundbourne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or Airport Influence Area, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

XII.a The project site is located in a developed area of the City. The proposed use of a commercial center is not a noise-sensitive receptor. Noise impacts to the project itself is not significant since the existing ambient noise level is impacted by several sources including the adjacent roadways, the railroad located to the east, and freeway to the west. As such, stationary noise sources associated with implementation of the proposed project would result in a less-than-significant impact and no mitigation would be required.

The amount of noise generated by the proposed use is not expected to be significant since it will be consistent with other existing and permitted uses in the area. Therefore, the project would not result in a perceptible permanent increase in ambient noise levels in the project vicinity above levels existing without the project and no mitigation would be required to reduce the project's operational noise impacts to off-site uses.

XII.b It is assumed for this project that the roadway surface would be smooth enough that groundborne vibration from street traffic would not exceed the impact criteria. In addition, any groundborne noise or vibration would occur only intermittently during grading and construction of the proposed on-site uses. Any potential impact associated with groundborne noise or vibration would be short-term and less than significant; therefore, no mitigation is required.

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- XII.c The project site is not located in an area where the existing or future noise levels exceed the 65 dB exterior standard established by the City. Noise increases are anticipated to result from vehicle activity. The noise resulting from the long-term occupation of the proposed commercial center use is anticipated to be similar to that of adjacent commercial and business areas and would not result in a substantial permanent increase in existing ambient noise levels. No significant long-term noise impacts would occur. No mitigation is required.
- XII.d The proposed project is for a commercial center that includes restaurants, a service station/market and a 4 story hotel. This project is consistent with the General Plan and the zoning ordinance. A slight increase in noise will incur due to construction activity, however these are short-term during the construction of the proposed project and will have a long-term cumulative impact. A less than significant impact is anticipated. No mitigation is required.
- XII.e-f The project site is not located within the San Bernardino International Airport’s Planning Boundaries, or within the noise contours identified for this air facility. The development of a commercial center would not expose residents or people working in the project area to excessive noise airport-related noise levels. No impact related to this issue would occur; therefore, no mitigation is required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- XIII.a The proposed project is not expected to induce substantial population growth in the area, either directly or indirectly.

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The proposed project is for a retail center that includes a restaurants, a service station/market and a 4 story hotel to be located on a property that totals 7.25 acres, and the surrounding properties are substantially developed with commercial, industrial, and medical land uses. Growth induced by a project could be considered a significant impact if it directly or indirectly affects the ability of public agencies to provide services. Public services for this project will be provided by a number of public agencies, including the City of Colton. Service providers will be able to serve the project. Therefore, the population growth associated with the proposed project is less than significant.

Due to the relatively limited number of employee's; the existing land use designation of the project site and surrounding properties; the pattern of adjacent development; and the presence of existing infrastructure, potential impacts related to this issue are less than significant. No mitigation is required.

XIII.b/c The project site is vacant and unimproved. The development of the proposed project would not cause a loss of existing housing, or the displacement of existing residents. No impact would result from development of the proposed project; therefore, no mitigation is required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection, including medical aid?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

XIV.a Fire prevention, fire protection, and emergency medical assistance (initial paramedical response) in the City of Colton are provided by the Colton Fire Department (CFD). Currently, the CFD responds to calls within the project area from the Colton Fire Station (Station 212), located at 1511 North Rancho Avenue in Colton.

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Support for Station 212 would be supplied as required by other City stations. Adequate fire service response to the project site can be provided.

Development of the proposed use may incrementally increase the demand for fire protection services. The proposed project would be designed and constructed per applicable fire prevention/protection standards, including the determination of the water supply to meet fire flow requirements. Adherence to standards and regulations contained in the City’s municipal and development codes and the payment of required fees would reduce potential impacts related to the provision of fire protection services to a less than significant level.

Police Protection. Police protection services are provided by the City of Colton Police Department (CPD) located at 650 North La Cadena Drive. The proposed project will not result in an increase in demand for police protection services sufficient to require the construction of new police facilities. Development of the proposed project may result in an incremental increase in demand for police protection services. The project proponent would be required to pay required fees to offset law enforcement impacts that may result from the development and occupation of the proposed residential uses, if any. Adherence to these standards and the payment of required fees would reduce potential impacts related to the provision of police protection services to a less than significant level.

School Facilities. The proposed project is located within the Colton City Unified School District (District.). The proposed fitness center use will not increase student attendance at any of the District facilities. The proposed project will not result in an increase in demand for school services sufficient to require the construction of new school facilities. Assessment fees for commercial development are required by the District. With the payment of the District’s required development fee, the proposed project will have no impact on school facilities and services.

Other Services. The project site is located within a portion of the City that is urbanized. The proposed project is the development of a commercial center. Based on the number of persons anticipated to occupy the project site and the nature of use proposed, no significant increase in demand for maintenance of public roadways and/or utility infrastructure is anticipated. As such, impacts related to this issue are less than significant.

The project would be required to adhere to standards and provisions set forth by the City in the event that the proposed project would affect other governmental services. Because adherence to these standards and provisions is required of all development projects, less than significant impacts related to this issue are anticipated to occur with the development of the project site.

The proposed project’s effect on recreational services is discussed in the Response to Questions XV.a–b.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. RECREATION

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| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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physical deterioration of the facility would occur or be accelerated?

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- XV.a The proposed project is the development of a commercial retail center with a hotel. Based on the number of persons anticipated to occupy the project site and the nature of use proposed, no significant increase in demand for the use of existing neighboring and regional parks or other recreational facilities is anticipated. As such, impacts related to this issue are less than significant.
- XV.b The proposed project is the development of a commercial retail center with a hotel. The proposed project does not include recreational facilities or require the construction of recreational facilities that would have an adverse effect on the environment. No mitigation is required.
- XV.c There are no other impacts related to recreation associated with the proposed project.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC – Would the project:

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| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input 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"/> |

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| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

XVI.a Per the City of Colton Traffic Impact Analysis Checklist, projects that can demonstrate peak hour trip generation less than 50 peak hour trips may be considered for an exemption from traffic impact analysis on a case by case basis due to impacts being less than significant. The project will produce 6,585 vehicle trips on an average day, 262 trips during the AM peak hour, and 245 trips during the PM peak hour. Since the project is estimated to add more than 50 trips during peak periods, a traffic impact analysis has been prepared¹⁰.

Based on the traffic impact analysis, it was concluded that the existing roadway capacity can accommodate the added traffic with improvements. Currently, the site is an empty lot generating no project trips. The proposed commercial center that will include a 90 room hotel, 6,000 square feet of high-turnover (sit-down) restaurant, 3,500 square feet of fast food restaurant with drive-thru, 9,000 square feet of commercial retail, and a 20 fueling position service station with a 6,500 square feet convenience market and will include two driveways on Valley Boulevard and one driveway on Pepper Avenue. All three driveways will provide access into and out of the site. Based on the General Plan Circulation Element, the roads are classified as follows: Pepper Avenue is a major arterial and Valley Boulevard is a major arterial. The proposed project will have a less than significant impact with mitigation measures TRANS-1 thru TRANS-6 incorporated to accommodate the increase in traffic volumes.

XVI.b The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management plan (CMP) for designated roads and highways. The existing and the future condition without the project is what is measured to determine the impact of the project or the cumulative impacts. The measurement use for the impact of a project is the Level of Service (LOS). Based on the CMP, the City's criteria is to achieve and maintain a LOS of E or better at all intersections. The project intersection of Pepper Avenue and Valley Boulevard were analyzed in the traffic impact analysis. The baseline LOS standard is LOS E (from A to F) or the LOS established in 1992 (whichever is furthest from LOS A) for any roadway segment or intersection. Based on the traffic impact analysis, it was concluded the project intersection is projected to operate within acceptable Levels of Service during the peak hours for Existing Plus Project traffic conditions for Opening Year (2017) and for future (2040) year scenarios, with improvements. Therefore, the project will have a less than significant impact with mitigation measures TRANS-1 thru TRANS-6.

¹⁰ Traffic Impact Analysis (Valley Pepper Center), January 22, 2016, Kunzman Associates, Inc.

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- XVI.c The nearest airport to the project site is San Bernardino International Airport, located approximately 7.0 miles northeast of the project site. The nature and type of development proposed for the project site would not impact the frequency or pattern of air traffic at San Bernardino International Airport. Therefore, no impact would occur with the development of the project site.
- XVI.d All proposed projects within the City of Colton are required to adhere to the City of Colton Public Works Department's policies and guidelines as per industry standards for traffic engineering design. These city and industry standards dictate the construction of additional roadway infrastructure as well as procedures for submittal, review, and approval of the project's circulation system. The design of roadways must provide adequate distance and traffic control measures. This provision is normally realized through proper signing and traffic sequencing to facilitate roadway traffic flows. The design of all roadways and intersections within the project site would incorporate design standards tailored specifically to site access requirements.
- Adherence to applicable requirements of the City (e.g., street widths, corner radii, and intersection control) would ensure that the roadway improvements proposed as part of the project do not create a substantial increase in hazards due to a design feature. Adherence to applicable City standards would ensure that no significant roadway design- or hazard-related impact occurs. Impacts would be less than significant.
- XVI.e. The design, construction, and maintenance of structure, roadways, and facilities must comply with applicable City standards related to emergency access and evacuation plans. Any construction activity that may temporarily restrict vehicular traffic would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Adherence to applicable City access control measures would reduce potential impacts related to this issue to a less than significant level.
- XVI.f The proposed project site design is providing a total of 285 parking spaces for the proposed commercial center with a 90 room hotel, which is in excess of the amount of parking spaces required for the development (by 16 spaces). Therefore, no impact would occur with the development of the project site.
- XVI.g The proposed project would comply with all City development policies, standards, and programs pertaining to supporting alternative modes of transportation; therefore, no impact related to this issue would occur.

Mitigation Measures

- TRANS – 1** On-site improvements and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.
- TRANS – 2** Sight distance at the project accesses shall comply with standard California Department of Transportation and City of Colton sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.
- TRANS - 3** On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
- TRANS – 4** Construct pepper Avenue from the north project boundary to Valley Boulevard at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

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TRANS – 5 Construct Valley Boulevard from the west project boundary to pepper Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

TRANS – 6 As is the case for any roadway design, the City of Colton should periodically review traffic operations in the vicinity of the project once the project is constructed to see if traffic operations are satisfactory.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS –

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements 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 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"/> |

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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

XVII.a Project implementation will not violate any water quality standards or waste discharge requirements. The applicant is required to comply with requirements of the City Public Works Department and ensure that Best Management Practices (BMPs) are followed during construction. Under Section 402 of the Clean Water Act (CWA), the Regional Water Quality Control Board (RWQCB) issues National Pollutant Discharge Elimination System (NPDES) permits to regulate waste discharges to waters of the U.S. Waters of the U.S. including rivers, lakes, and their tributary waters. Waste discharges include discharges of stormwater and construction project discharges. The City has a permit from the RWQCB for all wastewater generated within its boundaries. Because the project proponent would be required to adhere to wastewater discharge requirements found within the NPDES permit process as well as provisions required by the City of Colton, a less than significant impact related to this issue would result from implementation of the proposed project.

XVII.b Water and wastewater facilities and services are presently provided to the overall vicinity. The proposed project is not of a land use or intensity that will significantly increase the need for expansion of existing or additional facilities. The project will be accommodated by existing services and facilities; therefore, impacts related to the installation and operation of wet utility infrastructure would be less than significant.

XVII.c The project is not of a land use or intensity that will significantly increase the need for expansion of existing or additional facilities. The existing drainage system will accommodate the proposed project. Please refer to the response to the response to Checklist Questions IX.c–e.

XVII.d The City of Colton owns, operates and maintains a water treatment system and a wastewater collection, pumping and treatment system and will be providing the water service and wastewater collection in the project area.

West of Pepper Avenue, the project area is served by the West Valley Water District) WVWD. In conjunction with the Colton Water Department, the WVWD operates a series of wells, booster pumping plants, water storage reservoirs, pressure reducing facilities, and transmission and distribution pipelines.

West Valley Water District

The WVWD has prepared Water Supply Assessment for the portion of CHCCSP it serves and has included a discussion of the future infrastructure improvements that would be required to accommodate additional growth in the City. For example, the WVWD's Capital Improvement Program includes the WVWD Water Master Plan 2012, which recommends drilling new groundwater wells, rehabilitating and upgrading existing wells, expanding the Oliver O. Roemer Water Filtration Facility (WFF) and construction of a new WFF. These recommendations do not apply specifically to the CHCCSP project area, but rather to the whole WVWD service area, of which the project area is a part. As a condition of approval, the WVWD WSA recommends that the project area be developed with a recycled water system that is physically separate from the potable water system (purple pipe).

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The WVWD has 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 proposed 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).

- XVII.e Wastewater facilities and services are presently provided onsite and to the vicinity. The project is not of a land use intensity that will significantly increase wastewater demands. Sufficient wastewater services can be provided to the site. No significant impact related to the provision of sewer or wastewater treatment services would occur; therefore, no mitigation is required.
- XVII.f Commercial waste collection is contracted directly by the business with a waste collection service. Development of the proposed project would not significantly impact current operation or the expected lifetime of current waste collection facilities; therefore, potential impacts associated with this issue are less than significant. No mitigation is required.
- XVII.g The proposed project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other local, state, and federal solid waste disposal standards. Because the proposed project is required to these regulations, no impacts related to this issue are anticipated to occur.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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other current projects, and the effects of probable future projects.)

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

XVIII.a With implementation of mitigation measures, the proposed commercial center would not have the potential to degrade the quality of the environment. The proposed project would have a potential for air quality impacts during site preparation, including grading and equipment exhaust. However, with the incorporation of AIR-1 and AIR-2, these potential impacts would be reduced to less than significant levels. The project site is located within the proximity of the Rialto-Colton Fault which is part of the San Jacinto Fault. Potential hazards generated by seismic activity in the southern California region are mitigated through strict adherence to the California Building Code and recommendations of the geotechnical engineers.

XVIII.b The project does not have impacts that are individually limited but are cumulatively considerable. The City's General Plan EIR, adopted in 2013, identified the cumulative impacts from development consisted with the Plan. Furthermore, due to the relatively small scale of the project (7.25 acres) the service needs and impacts relative to traffic, parking, water, schools and other services are not cumulatively considerable. Based on this, the project does not have impacts that are individually limited, but cumulatively considerable.

XVIII.c The project proposes the development of a commercial center on a 7.25-acre site. The project would not consist of any use or any activity that would negatively affect any persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts, less-than-significant impacts, or less than significant impacts with mitigation. Consequently, the project would not result in any environmental effects that would cause substantial adverse effects on human beings directly or indirectly.

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MITIGATION MEASURES:

The following mitigation measures would be required to reduce potential impacts to a less than significant level.

AIR QUALITY

AIR-1 The project shall comply with the requirements of SCAQMD Rules 402 and 403, Fugitive Dust, which require the implementation of Reasonable Available Control Measures (RACM) for all fugitive dust sources, and the AQMP, which identifies Best Available Control Measures (BACM) and Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include but would not be limited to the following actions:

1. The project proponent shall ensure that construction equipment is properly maintained and serviced to minimize exhaust emissions.
2. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power lines to avoid on-site power generation.
3. The project proponent shall ensure that construction employees be informed of ride sharing and transit opportunities.
4. The project proponent shall ensure that any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.
5. The project proponent shall ensure that watering of the site or other soil stabilization methods shall be employed on an ongoing basis after the initiation of any on-site grading activity. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
6. The project proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
7. To reduce the potential for wind erosion, the project proponent shall ensure that landscaped areas are installed as soon as possible.
8. The project proponent shall ensure that SCAQMD Rule 403 is adhered to, ensuring the cleanup of construction-related dirt on approach routes to the project site.
9. The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when wind speeds exceed 25 miles per hour.
10. All on-site structures shall conform to the energy use guidelines in Title 24 of the California Administrative Code.

AIR-2 The construction/grading documents for the proposed project shall identify the type of equipment to be utilized during project grading. To ensure pollutant emissions do not exceed SCAQMD daily thresholds, the mix of equipment utilized during construction activities shall be similar to that identified in the Initial Study prepared for the proposed project. In the event a project applicant elects to utilize an alternative mix of equipment; the project applicant shall, prior to the issuance of grading permits, submit to the City for review and approval, evidence that emissions from any alternative mix of equipment do not exceed SCAQMD daily thresholds.

TRANSPORTATION/TRAFFIC

TRANS – 1 On-site improvements and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.

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- TRANS – 2** Sight distance at the project accesses shall comply with standard California Department of Transportation and City of Colton sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.
- TRANS - 3** On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
- TRANS – 4** Construct pepper Avenue from the north project boundary to Valley Boulevard at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
- TRANS – 5** Construct Valley Boulevard from the west project boundary to pepper Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
- TRANS – 6** As is the case for any roadway design, the City of Colton should periodically review traffic operations in the vicinity of the project once the project is constructed to see if traffic operations are satisfactory.

**CEQA INITIAL STUDY
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REFERENCES. The following references cited in the Initial Study are on file and/or information pertaining to this subject can be inquired in the Development Services Department.

1. City of Colton General Plan
2. City of Colton General Plan Land Use Plan/Zoning Districts Map
3. Final EIR for the City of Colton General Plan Update
4. Final EIR for the Colton's Hub City Centre Specific Plan
5. City of Colton Development Code (Title 18 of the Colton Municipal Code)
6. Alquist-Priolo Earthquake Fault Zones Map
7. South Coast Air Quality Management District, CEQA Air Quality Handbook
8. Federal Emergency Management Agency, Flood Insurance Rate Maps
9. Santa Ana Regional Water Quality Control Board
10. California Department of Conservation, Farmland Mapping and Monitoring Program, 2004.
11. Traffic Impact Analysis (Valley Pepper Center) January 22, 2016 – Kunzman Associates, Inc.
12. Drainage Study for City Hub – Commercial Development Resources – December 12, 2015
13. Design-Phase Geotechnical Investigation – Petra Geosciences – September 25, 2015
14. CalEEMod version 2013.2.2 data.
15. State of California Public Resource Code
16. California Integrated Waste Management Board, Solid Waste Information System,
www.ciwmb.ca.gov/swis
17. Southern California Association of Governments (SCAG)
http://www.scag.ca.gov/forecast/downloads/excel/RTP07_CityLevel.xls
18. Hazardous Waste Substance and Sites List.

Mitigation Monitoring Reporting Program – Exhibit “B”

CITY HUB CENTER – DAP-001-261

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Air Quality Mitigation Measures						
<p>AIR-1 The project shall comply with the requirements of SCAQMD Rules 402 and 403, Fugitive Dust, which require the implementation of Reasonable Available Control Measures (RACM) for all fugitive dust sources, and the AQMP, which identifies Best Available Control Measures (BACM) and Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include but would not be limited to the following actions:</p> <ol style="list-style-type: none"> 1. The project proponent shall ensure that construction equipment is properly maintained and serviced to minimize exhaust emissions. 2. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power lines to avoid on-site power generation. 3. The project proponent shall ensure that construction employees be informed of ride sharing and transit opportunities. 4. The project proponent shall ensure that any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities. 5. The project proponent shall ensure that watering of the site or other soil stabilization methods shall be employed on an ongoing basis after the initiation of any on-site grading activity. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday. 6. The project proponent shall ensure that all 						
<p>AQ-1</p>	During inspection	Passing inspection	Public Works			

Mitigation Monitoring Reporting Program – Exhibit “B”

**CITY HUB CENTER – DAP-001-261
Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program**

Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>disturbed areas are treated to prevent erosion until the site is constructed upon.</p> <p>7. To reduce the potential for wind erosion, the project proponent shall ensure that landscaped areas are installed as soon as possible.</p> <p>8. The project proponent shall ensure that SCAQMD Rule 403 is adhered to, ensuring the cleanup of construction-related dirt on approach routes to the project site.</p> <p>9. The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when wind speeds exceed 25 miles per hour.</p> <p>10. All on-site structures shall conform to the energy use guidelines in Title 24 of the California Administrative Code.</p>						
<p>AIR-2 The construction/grading documents for the proposed project shall identify the type of equipment to be utilized during project grading. To ensure pollutant emissions do not exceed SCAQMD daily thresholds, the mix of equipment utilized during construction activities shall be similar to that identified in the Initial Study prepared for the proposed project. In the event a project applicant elects to utilize an alternative mix of equipment; the project applicant shall, prior to the issuance of grading permits, submit to the City for review and approval, evidence that emissions from any alternative mix of equipment do not exceed SCAQMD daily thresholds.</p> <p>AQ-2</p>	<p>During construction plan check prior to Building Permits</p>	<p>Ensure Plans Reflect Mitigation Measure</p>	<p>Public Works</p>			

Mitigation Monitoring Reporting Program – Exhibit “B”

CITY HUB CENTER – DAP-001-261

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

Mitigation Measures	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Transportation/Traffic Mitigation Measures						
Trans-1	During construction plan check prior to grading permits	Ensure Plans Reflect Mitigation Measure	Public Works			
Trans-2	During construction plan check prior to grading permits	Ensure Plans Reflect Mitigation Measure	Public Works			
Trans-3	During construction plan check prior to Building Permits	Ensure Plans Reflect Mitigation Measure	Public Works			
Trans-4	During construction plan check prior to grading permits	Ensure Plans Reflect Mitigation Measure	Public Works			
Trans-5	During construction plan check prior to grading permits	Ensure Plans Reflect Mitigation Measure	Public Works			
Trans-6	Ongoing	TBD by City Traffic Engineer	Public Works			

P.C. Resolution R-8-16

Attachment 2

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RESOLUTION NO. R-8-16

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW FOR THE CONSTRUCTION OF A PROPOSED RETAIL DEVELOPMENT THAT INCLUDES A 6,000 SQUARE FOOT RESTAURANT, A 9,000 SQUARE FOOT RETAIL BUILDING, A 3,500 SQUARE FOOT QUICK SERVICE RESTAURANT WITH A DRIVE-THRU, A 6,500 SQUARE FOOT GAS STATION WITH A CONVENIENCE MARKET INCLUDING A 4,800 SQUARE FOOT DRIVE THRU-CAR WASH, AND A 58,304 SQUARE FOOT 90 ROOM FOUR STORY HOTEL AND PARCEL MAP NO. 19691 TO CREATE FOUR LOTS ON A 7.26 ACRE PARCEL WITHIN THE R (RETAIL) LAND USE DESIGNATION OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. DAP-001-261).

WHEREAS, Architectural and Site Plan Review to allow for the construction of a proposed retail development that includes a 6,000 square foot restaurant, a 9,000 square foot retail building, a 3,500 square foot quick service restaurant with a drive-thru, a 6,500 square foot gas station with a convenience market including a 4,800 square foot drive thru-car wash, and a 58,304 square foot 90 room four story hotel and Parcel Map No. 19691 to create four lots on a 7.26 acre parcel located at 1609 W. Valley Boulevard (northwest corner of Valley Blvd. and Pepper Ave.) ("Subject Site") and zoned R (Retail) within the Hub City Centre Specific Plan; and

WHEREAS, on March 22, 2016, the City of Colton Planning Commission conducted a duly noticed 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 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;*

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In that the proposed project site design is providing a minimum of 285 parking spaces, which is in excess of the amount of parking spaces required, The parking has been designed with adequate dimension, drive aisles and access to a public street.

- b. ***The bulk, location and height proposed will not be detrimental or injurious to other development in the neighborhood or will result in the loss of or damage to unique natural or topographic features of the site that are important to the environmental quality of life for the citizens of Colton, and the development is feasible in a manner that will avoid such detrimental or injurious results or such loss or damage;*** in that all of the proposed buildings for project will not exceed the height limit within the Retail Zone of the Hub City Centre SP and the Draft Initial Study/Mitigated Negative Declaration concluded the proposed project will not create any significant environmental impacts affecting the citizens of Colton in that the proposed project is located in an area that will not create any significant impacts related to air quality, water quality, noise, or traffic.

- c. ***The provisions for exterior lighting are adequate for human safety and will not diminish the value and/or usability of adjacent property;*** the applicant's architect has provided adequate lighting within the proposed project perimeter and interior areas for each commercial area proposed for this commercial center. Because the proposed project is for a commercial retail center, all security lighting will be required to meet light and glare shielding requirements of the Zoning Code.

- d. ***The exterior design of the buildings and structures will not be injurious or detrimental to the environmental or historic features of the immediate neighborhood in which the proposed development is located and will not cause irreparable damage to property in the neighborhood, to the City and to its citizens;*** The proposed architecture is a modern design for the entire commercial center. Each of the proposed buildings architecture and color have been designed to complement each other that work with proposed private open space areas and security of the site. The project has been conditioned, (condition #5), so that the integrity of the architecture and building colors also be maintained to be compatible as submitted with plans date stamped March 16, 2016. The project site is not located within a City of Colton Historic District.

- e. ***The proposed development will not impose an undue burden upon off-site public services, including sewer, water and streets, which conclusion shall be based upon a written report of the City Engineer; and there is no provision in the capital works program of the City to correct the specific burden within a reasonable period after the Development will be completed;*** because the proposed project will be developed with appropriate access and there is current infrastructure in place to address any

1 provision for services without being a burden for the City to complete any
2 improvements within its capital works program.

3 **SECTION 2.** Based on the entire record before the Planning Commission and all written
4 and oral evidence presented, and the findings made for **Tentative Parcel Map No. 19691** in this
5 Resolution, the Planning Commission hereby finds that:

- 6 a. *The subdivision is consistent with the city of Colton Plan. The map proposes to*
7 *subdivide 2 lots into 4 lots to facilitate development of commercial buildings. The*
8 *site is designated as “Hub City Centre Specific Plan” on the City’s General Plan*
9 *Map and has a land use designation of Retail. The consolidation proposed by the*
10 *Map is consistent with both the General Plan and Zoning Ordinance because it*
11 *creates lots that will allow for a variety of different uses for the benefit of the*
12 *community, in that the lot sizes and dimension comply with City Subdivision and*
13 *Zoning requirements, both of which are consistent with the General Plan.*
- 14 b. *Creation of the additional lots for a commercial center project by the Map provides*
15 *future passive or natural heating or cooling opportunities since the map proposes*
16 *the creation of a development in which it allows the lots to take advantage of the*
17 *ability to orient buildings in a way to maximize such opportunities, in that the*
18 *applicant’s architect has designed the orientation of the buildings to take advantage*
19 *of east to west sun patterns and provides adequate window placement in all of the*
20 *proposed structures on the site to take advantage of the sun patterns in assisting*
21 *with heating or cooling operations of each building.*

22 **SECTION 3.** The Planning Commission has reviewed the Mitigated Negative Declaration
23 and all comments received regarding the Mitigated Negative Declaration and, based on the whole
24 record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with
25 CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial
26 evidence that the project will have a significant effect on the environment. The Planning
27 Commission further finds that the Mitigated Negative Declaration reflects the independent
28 judgment and analysis of the Planning Commission. The Planning Commission has also reviewed
and considered the Mitigation Monitoring Program for the project that has been prepared pursuant
to the requirements of Public Resources Code Section 21081.6 and finds that such Program is
designed to ensure compliance with the mitigation measures during project implementation. Based
on these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration and
the related Mitigation Monitoring Program.

25 **SECTION 4.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the
26 Planning Commission hereby approves **Architectural and Site Plan Review DAP-001-261 and**
27 **Tentative Parcel Map No. 19691**, subject to the attached conditions of approval (Exhibit “A”) and
28 the attached Mitigation Monitoring and Reporting Program (Exhibit “B”).

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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. The Architectural and Site Plan Review shall become null and void if not exercised within one (1) year of this approval and the applicant has not been granted an extension of time by the Planning Commission, pursuant to Section 18.58.070 of the Colton Municipal Code.

SECTION 7. Tentative Parcel Map No. 19691 shall become null and void if not exercised within two (2) years of this approval and the applicant has not been granted an extension of time by the Planning Commission, pursuant to the Subdivision Map Act Term of Tentative Map Approvals.

SECTION 8. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 22nd day of March 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 March 22, 2016, by the following vote of the Planning Commission:

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

Planning Commission Secretary
Mark R. Tomich, AICP

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EXHIBIT "A"
CONDITIONS OF APPROVAL

THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE FOLLOWING CONDITIONS OF APPROVAL FOR PLANNING CASE # DAP-001-261.

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 Conditional Use Permit, as conditioned, for construction of retail development including a 6,000 sf restaurant, a 9,000 sf retail building, a 3,500 sf QSR, a 6,500 sf AM/PM, a 4,800 sf drive thru car wash, a 90 room 4 story hotel, and Parcel Map 19691 to create 4 parcels on a 7.26 acre parcel within the R (Retail) Zone of the Hub City Centre SP (File Index DAP-001-261) Plan A, as shown on plans stamped March 16, 2016 by the Development Services Department.
4. Plans submitted for building plan check (construction plans) for this project shall contain signed copy of the approved Planning Commission Resolution and Conditions of Approval on one of its sheets, prior to issuance of a building permit.
5. The architecture and color scheme selected for the project shall be maintained by each of the property owners of the City HUB Commercial Center. Any changes to the architecture or color scheme shall require review and approval by the Development Services Director.
6. Any requests for modifications, including any deviation from the approved plans and/or conditions of approval, shall be submitted to the Development Services Director for review, prior to scheduling for Planning Commission meeting, if required.
7. Prior to issuance of building permits, the site plan shall be modified to delineate for future vehicular and pedestrian access/linkages to the adjacent sites to the north and the west, subject to review and approval by Development Services.
8. Prior to issuance of building permits, the site plan shall be modified to meet the minimum requirements for ADA accessible parking spaces.

- 1 9. Landscape and irrigation plans shall be for review and approval and shall meet the requirements
2 of the Hub City Centre Specific Plan including providing a minimum of 5% of all trees shall be
3 a minimum of 36 inch box size.
- 4 10. The fuel pump canopy for the proposed gas station shall be architecturally consistent with the
5 proposed architecture of the convenience store, subject to review and approval by Development
6 Services prior to issuance of building permits.
- 7 11. Any proposed signs shall require a separate permit and conform to the Sign Code.
- 8 12. The Applicant and/or Property Owner shall comply with all requirements of all reviewing
9 agencies and shall comply with all applicable local, state, and federal rules, laws, and
10 regulations.
- 11 13. The Applicant and/or Property Owner shall, at all times, operate and maintain the property so
12 as not to constitute a nuisance in the community.
- 13 14. During grading and construction phases, the construction manager shall serve as the contact
14 person in the event that dust or noise levels become disruptive to surrounding businesses. A
15 sign shall be posted at the project site with the contact phone number.
- 16 15. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical
17 equipment installed by the developer shall be inconspicuously located and screened, as
18 approved by the Development Services Director. Location of this equipment shall be clearly
19 noted on landscape construction documents.
- 20 16. Electrical and other service facilities shall be located within an interior electrical room or
21 approved comparable location. All electrical service facilities shall be totally screened from
22 public view, as approved by the Planning Division.
- 23 17. The applicant shall underground all new utilities and utility drops.
- 24 18. Prior to issuance of grading or building permits, Habitat Mitigation Fees shall be paid pursuant
25 to the City of Colton's Habitat Mitigation Fee Program for the West Valley Habitat
26 Conservation Plan, and any subsequent amendments thereto.

21 **BUILDING**

- 22 19. The above project shall comply with the current California Codes (CBC, CEC, CMC and the
23 CPC) as well as city ordinances. All new projects shall provide a soils report as well. Plans shall
24 be submitted to the Building & Safety Division as a separate submittal. The 2013 edition of the
25 California Codes will become effective for all permit applications submitted after January 1,
26 2014.
- 27 20. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification.
28 Plans will include "as built" plans, revisions and changes. The CD will also include Title 24
energy calculations, structural calculations and all other pertinent information. It will be the
responsibility of the developer and or the building or property owner(s) to bear all costs required
for this process. The CD will be presented to the Building & Safety Division for review prior
to final inspection and building occupancy. The CD will become the property of the Colton

1 Building & Safety Division at that time. In addition, a site plan showing the path of travel from
2 public right of way and building to building access with elevations will be required.

3 **ELECTRIC DEPARTMENT:**

4 21. It has been determined that the project is within the City of Colton. The City of Colton will
5 provide service to this project. The developer shall meet all City of Colton Electric Utility
6 service requirements and pay all applicable fees.

7 22. The project developer/applicant shall comply with all customer service policies of the City of
8 Colton Electric Utility Department. The developer shall provide the Electric Utility with all
9 information necessary to determine the project's electric service requirements; and if necessary
10 and at their own expense, install all conduit and vault systems associated with underground
11 primary/service line extensions and street-lighting as per the Electric Utility's approved design.
12 The developer shall pay all charges associated with the Electric Utility's cost to construct
13 underground and overhead line extensions and street-lighting.

14 23. Conditions and requirements specific to the project:

15 a. The project developer/applicant shall be responsible for all utility costs associated with
16 relocating and/or undergrounding, if required, the existing overhead electric lines located
17 on the west property line of the project.

18 **PUBLIC WORKS:**

19 24. **STREET IMPROVEMENTS**

20 A. Construct missing street improvements along the project frontage consisting of curb,
21 gutter, sidewalk, A.C. pavement, driveway approaches, handicap access ramps,
22 streetlights, street trees, street signs, and roadway striping, etc..

23 B. The developer shall have all parkway and unpaved areas within the public right-of-way
24 fronting the project shall be landscaped and maintained, and an automatic sprinkler
25 system installed along the frontage of Valley Boulevard and Pepper Avenue.

26 C. The Developer shall construct improvements to mitigate traffic impacts as identified
27 by the traffic impact study.

28 D. Prior to the issuance of any grading permits, the applicant shall provide adequate sight
distance at all street intersections, in a manner meeting the approval of the City
Engineer. The applicant shall make all necessary revisions to the plan to meet the sight
distance requirement such as removing slopes or other encroachments from the limited
use area in a manner meeting the approval of the City Engineer.

E. The Developer shall repair any areas of existing improvements that become damaged
during any phase of construction of the project, as determined by the Office of the City
Engineer. The contractor working in the right-of-way must submit proof of a Class "A"
Contractor License, City of Colton Business License, and liability insurance.

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25. DRAINAGE

- A. The property’s street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the City of Colton for review prior to the recordation of the final map.
- B. The proposed development shall be accompanied by hydrology or hydraulic analysis prepared by a licensed engineer and shall be designed per the San Bernardino County Hydrology Manual employing the rational method. The project may only discharge downstream an amount of storm run-off equivalent to the historic flow discharged prior to project development. The storm drain design shall incorporate the drainage from the existing tracts along boundary of the proposed project. 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. The detention/retention basin and open space areas shall be landscaped and maintained by the Developer.
- C. The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right-of-way. When either of these criteria is exceeded, additional drainage facilities shall be installed.
- D. File a Notice of Intent and obtain an NPDES Construction Activity General Permit from the State Regional Water Quality Control Board and submit a copy of each to the Public Works Department. Ensure that Best Management Practices (BMPs) are followed, per NPDES requirements to reduce storm water runoff during, construction and thereafter. Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris into the downstream properties or drainage facilities. Submit a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving off site into receiving waters for review.

26. GRADING

- A. Submit to the City Public Works Department a separate grading plan of a scale of 1” = 20’ prepared by a civil engineer registered in the State of California. The grading plan shall include a topographic contour map of the site and 15 feet beyond the property lines, with a one-foot contour interval. This contour map shall be prepared within the last 12 months prior to a grading permit approval. The final grading plan shall be a 4 mil mylar, which the City Engineer will sign and retain at the City Engineer Office for record.
- B. A note shall be placed on the plans that states “All block walls and fencing shall be shown on the grading plan for reference only and shall be separately permitted by the City Building Department.

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- C. Place City Standards grading and drainage notes, including NPDES requirements on the grading plan.
- D. A pad certification prepared by a licensed Civil Engineer registered in the State of California shall be submitted prior to issuance of building permits.
- E. Prior to final project acceptance, applicant to submit an as built of grading plans. No final will be authorized until as-builds are submitted to Public Works Department.
- F. Owner/Developer shall notify adjacent property owners about the impact of the proposed development on the drainage configuration of existing adjacent properties. Such notification shall be pre-approved by the City Engineer. These drainage issues shall be resolved prior to the issuance of a grading permit.
- G. Provide the Public Works Department with a separate Erosion Control plan of a scale of 1" = 20'.
- H. The applicant shall submit a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to reduce the pollutants into the storm drain system prior to issuance of grading permit. Forms are available at the City of Colton Public Works Department.
- I. All parking lots shall be surfaced with A.C. to a minimum thickness of 4 inches over a minimum aggregate base of 6 inches or surfaced with P.C.C. with a minimum thickness of 6 inches over 3 inch aggregate base. These thicknesses may be waived upon submittal of an R value and pavement thickness testing and analysis submitted by a registered geologist or geotechnical engineer.
- J. Submit a soils report prepared by a registered geologist or soils engineer. This report should be based on soil samples taken from the site and should analyze the existing geotechnical conditions of the site to determine if the existing soil is adequate for the development and safe from hazardous or deleterious materials. The report should also satisfactorily address the compaction and soil stability characteristics of the site. The number of soil borings performed on the site shall be strategically located throughout the site.

27. WATER AND WASTEWATER REQUIREMENTS

- A. The development shall meet all the requirements as set forth by the water/wastewater department for water, sewer and pre-treatment facilities.
- B. All construction shall conform to the current edition of the specifications for public works construction (green book), and the current standards and specifications of the City of Colton Water / Wastewater Department.
- C. Colton municipal code 13.08.235 and 13.08.253, requires the installation of a grease interceptor for commercial or industrial generators of grease (restaurants, cafes,

- 1 cafeterias, auto body shops, etc). Clearly show the connection to grease interceptor on
2 plans if applicable.
- 3 D. All wastewater capacity fees must be paid prior to obtaining the certificate of
4 occupancy. Additional capacity fees may apply if the actual discharge exceeds the
5 estimated flow established during initial approval. Service will be terminated if the fees
6 are not paid.
- 7 E. All connection fees and charges shall be levied at rate scheduled by City Council at the
8 time of payment by developer.
- 9 F. Construction of all offsite improvements shall be per the approved sewer plans.
- 10 G. Verify the existence and location of any utility easements and show said easements on
11 all plans. All utility easements shall be protected from encroachment.
- 12 H. Wastewater questionnaire shall be submitted to water/wastewater department for review
13 and comment. No project will be approved unless this information is received prior to
14 submittal for plan check.
- 15 I. A registered civil engineer shall prepare an improvement plan.
- 16 J. The improvement plan must show the size and location of existing or proposed sewer
17 lateral connections from the nearest city gravity main, per city of colton standard
18 drawings no.124, no.201, no.308, and no.312.
- 19 K. Any subdivision of a single parcel into multiple parcels requires separate sewer services
20 for each parcel when development occurs.

21 **28. PROJECT DEVELOPMENT**

- 22 A. No final inspection will be performed until all Public Works Department requirements
23 pertaining thereto are in compliance.

24 **29. FEES**

- 25 A. A Plan Check fee for all improvement plans and studies for the proposed development
26 shall be paid prior to plan checking proceedings in accordance with the fee schedule in
27 effect at the time the fees are paid.
- 28 B. Sewer Connection fees shall be paid prior to the issuance of building permits, in
accordance with the fee schedule in effect at the time the fees are paid.
- C. Pay Plan Check Fees and Permit Fees for the review of the site grading and drainage
plan. Submit a detailed cost estimate to determine the plan checking fee.
- D. The applicant/sub divider shall pay the development impact fees and infrastructure fees
in effect at the time that building permits are obtained for approved structures.

1 Applicants/sub dividers shall be required to submit detailed plans showing approved
2 Land Uses and the square footage of each structure proposed.

3 E. Pay plan check fee for the plan checking of the Water Quality Management Plan.

4 F. Pay Plan check Fee for the review of the Traffic Analysis.

5 **30. IMPROVEMENT PLANS AND FINAL MAP**

6 A. Improvement Plans for the proposed project shall be prepared as a separate set of
7 drawings for each of the following categories:

- 8 a) Rough Grading/ Precise Grading and Plot Plan
- 9 b) Street Improvement Plan
- 10 c) Landscaping Plan
- 11 d) Sewer Utility Plan
- 12 e) Parcel Map

13 B. Submit a copy of the Title Report to the Public Works Department.

14 C. All plans, including grading plans shall be drawn on 24" x 36" 4 mil Mylar.

15 D. Original drawings shall be revised to reflect As-Built conditions by the Design
16 Engineer prior to final acceptance of the work by the City. Water service lines, water
17 meters, sewer laterals and electric, irrigation lines, etc., within the street right-of-way
18 and 5' outside of the street right-of-way shall be shown on the As-Built Water/Sewer
19 Plans. Construction plans for gas, telephone, electric and cable TV etc., shall be
20 submitted to the City for records.

21 E. A small index map shall be included on the title sheet of each set of plans, showing the
22 overall layout of the public improvements.

23 F. An original mylar of the final map (after it is recorded) shall be provided to the City
24 for the City's map files.

25 G. Contact all affected agencies, (Army Corps of Engineers, California Department of
26 Fish & Game, Regional Water Quality Control Board, and San Bernardino County
27 Flood Control & Water Conservation District, etc.), and obtain the necessary approvals
28 with regards to the proposed development, which. Submit copies of correspondence
with the agencies to the Public Works Department.

H. Submit improvement plans to all affected utilities, including the Gas Company, Cable
Companies, Verizon California, etc., prior to issuance of the Building Permit and
transmit correspondence to the Public Works Department.

1 **31. CONSTRUCTION & MAINTENANCE OF PUBLIC IMPROVEMENTS**

- 2 A. All required water lines and fire hydrants shall be installed and made operable before
3 any building permits for framing are issued. This may be done in phases if the
4 construction work is in progress for emergency vehicles.
- 5 B. Vehicular access shall be maintained at all times to all parts of the proposed project,
6 where construction work is in progress, for emergency vehicles.
- 7 C. All precautions shall be taken to prevent washouts, undermining and subsurface
8 ponding, caused by rain or runoff to all surface structures (curbs, gutters, sidewalks,
9 paving, etc.). The Public Works Department may order repair, removal and
10 replacement, extra compaction tests, load tests, etc. or any combination thereof for any
11 such structure that was damaged or appears to have been damaged. All of the additional
12 work, testing, etc., shall be at the expense of the developer.
- 13 D. All required public improvements for the project shall be completed, tested and
14 approved by the Public Works Department prior to the issuance of any Certificate of
15 Occupancy for such tract.
- 16 E. Prior to any street construction or relocation, when there are monuments in the project
17 area which control the location of subdivisions, streets or highways, or provide survey
18 control, the developer shall locate and reference the monuments and shall reset them
19 after construction as required by Section 8771 of the Business and Professions Code,
20 in a manner meeting the approval of the City Engineer.

21 **FIRE DEPARTMENT**

- 22 30. The development shall conform with all the requirements of the city of Colton's Municipal
23 Code requiring on-site fire protection prior to construction.
- 24 31. Access roadways shall be provided in accordance with the City's Municipal Code.
- 25 32. A municipal water supply system shall be provided, capable of providing the required fire
26 flow for the proposed type of construction. Minimum fire flow for this project shall be
27 2,750 g.p.m.
- 28 33. On-site fire hydrants shall be required for this project, and installed prior to construction.
Detailed drawings with supporting calculations shall be submitted to the Fire Department/Fire
Safety Division for review, approval, and permit issuance prior to installation.
34. An engineered automatic fire sprinkler systems are required for all buildings with a fire area
of 5,000 sq. ft. or more. Detailed drawings and calculations shall be submitted to the fire
department for review, approval and permit issuance, and prior to installation.
35. Premise identification shall be provided in accordance with the City's' Security Ordinance
#0-13-89, Section XIV (residential), Section XV (commercial).

- 1 36. Where access to or within a structure is restricted due to secured openings, a "Knox" rapid
2 entry key system will be required. The key box or switch shall be located in an accessible
3 location, as determined by the Fire Department.
- 4 37. If temporary fencing is used to enclose the construction site, at least two (2) means of
5 unobstructed access must be installed, and maintained in locations as to give maximum access
6 to all parts of the site, and in accordance with the Fire Departments' requirements.
- 7 38. Visible hazard identification signs (placards) in accordance with the International Fire Code
8 and as specified by N.F.P.A 704 shall be provided and placed at the entrances to locations
9 where hazardous materials are stored, dispensed, or used in quantities.
- 10 39. A Fire Department Permit will be required for your operations in accordance with Section
11 105 of the International Fire Code. The fire permit shall be obtained from the Fire Safety
12 Division of the Fire Department.
- 13 40. Portable fire extinguishers shall be required for this project. Size, type, and locations shall
14 be determined by the fire department's field inspector.
- 15 41. The proposed facility's use and/or operations shall be designed and maintained in accordance
16 with the 2012/2013 editions of the International Fire and Building Codes / California Fire and
17 Building Codes (Title 24).
- 18 42. A fire alarm system designed; installed and maintained in accordance with National Fire
19 Protection Association's Standard #72 (N.F.P.A. 72) shall be provided. Detailed drawings
20 with supporting calculations shall be submitted to the fire department for review, approval
21 and permit issuance, and prior to the installation.
- 22 43. Deferred plan submittals and separate permits are required on the following:
- 23 ○ automatic fire suppression/sprinkler systems
 - 24 ○ fire alarms
 - 25 ○ onsite fire mains and fire hydrants
- 26 44. All fences constructed adjacent to fuel modification areas, as determined by the fire chief,
27 shall be of non- combustible materials as defined by the International Building Code.
- 28 45. Chapter 6.95 of the California Health and Safety Code requires that facilities that handle
hazardous materials or generate hazardous wastes must comply with hazardous material
disclosure laws. a "business emergency /contingency plan" will be required for this project
prior to occupancy.
46. The applicant shall comply with all Fire Department requirements as noted during the
business occupancy process. (B.O.P.)

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CODE ENFORCEMENT/POLICE DEPARTMENT

- 47. 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.
- 48. Loitering: Loitering is prohibited on or about the premises. No exterior fixtures or furnishings at or adjacent to the location that encourage loitering and nuisance behavior. No exterior pay telephones.
- 49. Litter/Graffiti: The exterior of the business and areas adjacent to the business over which they have control, including all signs and accessory buildings and structures, shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter and debris from the premises and on all abutting sidewalks and parking lots within twenty (20) feet of the premises. Graffiti shall be removed within forty-eight (48) hours with a color-matching paint. The expectation for graffiti cover up is an appearance that the graffiti never existed.
- 50. The applicant shall grant “right of access” by the city or agent to remove graffiti.
- 51. Exterior Lighting: All lightning will be maintained in good working order. All lighting shall be shown on the required plot plans. Lighting shall be designed and installed in such a manner that provides adequate lamination to all parking spaces, stalls, walkways, corridors, and stairways, insuring there are no dim, dark, or shadowed areas (other than shadows naturally cast beneath the actual vehicles.) Lighting level will be a minimum footcandles as required by ordinance. The placement of the lighting fixtures shall be such that the angle of projected light does not interfere or hinder the vision of police officers or security personnel patrolling the areas. All lighting will be properly shielded so as to not trespass or disturb neighboring residences, adjacent businesses, or persons while driving vehicles upon the roadway. In the event a lighting fixture becomes inoperable, property management will have the lighting repaired within 72 hours.
- 52. General Parking: Parking lot shall be maintained in accordance with Title 18 of the Colton Municipal Code, zoning ordinance requirements for paving and striping. Parking shall include the required amount of Disabled parking to ADA specifications and dimensions. All parking lot entrances will be posted in compliance with Vehicle Code 22658 which minimally includes: A substantive statement prohibiting public parking, states vehicles will be towed at owner’s expense, references Vehicle Code 22658, and must be a minimum of 17”X 22” with a minimum of 1” letters. In addition, the sign will indicate the name of the private towing company and phone number above the police department name and phone.
- 53. Disabled Parking: All disabled parking spaces will comply with Americans with Disabilities Act (ADA) requirements and Vehicle Code 22511.8. In addition, disabled parking will be clearly indicated by all three indicia: 1.) blue wheel stop and/or curb, 2.) blue sign with white wheelchair symbol at head of space, and 3.) blue field with wheelchair symbol and blue striping painted on the ground. All parking lot entrances will be posted in accordance with Vehicle Code 22511.8(d).

- 1 54. Storage: Parking and trash areas will not be used for storage of hazardous materials, including
2 but not limited to tires, waste oil, and inoperable or unregistered vehicles. Property manager
3 or tenant shall promptly abate hazardous materials or inoperable vehicles. General exterior
storage areas will be screened from public view.
- 4 55. Signage: Applicant will fully comply with Colton Municipal Code 18.50 Sign Ordinance as
5 amended. Temporary promotional signs require a permit and must be authorized by
6 Development Services prior to display. Refer to code for additional signage permitting and
requirements.
- 7 56. Advertisements: Handbills or advertisements may be distributed in public places person-to-
8 person but will not be placed or left upon unoccupied vehicles or otherwise left unattended in
public places.
- 9 57. Special Events: Per Colton Municipal Code section 5.44, applicant shall not conduct, operate,
10 maintain, organize, advertise, or sell or furnish tickets for a special event or permit the subject
11 property to be used for any special event without first obtaining a special event
12 permit. Special events include, but are not limited to, sales events where merchandise, goods,
13 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.
- 14 58. Surveillance Monitoring: Should permittee install a video surveillance monitoring
15 system, the video system shall be capable of recording a clear view of all areas of the subject
16 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
17 days. Copies of recordings will be provided to the Colton Police Department upon request.
- 18 59. After hours Contact Information: Permittee will ensure after hours contact person
19 information is kept current and on file with the Colton Police Department dispatch
20 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
21 respond within 20-30 minutes, and of sufficient authority to facilitate a board up or other
emergency repair measures.
- 22 60. Right of Access: Permittee shall grant "right of access" to the City of Colton and its employees
23 or agents for the purposes of monitoring compliance with these Conditional Use Permit
24 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
25 conditions.
- 26 61. The permittee shall comply with all federal, state and local laws, including the Alcohol
27 Beverage Control (ABC) Act. Any material violations of such laws in connection with the
28 authorized use shall be grounds for revocation of this conditional use permit.

Mitigation Monitoring Reporting Program – Exhibit “B”

CITY HUB CENTER – DAP-001-261

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Air Quality Mitigation Measures						
<p>AIR-1 The project shall comply with the requirements of SCAQMD Rules 402 and 403, Fugitive Dust, which require the implementation of Reasonable Available Control Measures (RACM) for all fugitive dust sources, and the AQMP, which identifies Best Available Control Measures (BACM) and Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include but would not be limited to the following actions:</p> <ol style="list-style-type: none"> 1. The project proponent shall ensure that construction equipment is properly maintained and serviced to minimize exhaust emissions. 2. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power lines to avoid on-site power generation. 3. The project proponent shall ensure that construction employees be informed of ride sharing and transit opportunities. 4. The project proponent shall ensure that any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities. 5. The project proponent shall ensure that watering of the site or other soil stabilization methods shall be employed on an ongoing basis after the initiation of any on-site grading activity. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday. 6. The project proponent shall ensure that all 	During inspection	Passing inspection	Public Works			
AQ-1						

Mitigation Monitoring Reporting Program – Exhibit “B”

CITY HUB CENTER – DAP-001-261

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance	
				Initials	Date
<p>disturbed areas are treated to prevent erosion until the site is constructed upon.</p> <p>7. To reduce the potential for wind erosion, the project proponent shall ensure that landscaped areas are installed as soon as possible.</p> <p>8. The project proponent shall ensure that SCAQMD Rule 403 is adhered to, ensuring the cleanup of construction-related dirt on approach routes to the project site.</p> <p>9. The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when wind speeds exceed 25 miles per hour.</p> <p>10. All on-site structures shall conform to the energy use guidelines in Title 24 of the California Administrative Code.</p>					
<p>AIR-2 The construction/grading documents for the proposed project shall identify the type of equipment to be utilized during project grading. To ensure pollutant emissions do not exceed SCAQMD daily thresholds, the mix of equipment utilized during construction activities shall be similar to that identified in the Initial Study prepared for the proposed project. In the event a project applicant elects to utilize an alternative mix of equipment; the project applicant shall, prior to the issuance of grading permits, submit to the City for review and approval, evidence that emissions from any alternative mix of equipment do not exceed SCAQMD daily thresholds.</p> <p>AQ-2</p>	<p>During construction plan check prior to Building Permits</p>	<p>Ensure Plans Reflect Mitigation Measure</p>	<p>Public Works</p>		

Mitigation Monitoring Reporting Program – Exhibit “B”

CITY HUB CENTER – DAP-001-261

Initial Study/Mitigated Negative Declaration: Mitigation Monitoring Reporting Program

Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Transportation/Traffic Mitigation Measures						
Trans-1						
Trans-2						
Trans-3						
Trans-4						
Trans-5						
Trans-6						

Trans-1 On-site improvements and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.

Trans-2 Sight distance at the project accesses shall comply with standard California Department of Transportation and City of Colton sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.

Trans-3 On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.

Trans-4 Construct pepper Avenue from the north project boundary to Valley Boulevard at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

Trans-5 Construct Valley Boulevard from the west project boundary to pepper Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

Trans-6 As is the case for any roadway design, the City of Colton should periodically review traffic operations in the vicinity of the project once the project is constructed to see if traffic operations are satisfactory.

P.C. Resolution R-9-16

Attachment 3

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RESOLUTION NO. R-9-16

A RESOLUTION OF THE OF THE CITY OF COLTON PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A 6,500 SQUARE FOOT GAS STATION WITH A CONVENIENCE MARKET TO OPERATE 24-HOURS WITH OFF-SALE ALCOHOL SALES (TYPE 20) INCLUDING A 4,800 SQUARE FOOT DRIVE THRU-CAR WASH AND A 6,000 SQUARE FOOT RESTAURANT WITH ON-SALE ALCOHOL SLAES (TYPE 47) AND A 58,304 SQUARE FOOT 90 ROOM FOUR STORY HOTEL WITH ON-SALE ALCOHOL SALES (TYPE 47) ON A 7.26 ACRE PARCEL WITHIN THE R (RETAIL) LAND USE DESIGNATION OF THE HUB CITY CENTRE SPECIFIC PLAN (FILE INDEX NO. DAP-001-261).

WHEREAS, A Conditional Use Permit to allow a 6,500 square foot gas station with a convenience market to operate 24-hours with off-sale alcohol sales (type 20) including a 4,800 square foot drive thru-car wash and a 6,000 square foot restaurant with on-sale alcohol sales (Type 47) and a 58,304 square foot 90 room four story hotel with on-sale alcohol sales (Type 47) on a 7.26 acre parcel on property located at 609 W. Valley Blvd. (northwest corner of Valley Blvd. and Pepper Ave.) ("Subject Site") and zoned R (Retail) within the Hub City Centre SP; and

WHEREAS, on March 22, 2016, the City of Colton Planning Commission conducted a duly noticed 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 in this Resolution, the Planning Commission hereby finds that:

1. *That the proposed Use is in accord with the General Plan, the objectives of this title, and the purposes of the zone in which the site is located;* The proposed convenience store with Type 20 Alcoholic Beverage Control license and the proposed restaurant and hotel with a Type 47 Alcoholic Beverage Control

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license are consistent with the following General Plan Update goals and objectives:

A. General Plan Update **Goal LU-9**. “*Maintain a diverse mix of commercial uses that benefit the community in terms of needed commercial services, tax revenue, and employment opportunities.*” The proposed convenience store will provide a unique one stop shopping experience that will complement patrons to the new commercial center that will be purchasing fuel, going to retail shops and staying in the new hotel. The proposed restaurant and hotel will also provide a unique dining experience that is not available in this part of the City expanding the diversity of business uses and generating tax revenue.

B. General Plan Update **Policy LU-3.1**: “*Provide for land uses that allow a variety of retail, service, manufacturing, institutional, office, and recreational businesses to locate in Colton.*” The proposed convenience store, restaurant, and hotel with Type 20 and Type 47 ABC Licenses will provide for a greater variety of retail uses within the Retail Zone of the Hub City Centre SP and is compatible with surrounding uses at this specific location.

2. ***That the proposed Use, together with the conditions applicable thereto will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;*** The proposed convenience store to operate 24-hours, restaurant, and hotel with Type 20 and Type 47 ABC Licenses will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity for the following reasons:

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

B. The proposed businesses are located in an area of the City consisting of mostly of commercial uses.

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

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

3. ***That the proposed Use complies with each of the applicable provisions of this title;*** ~~the~~ use conforms with the requirements of the Colton Zoning Code, as

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conditioned. The subject property is zoned Retail within the Hub City Centre Specific Plan which permits on-sale and off-sale alcohol uses, subject to Conditional Use Permit. The Retail land use designation is intended to permit a wide range of retail and commercial services. The Retail land use designation also supports higher-intensity commercial uses and since many of these uses tend to be large in scale, appropriate locations provide regional exposure, high traffic visibility, and contain sites capable of accommodating expansive floor area and customer parking.

SECTION 2. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. Based on these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration and the related Mitigation Monitoring Program.

SECTION 3. Based upon the findings set forth in Sections 1 and 2 of this Resolution, the Planning Commission hereby finds that public convenience or necessity would be served by the issuance of the license associated with this Conditional Use Permit and directs the Development Services Director to forward necessary documentation to the State Department of Alcoholic Beverage Control (ABC).

SECTION 4. Based upon the findings set forth in Sections 1 and 2 of this Resolution, the Planning Commission hereby approves **Conditional Use Permit DAP-001-261**, subject to the attached conditions of approval (Exhibit "A").

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

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

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

AYES:
NOES:
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-001-261.

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 for a Conditional Use Permit to allow a 6,500 square foot gas station with a convenience market to operate 24-hours with off-sale alcohol sales (type 20) including a 4,800 square foot drive thru-car wash and a 6,000 square foot restaurant with on-sale alcohol sales (Type 47) and a 58,304 square foot 90 room four story hotel with on-sale alcohol sales (Type 47) on a 7.26 acre parcel on property located at 609 W. Valley Blvd. (northwest corner of Valley Blvd. and Pepper Ave.) and zoned R (Retail) within the Hub City Centre SP, as shown on the plans stamped and dated March 16, 2016, by the Development Services Department, except as amended by the conditions herein.
3. Any requests for modifications, including any deviation from the approved plans and/or conditions of approval, shall be submitted to the Development Services Director for review, prior to implementation of the modification. Significant deviations from the approved plans or conditions of approval shall be subject to review and approval by the Planning Commission. The applicant requesting the modification shall supply information deemed necessary by the Director and/or Commission to make a determination.
4. All conditions of approval for Architectural and Site Plan Review, P.C. Resolution No. R-8-16 shall be met.
5. All signs shall require a separate permit and conform to the Sign Code.
6. The site operations shall be subject to the following:
 - A. A special events permit shall be obtained from the Community Services Department for any special events on site (e.g., grand opening, temporary outdoor sales, etc).
 - B. The site shall be developed and maintained consistent with the approved plans and the conditions of approval.

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C. The premises shall be kept clean and the operator of the establishment shall ensure that no trash or litter originating from the site is deposited onto the neighboring properties or onto the public right-of-way.

7. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, light standards, and storage buildings.
8. The applicant shall post the maximum occupancy loads per Building Code and Fire Code requirements.
9. The approval of this Conditional Use Permit (File Index No. DAP-001-261) must not be construed as the approval of a nightclub or cabaret with entertainment and/or dancing and the proposed restaurant and hotel must not operate as such.
10. This establishment must comply with the City of Colton Municipal Code Section Performance Standards Title 18 (Zoning Code), Chapter 18.42 includes: Fire and explosion hazards; electrical interference; noise; vibration; smoke; odors; air quality; light; glare; liquid; and solid waste.
11. The sales, service, and consumption of alcoholic beverages shall be permitted only between the hours of 6:00 am to 2:00 am – Seven days a week, unless otherwise amended by the granting of a modification of this Development Permit Application for the Conditional Use Permit (File Index No. DAP-001-261) by the Planning Commission of the City of Colton.
12. It shall be the applicant’s responsibility to ensure that no alcoholic beverages, sold on the premises, are consumed on any property adjacent to the licensed premises under the control of the applicant.
13. The applicant or an employee of the licensee must be present to monitor all areas of the establishment during all times that alcoholic beverages are being served or consumed.
14. All employees serving or selling alcoholic beverages must complete Responsible Beverage Service Training, or an equivalent approved by the State Department of Alcoholic Beverage Control, prior to being able to serve alcoholic beverages to patrons. Evidence of the completion of such training must be maintained on the premises and available for inspection upon request by the City.
15. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift, except for product sampling for purposes of quality control.
16. No entertainment, including but not limited to, amplified music, karaoke, performers and dancing, shall be held at the proposed restaurant of hotel for promotional purposes, except in-house sound system is permitted.
17. The Applicant and/or Property Owner shall comply with all requirements of all reviewing agencies and shall comply with all applicable local, state, and federal rules, laws and regulations.

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

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

5 **CODE ENFORCEMENT/POLICE DEPARTMENT**

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

9 21. Loitering: Loitering is prohibited on or about the premises. No exterior fixtures or furnishings
10 at or adjacent to the location that encourage loitering and nuisance behavior. No exterior pay
telephones.

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

16 23. The applicant shall grant "right of access" by the city or agent to remove graffiti.

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

23 25. General Parking: Parking lot shall be maintained in accordance with Title 18 of the Colton
24 Municipal Code, zoning ordinance requirements for paving and striping. Parking shall include
the required amount of Disabled parking to ADA specifications and dimensions. All parking
25 lot entrances will be posted in compliance with Vehicle Code 22658 which minimally includes:
A substantive statement prohibiting public parking, states vehicles will be towed at owner's
26 expense, references Vehicle Code 22658, and must be a minimum of 17"X 22" with a minimum
of 1" letters. In addition, the sign will indicate the name of the private towing company and
27 phone number above the police department name and phone.
28

- 1 26. Disabled Parking: All disabled parking spaces will comply with Americans with Disabilities
2 Act (ADA) requirements and Vehicle Code 22511.8. In addition, disabled parking will be
3 clearly indicated by all three indicia: 1.) blue wheel stop and/or curb, 2.) blue sign with white
4 wheelchair symbol at head of space, and 3.) blue field with wheelchair symbol and blue striping
5 painted on the ground. All parking lot entrances will be posted in accordance with Vehicle
6 Code 22511.8(d).
- 7 27. Storage: Parking and trash areas will not be used for storage of hazardous materials, including
8 but not limited to tires, waste oil, and inoperable or unregistered vehicles. Property manager or
9 tenant shall promptly abate hazardous materials or inoperable vehicles. General exterior
10 storage areas will be screened from public view.
- 11 28. Signage: Applicant will fully comply with Colton Municipal Code 18.50 Sign Ordinance as
12 amended. Temporary promotional signs require a permit and must be authorized by
13 Development Services prior to display. Refer to code for additional signage permitting and
14 requirements.
- 15 29. Advertisements: Handbills or advertisements may be distributed in public places person-to-
16 person but will not be placed or left upon unoccupied vehicles or otherwise left unattended in
17 public places.
- 18 30. Special Events: Per Colton Municipal Code section 5.44, applicant shall not conduct, operate,
19 maintain, organize, advertise, or sell or furnish tickets for a special event or permit the subject
20 property to be used for any special event without first obtaining a special event permit. Special
21 events include, but are not limited to, sales events where merchandise, goods, or vehicles are
22 displayed for sale on the property, political functions, fundraising events by non-profit entities,
23 and events featuring motivational or educational speakers. The Special Event Committee may
24 expressly grant a minor variance of conditions specific to individual special events.
- 25 31. Surveillance Monitoring: Should permittee install a video surveillance monitoring system, the
26 video system shall be capable of recording a clear view of all areas of the subject property
27 including, but not limited to, parking lots, walkways, corridors, all sides of buildings, the
28 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.
32. 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.
33. 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.

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34. The permittee shall comply with all federal, state and local laws, including the Alcohol Beverage Control (ABC) Act. Any material violations of such laws in connection with the authorized use shall be grounds for revocation of this conditional use permit.

ABC License Query Results

Attachment 4

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

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
SAN BERNARDINO	2,104,291	1273	1,407	23.06	4,169	3	2
SAN BERNARDINO	2,104,291	1273	1,407	23.07	5,085	3	3
SAN BERNARDINO	2,104,291	1273	1,407	24.01	8,946	7	6
SAN BERNARDINO	2,104,291	1273	1,407	24.02	8,434	6	5
SAN BERNARDINO	2,104,291	1273	1,407	25.01	5,840	4	4
SAN BERNARDINO	2,104,291	1273	1,407	25.02	8,051	6	5
SAN BERNARDINO	2,104,291	1273	1,407	26.01	10,799	8	7
SAN BERNARDINO	2,104,291	1273	1,407	26.02	7,639	6	5
SAN BERNARDINO	2,104,291	1273	1,407	26.04	5,723	4	4
SAN BERNARDINO	2,104,291	1273	1,407	26.06	7,089	5	5
SAN BERNARDINO	2,104,291	1273	1,407	26.07	7,826	6	5
SAN BERNARDINO	2,104,291	1273	1,407	27.03	5,780	4	4
SAN BERNARDINO	2,104,291	1273	1,407	27.04	10,787	8	7
SAN BERNARDINO	2,104,291	1273	1,407	27.05	5,513	4	3
SAN BERNARDINO	2,104,291	1273	1,407	27.06	6,654	5	4
SAN BERNARDINO	2,104,291	1273	1,407	28.01	5,508	4	3
SAN BERNARDINO	2,104,291	1273	1,407	28.03	3,982	3	2
SAN BERNARDINO	2,104,291	1273	1,407	28.04	5,417	4	3
SAN BERNARDINO	2,104,291	1273	1,407	29.01	4,446	3	3
SAN BERNARDINO	2,104,291	1273	1,407	29.02	6,584	5	4
SAN BERNARDINO	2,104,291	1273	1,407	30.00	3,120	2	2
SAN BERNARDINO	2,104,291	1273	1,407	31.01	5,040	3	3
SAN BERNARDINO	2,104,291	1273	1,407	31.02	5,466	4	3
SAN BERNARDINO	2,104,291	1273	1,407	32.00	8,005	6	5
SAN BERNARDINO	2,104,291	1273	1,407	33.01	4,841	3	3
SAN BERNARDINO	2,104,291	1273	1,407	33.02	6,037	4	4
SAN BERNARDINO	2,104,291	1273	1,407	34.01	7,502	5	5
SAN BERNARDINO	2,104,291	1273	1,407	34.03	4,524	3	3
SAN BERNARDINO	2,104,291	1273	1,407	34.04	4,946	3	3
SAN BERNARDINO	2,104,291	1273	1,407	34.05	5,109	4	3
SAN BERNARDINO	2,104,291	1273	1,407	35.03	5,489	4	3
SAN BERNARDINO	2,104,291	1273	1,407	35.05	5,969	4	4
SAN BERNARDINO	2,104,291	1273	1,407	35.06	4,802	3	3
SAN BERNARDINO	2,104,291	1273	1,407	35.07	4,887	3	3
SAN BERNARDINO	2,104,291	1273	1,407	35.09	4,827	3	3
SAN BERNARDINO	2,104,291	1273	1,407	35.10	4,512	3	3
SAN BERNARDINO	2,104,291	1273	1,407	36.03	4,141	3	2
SAN BERNARDINO	2,104,291	1273	1,407	36.05	4,223	3	3
SAN BERNARDINO	2,104,291	1273	1,407	36.06	5,109	4	3
SAN BERNARDINO	2,104,291	1273	1,407	36.07	5,369	4	3
SAN BERNARDINO	2,104,291	1273	1,407	36.09	4,871	3	3
SAN BERNARDINO	2,104,291	1273	1,407	36.11	4,575	3	3
SAN BERNARDINO	2,104,291	1273	1,407	36.12	4,256	3	3
SAN BERNARDINO	2,104,291	1273	1,407	37.00	3,903	3	2
SAN BERNARDINO	2,104,291	1273	1,407	38.01	4,735	3	3
SAN BERNARDINO	2,104,291	1273	1,407	38.03	4,732	3	3
SAN BERNARDINO	2,104,291	1273	1,407	38.04	4,578	3	3
SAN BERNARDINO	2,104,291	1273	1,407	39.00	5,484	4	3
SAN BERNARDINO	2,104,291	1273	1,407	40.01	4,763	3	3
SAN BERNARDINO	2,104,291	1273	1,407	40.03	6,178	4	4
SAN BERNARDINO	2,104,291	1273	1,407	40.04	5,076	3	3
SAN BERNARDINO	2,104,291	1273	1,407	41.01	5,698	4	4



California Department of Alcoholic Beverage Control
For the County of SAN BERNARDINO - (Retail
Licenses
and Census Tract = 36.12

Report as of 3/13/2016

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	187350	ACTIVE	20	6/2/1986	10/31/2016	ORANGE OIL COMPANY 1600 W VALLEY BLVD COLTON, CA 92324 Census Tract: 0036.12	HAGGAG SHELL	1880 MOUNTAIN VIEW AVE LOMA LINDA, CA 92354	3603
2)	259907	ACTIVE	41	8/23/1991	7/31/2016	COBIAN, ARCELIA RINCON 1749 S RIVERSIDE AVE RIALTO, CA 92376 Census Tract: 0036.12			3609
3)	264830	ACTIVE	48	1/15/1992	10/31/2016	HO, CHENG FEN JENNY 1901 W VALLEY BLVD A COLTON, CA 92324 Census Tract: 0036.12	COLTON GOLF CLUB		3603
4)	264831	ACTIVE	40	12/6/1991	1/31/2017	HO, CHENG FEN JENNY 1901 W VALLEY BLVD COLTON, CA 92324 Census Tract: 0036.12	COLTON GOLF CLUB		3603
5)	346478	ACTIVE	41	11/2/1998	10/31/2016	EUPIERRE, VINCE FREDDY 1683 S RIVERSIDE AVE RIALTO, CA 92376 Census Tract: 0036.12	COCOS RESTAURANT 6026	2275 SAMPSON AVE, STE 201 CORONA, CA 92879	3609
6)	407464	ACTIVE	21	2/19/2004	6/30/2016	RALPHS GROCERY COMPANY 1150 N PEPPER AVE COLTON, CA 92324 Census Tract: 0036.12	FOOD 4 LESS 786	PO BOX 54143 LOS ANGELES, CA 90054-0143	3603
7)	438437	ACTIVE	47	7/28/2006	6/30/2016	ESPINOZA, LUCIANO CANCHOLA 1503 S RIVERSIDE AVE RIALTO, CA 92376 Census Tract: 0036.12	ESPINOZA FAMILY RESTAURANT	1610 N 8TH ST COLTON, CA 92324-1302	3609
8)	438437	SUREND	41	7/28/2006	5/31/2016	ESPINOZA, LUCIANO CANCHOLA 1503 S RIVERSIDE AVE RIALTO, CA 92376 Census Tract: 0036.12	ESPINOZA FAMILY RESTAURANT	1610 N 8TH ST COLTON, CA 92324-1302	3609
9)	513106	ACTIVE	20	9/23/2011 3:45:05 PM	8/31/2016	MU & EL, INC 1763 W VALLEY BLVD COLTON, CA 92324-1816 Census Tract: 0036.12	LA BODEGA LATINA		3603
10)	517937	ACTIVE	48	2/1/2012 12:47:12 PM	7/31/2016	DIAZ, NATALIE MICHELLE 2001 W VALLEY BLVD COLTON, CA 92324-1813	HUB THE	3308 ARDEN WAY CHINO HILLS, CA 91709	3603

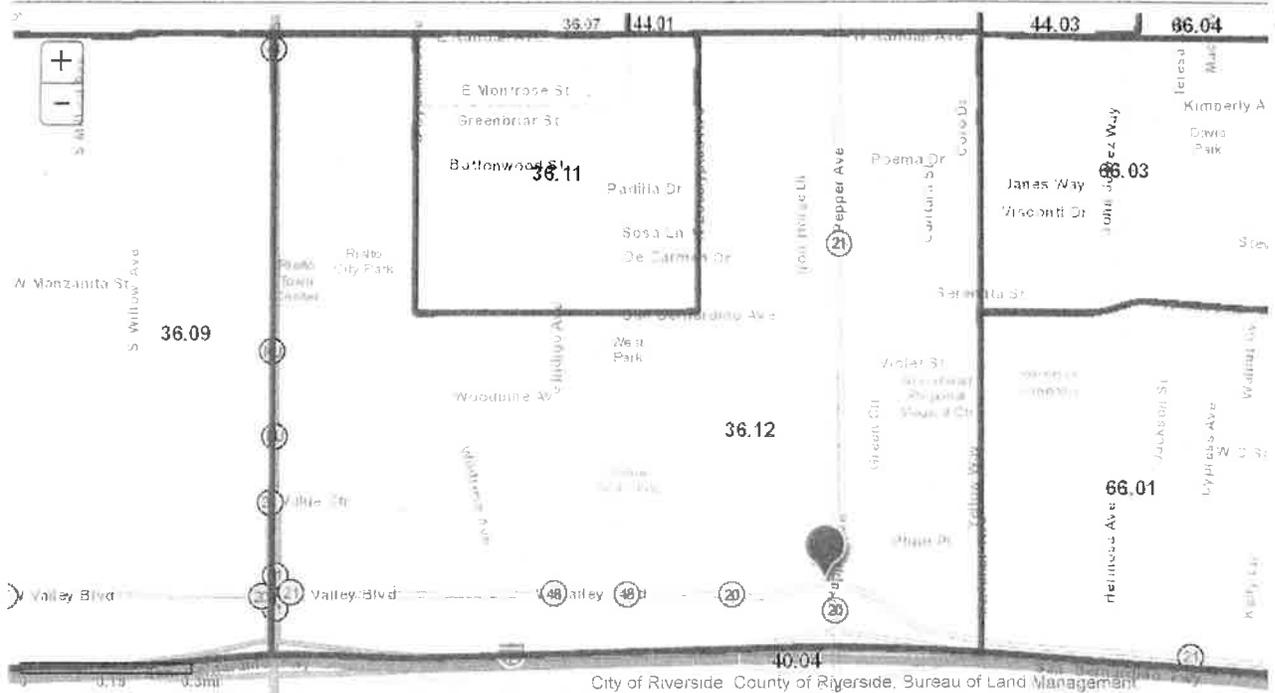
License Query System - Map Query

Search for a specific

License Number:

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Premises Address:
Census Tract: City:



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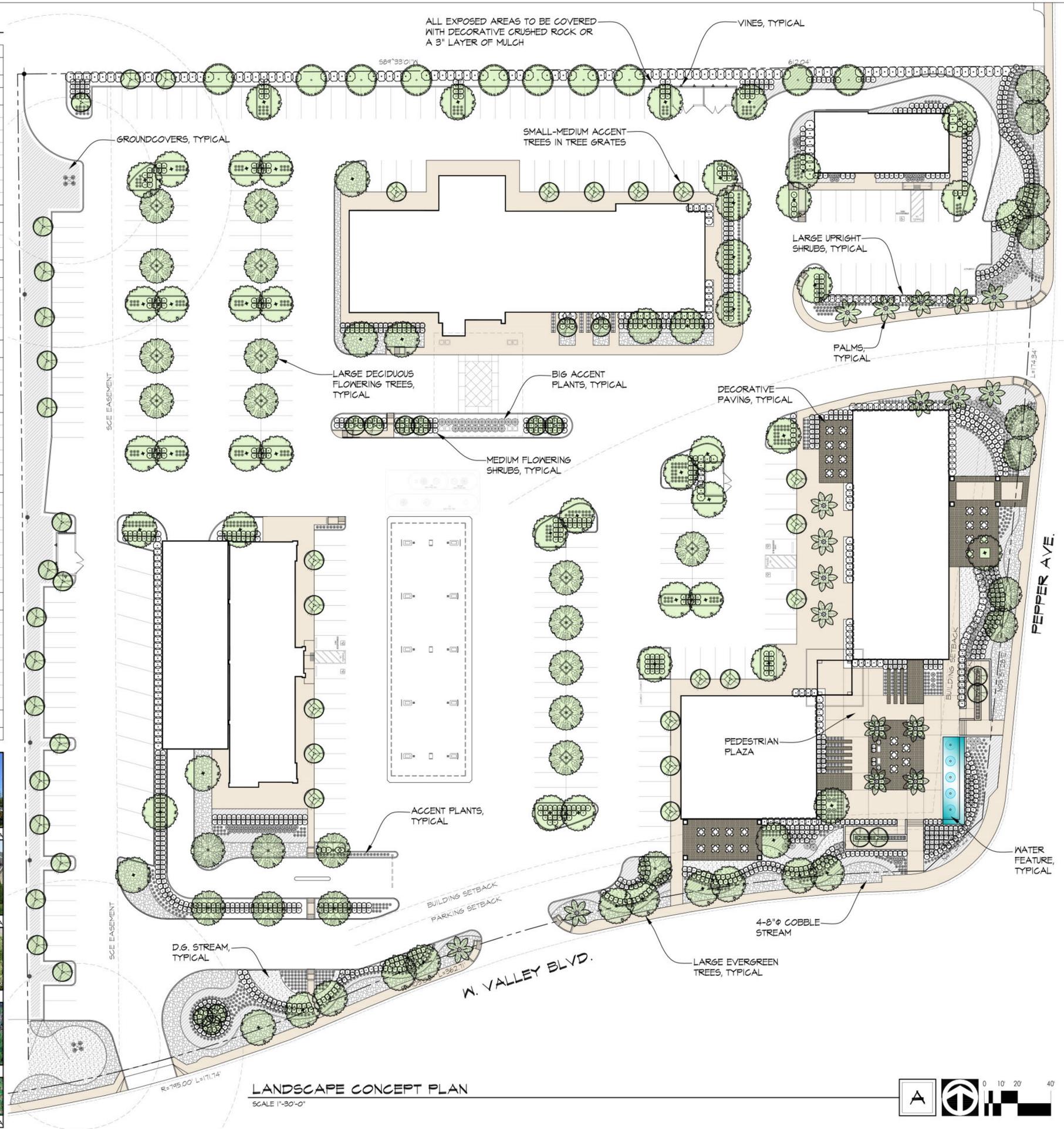
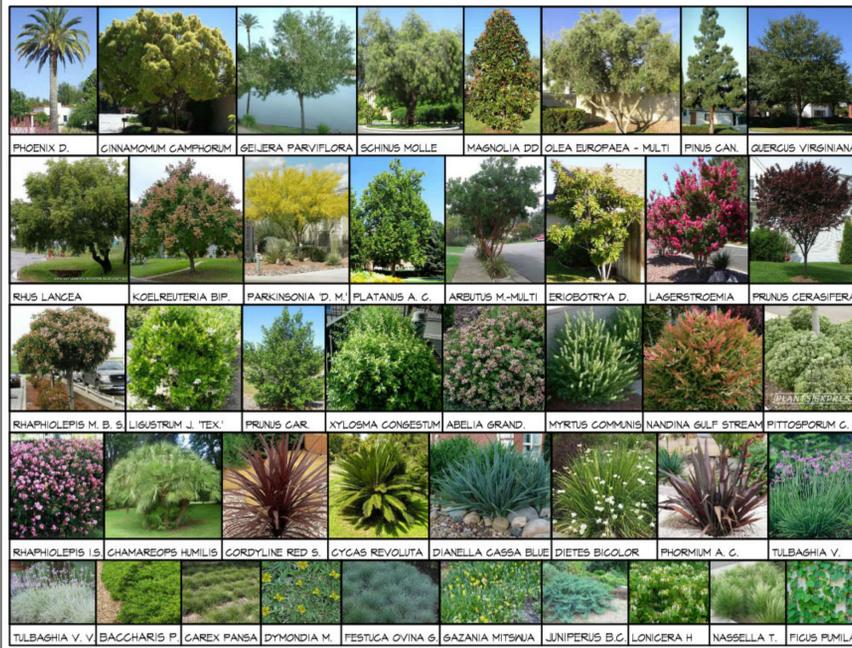
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Full Set of Colored Plans

Attachment 5

PLANT PALETTE

ABBR	SIZE	SCIENTIFIC NAME	COMMON NAME
PALMS			
PHO. DAG.	24" BOX	PHOENIX DACTYLIFERA	DATE PALM
LARGE EVERGREEN TREES			
CIN. CAM.	24" BOX	CINNAMOMUM CAMPHORUM	CAMPHOR TREE
GEI. PAR.	24" BOX	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
SCH. MOL.	24" BOX	SCHINUS MOLLE	CALIFORNIA PEPPER TREE
MAG. BLA.	24" BOX	MAGNOLIA DD BLANCHARD	DD BLANCHARD MAGNOLIA
OLE. EUR.	15 GAL.	OLEA EUROPAEA 'SMAN HILL' - MULTI	EUROPEAN OLIVE
PIN. CAN.	24" BOX	PINUS CANARIENSIS	CANARY ISLAND PINE
QUE. VIR.	24" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
RHU. LAN.	24" BOX	RHUS LANCEA	AFRICAN SUMAC
LARGE DECIDUOUS FLOWERING TREES			
KOE. BIP.	24" BOX	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
PAR. D.M.	24" BOX	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
PLA. ACE.	24" BOX	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE
SMALL-MEDIUM ACCENT TREES			
ARB. MAR.	24" BOX	AREBUTUS MARINA-MULTI	MARINA STRAWBERRY TREE
ERI. DEF.	24" BOX	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT
LAS. FAU.	24" BOX	LAGERSTROEMIA FAURIEI 'TUSCARORA'	HYBRID GRAPE MYRTLE
FRU. K.V.	24" BOX	FRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
RHA. M.B.	5 GAL.	RHAPHIOLEPIS MAJESTIC BEAUTY STANDARD	MAJESTIC BEAUTY INDIAN HAWTHORN
LARGE UPRIGHT SHRUBS			
LIG. TEX.	5 GAL.	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET
FRU. GAR.	5 GAL.	FRUNUS CAROLINIANAN 'BRIGHT AND TIGHT'	BRIGHT AND TIGHT CAROLINA LAUREL
XIL. CON.	5 GAL.	XYLOSMA CONGESTUM COMPACTA	COMPACT SHINY XYLOSMA
MEDIUM FLOWERING SHRUBS			
ABE. E.G.	5 GAL.	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA
MYR. C.G.	5 GAL.	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE
NAN. G.S.	5 GAL.	NANDINA GULF STREAM	GULF STREAM HEAVENLY BAMBOO
PIT. C.C.	5 GAL.	PITTIOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO
RHA. SPR.	5 GAL.	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN
ACCENT PLANTS			
CHA. H.M.	15 GAL.	CHAMAREOPS HUMILIS	EUROPEAN FAN PALM
COR. R.S.	5 GAL.	CORDYLONE RED STAR	RED STAR DRACAENA PALM
CYC. REV.	15 GAL.	CYCAS REVOLUTA	SAGO PLANT
DIA. C.B.	1 GAL.	DIANELLA CASSA BLUE	CASSA BLUE FLAX LILY
DIE. BIC.	1 GAL.	DIETES BICOLOR	BICOLOR AFRICAN IRIS
PHO. A.C.	5 GAL.	PHORMIUM 'ATROPURPUREUM COMPACTUM'	PURPLE NEW ZEALAND FLAX
TUL. VIO.	5 GAL.	TULBAGHIA VIOLACEA	SOCIETY GARLIC
TUL. VIO.	5 GAL.	TULBAGHIA VIOLACEA VARIEGATA	VARIEGATED SOCIETY GARLIC
GROUNDCOVERS			
BAC. PIL.	1 GAL.	BACCHARIS PILLULARIS PIGEON POINT	DWARF COYOTE BRUSH
CAR. PAN.	FLATS	CAREX PANSA	CALIFORNIA MEADOW SAGE
DYM. MAR.	FLATS	DYMONDIA MARGARETAE	SILVER CARPET
FES. OVI.	1 GAL.	FESTUCA OVINA GLAUCA	BLUE FESCUE
GAZ. M.Y.	FLATS	GAZANIA MITSUNA YELLOW	YELLOW TRAILING GAZANIA
JUN. H.B.C.	5 GAL.	JUNIPERUS HORIZONTALIS BLUE CHIP	BLUE CHIP TRAILING JUNIPER
LON. HAL.	1 GAL.	LONICERA HALLIANA	HONEYSUCKLE
NAS. TEN.	1 GAL.	NASSELLA TENISSIMA	MEXICAN FEATHER GRASS
VINES			
FIG. PUM.	5 GAL.	FIGUS PUMILA	CREeping FIG



LANDSCAPE CONCEPT PLAN
SCALE 1"=30'-0"



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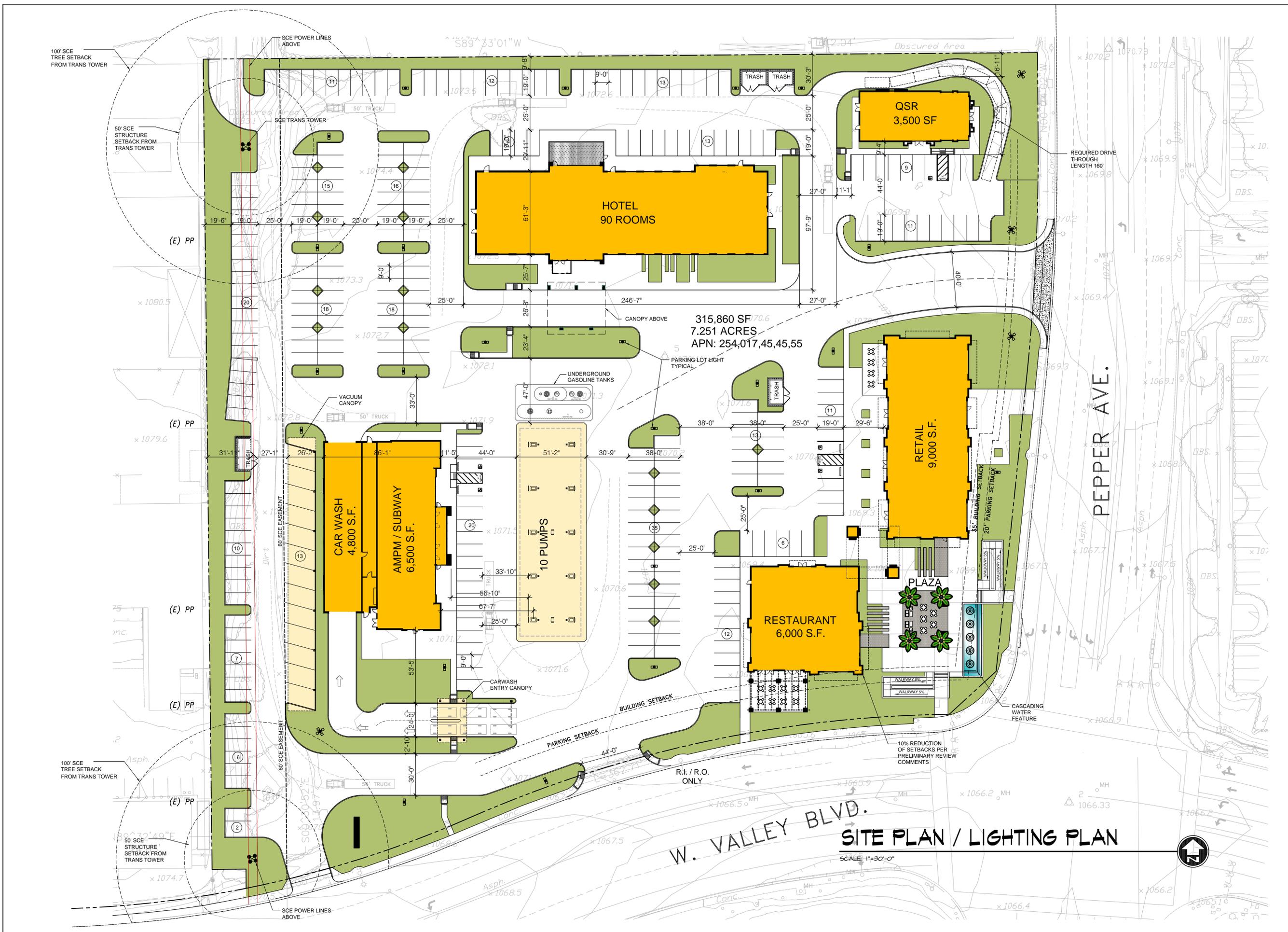
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W. VALLEY BLVD. **SITE PLAN / LIGHTING PLAN**

SCALE: 1"=30'-0"



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EAST ELEVATION

SCALE: 3/32"=1'-0"



SOUTH ELEVATION

SCALE: 3/32"=1'-0"

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WEST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"

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EAST ELEVATION

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



SOUTH ELEVATION

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



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METAL COPING
MFR-SHERWIN WILLIAMS COLOR:SW
7069 IRON ORE

PAINT OVER STUCCO
MFR-SHERWIN WILLIAMS
COLOR:SW 7081 SENSUOUS
GRAY

PAINT OVER STUCCO
MFR-SHERWIN WILLIAMS
COLOR:SW6002 ESSENTIAL GRAY



20'-0" TOP OF PARAPET

15'-9" TOP OF PARAPET

14'-10" TOP OF CANOPY

MFR-SHERWIN WILLIAMS
COLOR: SW 6335 FIRED BRICK

ALUMINIUM TRIM
COLOR: SILVER

PAINT OVER STUCCO
MFR-SHERWIN WILLIAMS
COLOR: SW 7081 SENSUOUS GRAY

WEST ELEVATION

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



METAL COPING
MFR-SHERWIN WILLIAMS COLOR:SW
7069 IRON ORE

PAINT OVER STUCCO
MFR-SHERWIN WILLIAMS
COLOR:SW 7081 SENSUOUS
GRAY

PAINT OVER STUCCO
MFR-SHERWIN WILLIAMS
COLOR:SW6002 ESSENTIAL GRAY



30'-0" TOP OF ROOF

22'-4" TOP OF PARAPET

20'-0" TOP OF PARAPET

14'-10" TOP OF CANOPY

MFR-SHERWIN WILLIAMS
COLOR: SW 6335 FIRED BRICK

ALUMINIUM TRIM
COLOR: SILVER

WOOD VENEER
YELLOW CEDAR
EXTERIOR GRADE

MFR-SHERWIN WILLIAMS
COLOR: SW 6002 ESSENTIAL
GRAY

NORTH ELEVATION

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



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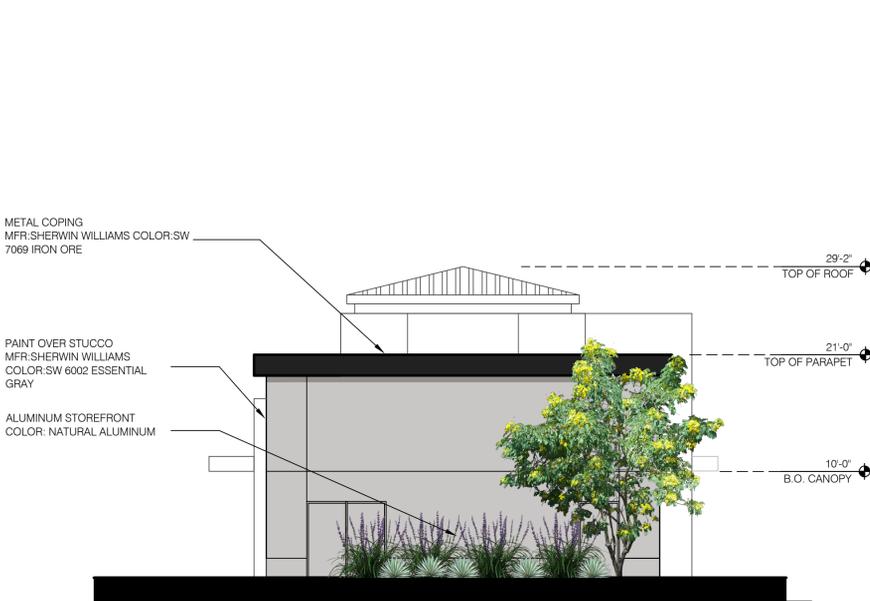
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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



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SOUTH ELEVATION

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



NORTH ELEVATION

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

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BUILDING D



WEST ELEVATION

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

NOTE:
ALL ROOF TOP EQUIPMENT TO
BE SCREENED BY THE PARAPET



EAST ELEVATION

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



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Planning Commission Staff Report

**City of Colton
Development Services Department**

DATE: MARCH 22, 2016

TO: PLANNING COMMISSION

FROM: MARK TOMICH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Progress Report on the status made to correct and legalize the existing un-permitted uses related to Colton Iron and Metal (DAP-000-881 & DAP-001-023) within the M-2 – Heavy Industrial Zone located at 790 E. M Street (APN: 0163-141-18)

Attached you will find a progress report prepared by SA Recycling on the status of improvements at the Colton Iron & Metal facility located at 790 E. M Street.

RECOMMENDATION:

1. Receive and file report.

Attachment:

1. Progress Report from SA Recycling, March 16, 2016

SA Recycling.

Colton Conditional Use DAP-000-648/001-23

27 MAJOR CONDITIONS:

- Completed. No Action: 13
- Ongoing monitoring. In Compliance: 11
- Requiring SA action: 3
 - Permit unpermitted items. (9 items. See Below)
 - Permit Diesel tank/Replace with new.(See Below)
 - Landscaping/Wall/Street improvement.(See below)

34 MITIGATION MEASURES:

- Currently in Compliance. Ongoing.

Schedule

<u>Task</u>	<u>Status/Projected Completion dates.</u>
<ul style="list-style-type: none"> • Fire System Permit # W00-000-096 & FD0-000-667 	<p>Completed. W00-000-096 Final 10/14/15 FD0-000-667 Final 10/19/15</p>
<ul style="list-style-type: none"> • Install new 10' Block wall. Permit # B00-029-761 	<p>Completed 12/13. Permit Final 2/23/16</p>
<ul style="list-style-type: none"> • Install new front gate: 	<p>Completed 12/20/15</p>
<ul style="list-style-type: none"> • Removal of old wall Encroachment Permit # ENC-000-267 	<p>Completed 12/20/15</p>
<ul style="list-style-type: none"> • Removal of Street front trees Encroachment Permit # ENC-000-267 	<p>Completed 1/05/16</p>
<ul style="list-style-type: none"> • Engineered Landscape drainage Install Landscaping Permit # P00-000-001 	<p>Completed 1/29/16</p>
<ul style="list-style-type: none"> • Street Improvements. Includes RR sidewalk, RR curb and gutter, north side of street grind and overlay. # RI0-000-121 	<p>Complete 2/12/16.... Inspection 2/16/16... Correction List PW 3/02/16... Correction Complete 3/18/16... PW will NOT Final until Completion of final corrections expected 3/17/16</p>

<ul style="list-style-type: none"> • Street front landscaping Soil, irrigation, trees, plants. Landscaping Permit # P00-000-001 	<p>Complete 3/15/16... PENDING INSPECTION. Inspection request expected 3/17/16.</p>
<ul style="list-style-type: none"> • Scale House Improvements ADA Corrections Permit # B00-030-982 	<p>Completed. Inspected 2/23/16... Final Permit 3/03/16</p>
<ul style="list-style-type: none"> • Electrical Service Installation Electrical Service Permit # B00-030-871 <p>First approved in 8/25. Public Works changed due to lack of capacity of City Transformer 11/12. Redesigned and Approved 12/01.</p>	<p>DELAYED... Colton Power Transformer Delivered 3/03/16. Service Meter Set 3/15/16...SA was NOTIFIED 2/23/16 that Colton Power will not be ready to energize for about 3 weeks... De-energize Old System Scheduled for 4/04/16...</p>
<ul style="list-style-type: none"> • Replace 40' x 40' Maintenance structure Permit # B00-031-630. 	<p>Permit Issued 2/02/16. Building Delivered 2/29/16... Old building removed and new Building Install Started 3/10/16 Foundation to be poured Week of Mar. 21st ... Building Install Week of Mar. 28th ...</p>
<ul style="list-style-type: none"> • Diesel Tank Installation. Diesel tank for fueling on site equipment installed with building permits. Permit # B00-031-792 Pending 	<p>Plan Check Submitted 2/03/16... Corrections issued 2/18/16... Resubmittal 2/29/16... waiting for comments. Tank Manufacturer ready to Ship once comments received... Once delivered it will take 2 weeks to install. Hope for install by end of March.</p>
<ul style="list-style-type: none"> • 44 X 14 Canopy Permit # B00-0310630. Pending. 	<p>Plan Check Corrections Addressed and Resubmitted 2/16/16... Waiting for comments. Work will take 2 weeks once final comments are received.</p>
<ul style="list-style-type: none"> • Canopies (2).2 small customer service canopies in nonferrous to be replaced Permit B00-031-629 	<p>Permit Pulled 3/03/16... New Canopies on site as of 2/16/16... Completion expected March 27.</p>
<ul style="list-style-type: none"> • Loader. Container Loader permit. # B00-031-635 	<p>COMPLETE with final permit 3/03/16</p>
<ul style="list-style-type: none"> • Demo/Permit unpermitted office space inside of main structure. Seeking to permit as existing partition walls. 	<p>Permit Submittal Attempted 2/25/16. If permit is approved no additional work should be needed. So far, building department agrees with plan but we need final sign off from Planning. Should occur before end of March.</p>
<ul style="list-style-type: none"> • Demo steel Large Wall in yard 	<p>Complete 3/16/16</p>

(to be accomplished same time as 40' x 40')	
<ul style="list-style-type: none">• Demo steel 20' wall in yard To be accomplished same time as 40' x 40'	Complete 3/15/16