ORDINANCE NO. O-12-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLTON TO AMEND TITLE 18, CHAPTER 18.06 (PERMITTED USES), 18.23 (MIXED-USE DOWNTOWN), AND ADD NEW SECTION 18.23.04 (GENERAL COMMERCIAL DOWNTOWN OVERLAY) AND TO CHANGE THE ZONE TO CERTAIN PROPERTIES FROM C-2 (GENERAL COMMERCIAL) TO M-U/D (MIXED USE DOWNTOWN) AND C-2 (GENERAL COMMERCIAL) TO C-2/D (GENERAL COMMERCIAL) ZONE TO ENSURE CONSISTENCY WITH ADOPTED GENERAL PLAN AND STATE LAW (FILE INDEX NO. DAP-001-307).

WHEREAS, on June 28, 2016, the Planning Commission of the City of Colton ("Planning Commission") conducted a duly noticed public hearing and recommended the City Council of the City of Colton ("City Council") amend Section 18.06 (Permitted Uses), and 18.23 (Mixed-Use Downtown), and add new Section 18.23.04 (General Plan Downtown Overlay) Zone of Title 18 of the Colton Municipal Code (the "Municipal Code"). Following the conclusion of said hearing, the Planning Commission adopted their Resolution No. R-19-16, recommending approval to the City Council ("Zoning Text and Map Amendments"); and

WHEREAS, the Planning Commission adopted a Resolution recommending approval of the Zoning Text Amendment to the City Council; and

WHEREAS, the City Council has determined that the Zoning Text Amendment is consistent with the City of Colton General Plan ("General Plan") as indicated below; and

WHEREAS, the City Council has determined that the proposed Zoning Text Amendment is in the best interests of the City, and that it would be in the public interest to approve the Zone Text Amendment; and

WHEREAS, the Zoning Map and Text Amendments were reviewed, studied and 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 there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Negative Declaration; and

WHEREAS, on July 19, 2016, the City Council held a duly noticed public hearing at which persons wishing to testify in connection with the Zoning Text and Map Amendments were heard and the Zoning Text and Map Amendments was comprehensively reviewed; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COLTON DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby adopts the recitals and findings set forth above and in the agenda report prepared in connection with this Ordinance.

SECTION 2. General Plan Consistency. Based on the entire record before the City Council and all written and oral evidence presented, including the staff report and the findings made

in this Ordinance, the City Council hereby finds and determines that the proposed Ordinance is consistent with the goals and policies of the City of Colton General Plan and is reasonably related to the public welfare of the citizens of the City and surrounding regions. Specifically the Mixed-Use Downtown changes and the new General Commercial Downtown Overlay Zone is consistent and furthers the City's goals and policies as set forth in the City of Colton General Plan, specifically:

Land Use Element: in addressing new mixed-use, walkable neighborhoods in downtown policies of the City of Colton Land Use Element, specifically:

Goal LU-10: "*Create new mixed-use, walkable districts that are great places to live and exciting destinations.*" The proposed Ordinance text and map amendments provide for creating a vibrant and distinctive character within the outlined boundaries of the downtown. The proposed code amendments provide for more defined setbacks and parking within the downtown Colton area and provides a link to the proposed Downtown Design Manual in setting design criteria for making mixed-use, walkable downtown neighborhoods.

Policy LU-10.2: "Adopt a new Neighborhood Mixed-Use zone." The proposed General Commercial Overlay Zone further enhances and balances the Downtown area along Valley Boulevard generally between Pennsylvania Avenue and Mt. Vernon Avenue.

Policy LU-10.4: "Establish land use patterns and provide pedestrian amenities within the mixed use districts that minimize the need for vehicle travel among the uses within a district." The proposed text and zoning map amendments further support this policy along with its companion document, Downtown Design Manual, in establishing land use patterns with pedestrian amenities within the Colton Downtown area.

Finally, the City of Colton finds that the attached Zone Text and Map Amendment to permit appropriate uses within the mixed-use zoned properties is reasonably related to the public welfare of the citizens of the City and surrounding region; more specifically, Chapters 18.06 (Permitted Uses), 18.23 (Mixed-Use Downtown), and add new section 18.23.04 (General Commercial Downtown Overlay) and to change the zone to certain properties from C-2 (General Commercial) to M-U/D (Mixed Use Downtown) and C-2 (General Commercial) to C-2/D (General Commercial) Zone in the Colton Municipal Code. The Ordinance includes appropriate restrictions to ensure that the permitted encroachments and parking are integrated into the overall community pattern of M-U Downtown and General Commercial Mixed Use Overlay zones for revitalization of Colton's Downtown. (File Index No. DAP-001-307).

SECTION 3. The City hereby adopts the Zoning Map Amendment in Exhibit "B" and Zoning Text Amendments in Exhibit "C" to be consistent with the City's General Plan. The proposed Zoning Map and Zoning Text Amendments area a continued part of the implementation consistency program of the General Plan Update deleting, renaming and adding new zoning districts and categories in the City of Colton, County of San Bernardino.

SECTION 4. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decisions shall not affect the validity of the remaining provisions of this Ordinance.

SECTION 5. The City Council hereby finds and determines that it can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse effect on the environment. 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 there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent for the City Council to adopt the Negative Declaration in Exhibit "A" for the proposed project herein.

SECTION 6. Certification/Publication. The City Clerk shall certify to the passage of the Ordinance and cause the same or a summary thereof to be published within fifteen (15) days after adoption in a newspaper of general circulation published and circulated in the City of Colton.

SECTION 7. This Ordinance shall become effective thirty (30) days after its adoption in accordance with the provisions of California law.

PASSED, APPROVED AND ADOPTED on this 2nd day of August, 2016.

RICHARD A. DELAROSA
Mayor

ATTEST:

CAROLINA R. PADILLA
City Clerk

Exhibit "A"
of Ordinance O-12-16

Exhibit A of Ordinance O-12-16

INITIAL STUDY/ENVIRONMENTAL CHECKLIST

City of Colton
Downtown Development Code & Design Manual

LEAD AGENCY:

City of Colton
650 N. La Cadena Drive
Colton, CA 92324
Contacts:
Mr. Mark Tomich, AICP, Development Services Director
Mr. Mario Suarez, AICP, CNU-A, Senior Planner

PREPARED BY:

Morse Planning Group

April 15, 2016

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1.0 PROJECT DESCRIPTION

1.1 PROJECT LOCATION AND SETTING

The Design Manual Area, also referred to herein as the Downtown Area, is located in the City of Colton (City), which is located in southwestern San Bernardino County. The City is surrounded by the Cities of Rialto, Grand Terrace, Loma Linda, San Bernardino, and Riverside. The City of Colton is within an urbanized area of the County of San Bernardino; its municipal limits encompass 16.1 square miles, with its planning area also including 1.7 square miles in the City's unincorporated Sphere of Influence (SOI). Major transportation facilities include Interstate 10 (I-10), Interstate 215 (I-215), the Union Pacific Railway, and the Burlington Northern Santa Fe (BNSF) Railway.

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

The Downtown area is located in the heart of Colton as shown in *Exhibit 1, Design Manual Area*. It covers 258 acres of Downtown Colton and includes approximately 1,400 residents, 450 homes, and important cultural and civic uses such as Fleming Park, City Hall, Colton Public Library, Colton Area Museum, and the Police and Fire Departments.

1.2 GENERAL PLAN AND ZONING DESIGNATIONS

General Plan

The properties within the Downtown Area include the following General Plan Land Use designations:

- Low Density Residential (2.1-8.0 DU/AC)
- Medium Density Residential (8.1-16.0 DU/AC)
- High Density Residential (14.1-22.0 DU/AC)
- Neighborhood Commercial
- General Commercial
- Mixed Use - Downtown (2.0-30.0 DU/AC; 2.0 FAR)
- Mixed Use - Neighborhood (2.0-8.0 DU/AC; 1.0 FAR)
- Open Space - Recreation
- Public/Institution

Zoning

The properties within the Downtown Area include the following Zoning designations:

- [R-1] Low Density Residential
- [R-2] Medium Residential
- [R-3/R-4] Multiple Family Residential
- [C-1] Neighborhood Commercial
- [C-2] Neighborhood Commercial
- [M-U/D] Mixed-Use Downtown
- [M-U/N] Mixed Use Neighborhood
- [P-I] Public/Institutional Zone
- [R-U] Railroad/Utility/ROW Zone
- [OS-R] Open Space Recreation
- [OS-RS] Open Space Resources

1.3 DOWNTOWN COLTON HISTORY AND CHARACTER

Colton's Downtown has a long heritage, largely associated with "Colton Crossing," the crossing of the Burlington Northern Santa Fe (BNSF) and Union Pacific railroads. The railroads were the primary reason for Colton incorporating in 1887, and they have been the underpinning of its economy since. A formal town was laid out on a traditional grid street pattern, evidenced today in Colton's Downtown.

Activity associated with the railroad and citrus orchards made Colton a busy place, often referred to as "Hub City," with many businesses and residents working to support railroad operations, such as:

A. Klueter Building, a four-story brick commercial building, was formerly located across the street from the Hub City Theater on La Cadena Drive.

B. Union block, a two-story brick mixed-use building with large commercial frontages on the ground level.

C. Anderson Hotel, a three-story brick building, was formerly located on the southeast corner of the La Cadena Drive and Valley Boulevard Intersection.

D. Old city hall building, a three-story brick building, was formerly located east of the Anderson Hotel on Valley Boulevard.

E. Arcade building, a two-story building, was formerly located on La Cadena Drive, and featured a prominent open-air arcade.

F. During these years, the downtown urban form, especially within the Downtown Core, was much denser than what exists today, with two-, three-, and four-story buildings lining the streets.

Construction of Interstates 10 and 215 through the City, further defining the crossroads nature of the community, attracted transportation-based industries. However, the freeway construction also resulted in the loss of much of the City's architectural heritage, including buildings in the Downtown area. As such, much of the original commercial buildings built in the early part of the 20th century have been demolished, and while they are no longer standing, photographs of these former Downtown buildings add to the record of Colton's historic heritage and provide inspiration for design concepts that respect the heritage of the Downtown area.

Eventually, the waning of the citrus industry lead to other businesses dependent on rail for materials delivery and shipment were established along the rail lines, creating large tracts of land devoted to industrial operations, many of which continue today. Following the 1920s and Great Depression, Colton again experienced a development boom during the frenzied residential building period of post-World War II.

A modest amount of commercial activity remained in the Downtown area to support demand for goods and services. Explosive subdivision was seen in the 1950s throughout the Inland Empire, leading to the creation of many new neighborhoods with their own commercial centers. All of these factors added to the transition that Colton saw from a crossroads commercial hub, to industries and people moving to other commercial centers within and outside of the Inland Empire, leading to vacancies and demolition in the Downtown area.

1.4 PROJECT BACKGROUND

In 2014, the City of Colton was awarded a California Sustainable Communities Planning Grant from the State of California Strategic Growth Council. The grant was awarded for the preparation of the City of Colton Downtown Development Code and Design Manual to revitalize and reestablish the historic Downtown area as the City's Downtown urban center. Consistent with grant goals, the Design Manual provides guidelines and strategies for the Downtown to:

- Increase infill and compact development
- Provide incentives for development of affordable housing (moderate to very low income categories)
- Encourage a mix of uses, pedestrian linkages and public facilities that encourage walking, bicycle mobility, and use of transit (Omnitrans BRT and local routes)
- Establish design criteria that will guide development and redevelopment to facilitate a unique and attractive downtown identity that respects Colton's historic heritage
- Create innovative incentives to meet the objectives of the grant to develop opportunities for sustainable development pattern.

1.5 PROJECT CHARACTERISTICS

1.5.1 OVERVIEW AND PURPOSE

The Colton Downtown Design Manual is a companion document to complement the Downtown Development Code, prepared to establish an achievable vision, shape future development, and implement an action plan for Downtown Colton.

It provides a framework with which to shape future private development and public improvements based on Colton's community values and vision; expand the local economy; house new residents of all income levels; create community gathering and recreational places; and address relationships between land use, transportation, and the environment. The ultimate goal is to create a vibrant and lively downtown that will serve the needs of the community and create a destination to attract visitors.

1.5.2 DOWNTOWN DESIGN MANUAL

The Design Manual is intended to be used by property owners, design professionals, developers, city staff, and review bodies to provide a clear set of guidelines serving as a mutual footing for developing design concepts and evaluating quality of design. It is separated into six chapters, summarized below.

1. **Introduction**
   Provides an overview and purpose, describes the area affected, states who the intended users are, outlines the organization and content, describes how the Design Manual is intended to be used, and provides summaries of how the manual relates to other planning documents.

2. **Vision and Planning Principles**
   Provides a history of public input received in developing the Design Manual, lists the planning principles established from community outreach efforts, and includes a vision poster paired with descriptions of the community's vision that guided the development of the Design Manual.

3. **Urban Form and Design Guidelines**
   Addresses elements of design for specific land uses, including Downtown Colton Mixed-Use, Multi-Family Residential, Single-Family Residential, and Valley Boulevard Corridor. Crime Prevention Through Environmental Design (CPTED) guidelines that apply to all land uses are provided. This chapter is intended to be used by those planning and reviewing future development projects in the Design Manual area.

4. **Complete Streets**
   Addresses multi-modal circulation including roadway typology, street classification, transit, bicycle, and pedestrian networks and improvements, to be used by City staff and decision-makers for improvements to public mobility spaces.

5. **Streetscapes and Placemaking**
   Addresses streetscapes, public spaces, gateways, public signage, and public art, to be used by City staff and decision-makers for improvements to public community spaces.

6. **Implementation**
   Provides strategies and an action plan with which to implement the concepts described within the Design Manual, to be used by City staff and decision-makers as a guide to find funding sources for improvements identified in the Design Manual.

VISION

A wide range of comments were documented and integrated into the comprehensive vision for the Design Manual from all of the community outreach efforts, to fulfill the vision as defined by the citizens and stakeholders. The vision poster resulting from this effort is reflected in *Exhibit 2*, *Design Manual Vision Poster*. Some of the key features from Section 2.5, Vision, are noted below.

- A "Core Opportunity Area" is called out, which is referred to herein as the "Downtown Core," and is focused on the key commercial and mixed use areas along and abutting La Cadena Drive and Valley Boulevard.

- Mixed-use commercial opportunity sites are identified that are currently developed with more intensive industrial-natured uses that are not draws for residents and visitors to come into the Downtown area. One site is a lumber yard, spanning two properties, the first bound by E, 10th, and F Streets and Colton Avenue and the second located at 370 N 9th Street. The other site is land east of Max J. Lofy Park on the block bound by D, 10th, and E Streets and Colton Avenue.

- Valley Boulevard was identified as an opportunity area for expanded commercial development, and specifically for restaurant use south of Valley Boulevard, between 7th and 10th Streets. This area is identified as "Restaurant Row." The row is visible from State Route 10, making it a prime location to capture local and regional commuter and visitor traffic.

- Existing and proposed Class I, II, and III bike facilities are identified. The Downtown area already has an established bicycle network, and the proposed facilities would further improve connectivity, especially linking residential to commercial areas so that employees can commute to and from work via bicycle.

- Pedestrian corridors are associated with improved walkability through enhancements such as site furnishings, widened sidewalks, and crosswalks. Pedestrian corridors are proposed along H Street between 7th Street and the proposed "Cottage Lane Paseo" and along La Cadena Drive between D Street and Restaurant Row, extending to the southern edge of the Design Manual area, linking to south Colton.

- The proposed Omnitrans Bus Rapid Transit (BRT) Holt Line runs along the extent of Colton Avenue within the Downtown area, turns south along 10th Street, then turns west along Valley Boulevard extending west of the Design Manual area. The proposed Holt Line is identified in the Mobility Element, as well as in Omnitrans transportation planning documents.

- South Colton Connection is emphasized south of Valley Boulevard on La Cadena through the Interstate 10 underpass. This is an important connection that the community feels strongly about. The placement of the primary gateway and associated improvements, and the related action item in the Chapter 6 of the Design Manual, are intended to provide opportunities to tie south Colton to the Downtown area.

- A primary gateway is proposed to be located at the Valley Blvd/La Cadena Drive intersection. The gateway is intended to stand out from other secondary gateway areas, and does so by proposing enhanced paving, public art, historic lighting, facade improvements, crosswalks and a decorative metal overhead gateway crossing La Cadena Drive on the north side of the intersection, welcoming residents, workers, and visitors to the Downtown Core. The placement of this primary gateway is also intended to connect Downtown to south Colton, and to encourage visitors to visit south Colton businesses.

- A multi-modal transit station is proposed to be located south of Ken Hubbs Park on E Street. The proposed placement of the station is intended to be centrally-located, and easily accessible by pedestrians, bicyclists, motorists, and transit users. The new station is identified in the Mobility Element, as well as in Omnitrans transportation planning documents.

PLANNING PRINCIPLES

Based on the public input received during community outreach efforts, the following Downtown planning principles guided the preparation of the Design Manual.

Historic Heritage
Emphasize Colton's historic heritage (such as Southern Pacific Railroad, Earp family, WW II homes, agricultural industries) to promote historic attractions, tourism and celebrate community pride.

Downtown Identity
Establish branding and cohesive signage, including a gateway sign visible from Interstate 10 that encourages tourists-commuters-passersby to stop and directs them to key businesses and attractions, secondary gateways to welcome residents from adjacent neighborhoods and a downtown wayfinding program.

Link South Colton
Extend and connect the Downtown experiences on the north and south sides of Interstate 10. Commercial areas and neighborhoods south of the railroad tracks provide future opportunities to improve mobility, provide cultural events, and enhance Colton's integrated identity.

Sustainability and Healthy Living
Integrate sustainable design practices and green building policies that reduce reliance on nonrenewable resources. Support healthy living practices including access to healthy foods, walkability, recreational amenities, and a safe environment.

Expanded Mobility
Allow for a multi-modal transit station to support the future Omnitrans Holt Bus Rapid Transit (BRT) Line service. Integrate a network that includes a variety of mobility modes including public transit, bicycle facilities, pedestrian corridors and links, as well as vehicle circulation.

Mix of Commercial Uses
Foster a vibrant mix of uses to create an existing and dynamic downtown experience, including uses such as eating and drinking establishments, entertainment venues, and a range of retail and service shops.

Small Businesses
Support small business owners to invest within Colton's Downtown core area through incentives, education, resources, and programs.

Streetscape Beautification
Catalyze the beautification of public spaces such as La Cadena Drive and Valley Boulevard, the La Cadena railroad underpass, transit stops, and parks through the planting of more drought resistant street trees and landscaping.

Gathering Spaces
Provide a network of gathering spaces that provide a range of sizes and functions including plazas, parks, paseos, and visual focal points. Public spaces will be enhanced by landscaping, furnishings, and public art.

Revitalize and Maintain
Encourage and facilitate resources/incentives for the upkeep and enhancement of properties including facade improvements, lot consolidation, graffiti abatement, and infill of underutilized parcels.

URBAN FORM AND DESIGN GUIDELINES

Chapter 3 sets the stage for development by identifying design concepts that fulfill the community's vision for Downtown Colton. Key areas of the Downtown area have been identified to focus the intent of guidelines on differing neighborhood characteristics and correlate to the underlying zoning designation. These areas, as reflected in *Exhibit 3*, *Design Manual Guideline Areas* are:

- Downtown Colton Mixed-Use
- Multi-Family Residential
- Single-Family Residential
- Valley Boulevard Corridor

The properties in *Exhibit 3* that are not associated with a guideline area are civic, park, and railroad properties.

The Design Manual is intended to support the Development Code regulations as its companion document, in order to provide specific design guidelines and incentives to revitalize the Downtown. As such, the Design Manual does not necessarily prescribe a certain style of design or development but focuses on site planning, building form, articulation, and design direction.

The guidelines in the Design Manual supplement the zoning standards, by creating a qualitative path for future development in line with the community's vision for Downtown Colton. A key difference to keep in mind between the Zoning Code and the Design Manual, is that the regulations and standards in the Zoning Code are required, whereas the guidelines in the Design Manual are not independently mandatory, however their intent shall be followed.

COMPLETE STREETS

Chapter 4 focuses on providing a broader complement of mobility options and better integration of land use and mobility concepts. The Design Manual provides a detailed lens on the Downtown area, beyond what is reflected in Figure M-1 of the General Plan Mobility Element. Figure 4.1 – Complete Streets Network illustrates existing and future circulation facilities including the vehicular network with street typology and classification, including alleys, bicycle networks, pedestrian networks including paseos, and transit networks within the Design Manual area.

STREETSCAPES AND PLACE MAKING

Chapter 5 focuses on streetscapes and place making. Street corridors are the heart of a community, the most fundamentally shared public space, and provide an opportunity to celebrate individual neighborhood characteristics, develop a comprehensive 'public room' concept, and support a varied-array of multi-modal transportation options. Functioning corridors enhance the quality of adjacent neighborhoods, walkability, connectivity, and accessibility to goods and services. The following sections describe proposed streetscapes for the areas defined within Figure 5.1 – Perspective Location Map. The streetscape perspectives illustrate street to building relationships, pedestrian corridors including walkable paseos and sidewalks, bicycle facilities, and verge areas.

1.5.3 ZONING CODE AND MAP AMENDMENTS

Amendments to the Colton Municipal Code, Title 18, Zoning Code and Zoning Map are being proposed to implement the vision of the Downtown Design Manual. They include:

- Revision to Chapter 18.06 - Zoning Districts and Maps
- Addition of Chapter 18.23.4 - C-2/D General Commercial ---Downtown Overlay Zone
- Revisions to Chapter 18.23 - M-U Mixed-Use—Downtown Zone
- Revision to Zoning Map to add C-2/D General Commercial ---Downtown Overlay Zone

The text additions or revisions are included in their entirely in Appendix A. *Exhibit 4*, *Design Manual Area: Existing & Proposed Zoning*, shows the proposed map revisions.

1.5.4 GENERAL PLAN MAP AMENDMENTS

An amendment to the General Plan Land Use Plan is being proposed to implement the vision of the Downtown Design Manual, which includes:

- Revision to the Land Use Plan to redesignate parcels with the Downtown Design Manual area from General Commercial to Mixed Use Downtown

Exhibit 5, *Design Manual Area: Existing & Proposed General Plan Land Use*, shows the proposed land use map revisions.

1.5.5 RELATIONSHIP TO OTHER PLANNING DOCUMENTS

Under both the Design Manual and the proposed Zoning Code and Map Amendments, no changes to the buildout projections for residential units, non-residential uses, or population anticipated in the General Plan or the General Plan Update EIR are proposed. The Proposed Land Use buildout assumptions discussed later in Section 1.6 remain unchanged as shown in General Plan Update EIR Table 2.0-1. The Design Manual will conform with and further implement existing local and regional plans and policies, as noted below.

GENERAL PLAN LAND USE ELEMENT

The General Plan is the guiding planning document for the City of Colton. The Land Use Element was updated in 2013 and a vision for how Colton is developed today and into the future was established. This element provides policy guidance to meet Colton's vision for the development, use, and maintenance of public and provide lands. It seeks to promote high-quality design, provide opportunities for revenue and employment generating businesses, and accommodate new more urban approaches to development while protecting Colton's traditional suburban development pattern and respecting its heritage and historic resources.

The Land Use Element calls for policies for Downtown Colton to create high-quality streetscapes and design requirements; revitalize areas which merit special attention; create new mixed-use, walkable districts with pedestrian amenities that are great places to live and are exciting destinations. This Design Manual has been crafted to conform with this vision and support its policies.

The General Plan also provides specific policies and action programs for several "Planning Focus Areas," as shown in Figure 1.2 – General Plan Focus Areas. Two of the General Plan's focus areas are within the Design Manual area, the Downtown Colton and Valley Boulevard Corridor Focus Areas. The Design Manual is intended to bring forward the City's vision for these focus areas, guiding property owners, designers, architects, City staff, and decision-makers in the design and review process.

Downtown Colton Focus Area

This area focuses on mixed-use and commercial development generally following La Cadena Drive and Valley Boulevard. The following excerpt identifies the City's vision for this area:

> *"The City aims to encourage a mix of civic, office, commercial, and residential uses in the geographic center of the City. This area will function as a Central Business District for Colton, re-establishing downtown as a community focal point. Delineating a business district can help focus efforts to revitalize and bring new energy into the area...*
>
> *The intent of the business district will be to create opportunities for small-scale office and professional uses in a vibrant, walkable downtown setting. Residential uses will create the opportunity for activity in the area after business hours and will support the commercial uses along Valley Boulevard Gateway. Signage at downtown entry locations, particularly along Valley Boulevard, will help to create and enhance the downtown identity as an historic and attractive destination. In addition to civic uses, some of the most distinctive features of this area are the historic homes surrounding the Civic Center...Development in Downtown Colton will respect and build upon the historic structures and character, and new development will complement this character."*

Valley Boulevard Corridor Focus Area

This area focuses on commercial and industrial development generally following Valley Boulevard. The following excerpt identifies the City's vision for this area:

> *"Valley Boulevard is Colton's main east-west corridor, with excellent frontage along I-10 and freeway access at Rancho Avenue, 9th Street, and Mount Vernon Avenue...Many commercial and industrial buildings exhibit deferred maintenance, and design quality has not been a priority...This busy commercial corridor presents opportunities for enhanced and new commercial development.*
>
> *The corridor has the potential to support regional-serving commercial uses given its freeway visibility and orientation. Underutilized and aging industrial properties should be encouraged to transition to uses that can increase tax revenues and attract regional customers. The goal is to attract and facilitate more intense commercial development that is currently lacking in the City and that would provide mid-level, sit-down restaurants and commercial uses with a regional appeal... The visual appeal of a major corridor like Valley Boulevard is important...By coupling property redevelopment initiatives with more vigorous code enforcement activity, the City will help transform the use and appearance of private properties along this critical corridor."*

GENERAL PLAN CULTURAL RESOURCES PRESERVATION ELEMENT

This General Plan element ensures that cultural resources are protected, which are the backbone of Colton's heritage and Downtown character. The element seeks to ensure effective preservation, protection and management of significant historic resources; ensure future development is compatible with existing structures and district characteristics, and educate the public about Colton's heritage and resources. There are several historic districts in Colton, three of which overlap the Downtown area: La Cadena, 9th Street, and Citrus Park Historic Districts as shown in Design Manual Figure 1.3 – Historic Districts.

Citrus Park - Within the Design Manual area, this district overlays the BNSF Railroad property, east of the railroad and west of 6th Street. This district is significant because citrus processing was the principal industry and employer in Colton for nearly 40 years, women and children worked at the plants, and the industry gave Colton a distinctive place in the Inland region. There are two citrus processing structures standing, one of which is the Colton Fruit Exchange and Packinghouse building facing F Street on the west side of the Santa Fe tracks. The building however is abandoned and in ruin.

La Cadena Drive - Within the Design Manual area, this district overlays a handful of properties north of D Street on either side of La Cadena Drive. This district is significant to the history of regional transportation as well for the various architectural styles and early social class, ethnic, and religious-based residential patterns represented.

9th Street - Within the Design Manual area, this district overlays a handful of properties north of D Street on either side of 9th Street. This district is primarily residential in nature featuring a number of Craftsman style homes, and is significant because of its variety of architectural styles of residential dwellings.

GENERAL PLAN MOBILITY ELEMENT

This element provides policy guidance to ensure that all circulation needs are addressed and accommodated consistent with growth allowed by the Land Use Element. To this end, the Mobility Element specifically calls for policies to provide an integrated and balanced multi-modal transportation network of Complete Streets to meet the needs of all users and transportation modes; provide amenities and improve safety, access, and mobility for all travelers in Colton; and support Omnitrans' expansion of Bus Rapid Transit (BRT). The recommendations in the Design Manual are based on those found in the Mobility Element.

ZONING CODE

Title 18 of the Colton Code of Ordinances is the Zoning Code, which defines zoning districts and provides development and performance standards including regulations for land use, setbacks, lot coverage, parking, landscaping, and signs. The Zoning Code will be the regulating document for future development while the Design Manual is to be used as a companion document.

HISTORIC PRESERVATION ORDINANCE

Chapter 15.40 of the Colton Code of Ordinances is the Historic Preservation Ordinance. The ordinance establishes rules and regulations governing the designation and preservation of historic resources.

In adopting this ordinance, the City acknowledged that encouraging the preservation of historic resources contributes to the livability and beauty of the community. Specifically, the ordinance stimulates economic revitalization, improves property values, fosters architectural creativity, increases neighborhood stability and conservation, fosters public appreciation of and civic pride in the beauty of the City and the accomplishments of its past, reinforces the distinctive character of the community, adds to the community's understanding of its history and connection with the life and

values of the past, and ensures that Colton's cultural, historical, and architectural heritage will be imparted to future generations.

There are 17 designated historical landmarks within the Design Manual area, refer to Design Manual Figure 2.1 – Existing Conditions in Chapter 2. The ordinance authorizes the Historic Preservation Commission to make recommendations, decisions, and determinations concerning the designation, preservation, protection, enhancement, and perpetuation of historic resources and districts which contribute to the historical, cultural and aesthetic values of the City.

1.5.6 ANTICIPATED APPROVALS

It is anticipated that the proposed project will require the following approvals from the City of Colton:

- Approval of the Downtown Design Manual
- Approval of the revisions and additions to Title 18, Zoning Code
- Approval of the revisions to the Zoning Map
- Approval of the General Plan Land Use Plan Amendment

1.6 DOCUMENTS INCORPORATED BY REFERENCE

Pertinent documents relating to this Initial Study have been cited in accordance with CEQA Guidelines Section 15150, which encourages "incorporation by reference" as a means of reducing redundancy and length of environmental reports. The following documents are available for public review at the web addresses noted. The documents are hereby incorporated by reference into this Initial Study. Information contained within these documents has been utilized for this Initial Study.

CITY OF COLTON

Colton General Plan (various dates). The Colton General Plan is the primary source of long-range planning and policy direction that guides growth and preserves the quality of life within the community. The General Plan estimates the maximum level of development within the City that can occur. The General Plan includes the following elements: Land Use, Housing, Mobility, Noise, Open Space and Conservation, Safety, Air Quality, and Cultural Resources. The chapters of the General Plan are listed below along with the approval dates. All the elements are available online at the links provided below.

Land Use Element (August 20, 2013)
http://ca-colton.civicplus.com/DocumentCenter/View/1345

2013-2021 Housing Element with Appendix D (Site Inventory) (2014)
http://ca-colton.civicplus.com/DocumentCenter/View/2220

Mobility Element (August 20, 2013)
http://ca-colton.civicplus.com/DocumentCenter/View/1348

Noise Element (1987)
http://ca-colton.civicplus.com/DocumentCenter/View/271

Open Space and Conservation Element (1987)
http://ca-colton.civicplus.com/DocumentCenter/View/272

Safety Element (1987)
http://ca-colton.civicplus.com/DocumentCenter/View/273

Model Air Quality Element (1991)
http://ca-colton.civicplus.com/DocumentCenter/View/274

Cultural Resources Element (2000)
http://ca-colton.civicplus.com/DocumentCenter/View/275

The General Plan was utilized throughout this document as the fundamental planning document governing development at the project site. Background information and policy information from the General Plan is cited throughout this document.

City of Colton General Plan Update: Land Use, Housing, and Mobility Elements Environmental Impact Report (August 20, 2013)

The City of Colton General Plan Update: Land Use, Housing, and Mobility Elements Environmental Impact Report (General Plan Update EIR) analyzed the potential environmental impacts of the maximum development scenario to avoid underestimation of long-term impacts. The maximum level of development results from construction of the greatest square footage and number of dwelling units and non-residential land uses, respectively. The maximum development scenario causes the largest possible population to inhabit the City at buildout. General Plan Update EIR Table 2.0-1, Existing Developed and Proposed Build-Out Summary, provides a comparison of the existing developed conditions (Existing Land Use) and the buildout assumptions of the Land Use Element update (Proposed Land Use). The table shows that the Proposed Land Use includes a total of 22,894 dwelling units and 26,100,000 square feet of non-residential uses in the City and Sphere of Influence at buildout with a population of 72,536. The Proposed Land Use results in an increase of 5,191 residential units and 12,434,100 square feet of non-residential uses, along with a population increase of 16,445 persons over the Existing Land Use.

The General Plan Update EIR evaluated the impacts of implementing the General Plan, the consideration of broad policy alternatives and program-wide mitigation measures. The EIR also determined when subsequent environmental review would be needed for a specific development proposal that is consistent with the General Plan Update.

The General Plan Update EIR concluded that the following five impacts could not be feasibly mitigated and would result in a significant and unavoidable impact associated with implementing the General Plan Update:

Air Quality: The inconsistency with population projections would potentially result in non-attainment and is considered significant and unavoidable.

Greenhouse Gas Emissions: The inconsistency with population projections would potentially result in not achieving greenhouse gas reduction targets and is considered significant and unavoidable.

Public Services: The projected remaining population capacity of the General Plan Update may result in insufficient provision of parks based on a five acres per 1,000 residents goal. While existing Quimby fees and Development Impact Fees are designed to offset this impact, the potential lack of available land to meet this goal may create a significant and unavoidable impact.

Recreation: Due to the potential insufficient provision of parks, existing parks may be overutilized and may result in a deterioration that existing funding may not be adequate enough to address and ongoing maintenance may result in a significant and unavoidable impact.

Transportation and Traffic: Due to the lack of assurance to fund, design, and construct necessary roadway and intersection improvements at all locations, impacts from traffic congestion are considered significant and unavoidable.

The City Council adopted a Statement of Overriding Considerations for these impacts as part of Resolution R-60-13 on August 20, 2013.

Volume 1: http://ca-colton.civicplus.com/DocumentCenter/View/1947

Volume 2: http://ca-colton.civicplus.com/DocumentCenter/View/1755

Volume 3: http://ca-colton.civicplus.com/DocumentCenter/View/1757

West Valley Habitat Conservation Plan (2015)
http://ca-colton.civicplus.com/DocumentCenter/View/2160

This Habitat Conservation Plan, the West Valley Habitat Conservation Plan (HCP), has been prepared by the City of Colton (the applicant) in coordination with the U.S. Fish and Wildlife Service (USFWS) to fulfill the requirements of a Section 10(a)(1)(B) Permit application for proposed projects within DSF habitat within the City of Colton north of the I-10 Freeway. Through the development of a cooperative conservation strategy with USFWS, the City of Colton proposes to maximize the economic development potential for their community while also providing favorable conditions for DSF conservation. The proposed duration of the incidental take permit is 30 years, which is the time necessary for the City to fully fund and implement the conservation strategy of the HCP.

The HCP is restricted to approximately 416.3 acres of lands within the City of Colton, north of the I-10 Freeway and 5.8 acres encompassing a portion of East Slover Avenue south of the I-10 Freeway. Together, the two areas comprise the West Valley HCP area (Exhibit 1). Approximately 248.2 acres of the area north of the I-10 Freeway has been developed. Of the remaining area, approximately 148.5 acres is potentially suitable DSF habitat.

Colton Municipal Code (Codified through Ordinance No. O-10-15, passed October 20, 2015 [Supp. No. 16, 12-15]).
https://www.municode.com/library/ca/colton/codes/code_of_ordinances

The Municipal Code is the set of laws for the City. The Municipal Code covers all aspects of City regulations, including zoning and various development related requirements. All zoning district standards are included in the Municipal Code. In addition, standards for development and architectural review, parking, signs, hillside development, home occupations, variances, and other similar topics are included in the Municipal Code. Aside from zoning standards, other City regulations are also included in the Municipal Code, such as subdivision requirements, business license regulations, street, water and sewer standards, and vehicle and traffic requirements.

1.7 TIERING OF THE ENVIRONMENTAL REVIEW

CEQA Section 21093(b) states that environmental impact reports shall be tiered whenever feasible, as determined by the lead agency. "Tiering" refers to using the analysis of general matters contained in a broader Environmental Impact Report (EIR) (such as one prepared for a general plan or policy statement) in subsequent EIRs or Initial Studies/Negative Declarations on narrower projects; and concentrating the later environmental review on the issues specific to the later project [CEQA Guidelines 15152(a)]. Tiering is appropriate when it helps a public agency to focus on issues at each level of environmental review and to avoid or eliminate duplicative analysis of environmental effects examined in previous environmental impact reports [CEQA Section 21093(a)]. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [CEQA Guidelines Section 15063(c)(3)(D)].

The analysis in this Initial Study has been tiered off the City of Colton General Plan Update: Land Use, Housing, and Mobility Elements Environmental Impact Report, which was certified in August 2013.

Exhibit 1
Design Manual Area

Exhibit 2
Design Manual Vision Poster

Exhibit 3
Design Manual Guideline Areas

Exhibit 4
Design Manual Area: Existing & Proposed Zoning

Exhibit 5
Design Manual Area: Existing & Proposed General Plan Land Use

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2.0 INITIAL STUDY CHECKLIST

2.1 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.

	Aesthetics		Land Use and Planning
	Agriculture and Forest Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
	Cultural Resources		Public Services
	Geology and Soils		Recreation
	Greenhouse Gas Emissions		Transportation/Traffic
	Hazards & Hazardous Materials		Utilities & Service Systems
	Hydrology & Water Quality		Mandatory Findings of Significance

2.2 EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

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

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *California Environmental Quality Act (CEQA) Guidelines* and used by the City of Colton in their environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the potential impacts of and to identify mitigation related to development from the proposed project in the Environmental Impact Report (EIR).

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development from the proposed project. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.

- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.

- **Less Than Significant Impact With Mitigation Incorporated.** The development may have the potential to generate an impact which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.

- **Less Than Significant Impact.** The development may have an impact which is considered significant, and additional analysis is required to identify mitigation measures that could reduce this impact to a less than significant level.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. *Would the project:*				
a. Have a substantial adverse effect on a scenic vista?				✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	
2. AGRICULTURE RESOURCES. ***In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:***				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
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?				✓
3. AIR QUALITY. *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*				
a. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
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)?			✓	
d. Expose sensitive receptors to substantial pollutant concentrations?			✓	
e. Create objectionable odors affecting a substantial number of people?			✓	

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. *Would the project:*				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
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 U.S. Fish and Wildlife Service?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
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?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
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?				✓
5. CULTURAL RESOURCES. *Would the project:*				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?			✓	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?			✓	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓	
6. 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:				
1) 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.				✓
2) Strong seismic ground shaking?			✓	
3) Seismic-related ground failure, including liquefaction?			✓	

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4) Landslides?			✓	
b. Result in substantial soil erosion or the loss of topsoil?			✓	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
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?			✓	
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?				✓
7. GREENHOUSE GAS EMISSIONS: *Would the project:*				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
8. 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?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
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?			✓	
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?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
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?				✓

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. *Would the project:*				
a. Violate any water quality standards or waste discharge requirements?			✓	
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)?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
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?			✓	
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			✓	
f. Otherwise substantially degrade water quality?			✓	
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?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
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?				✓
j. Inundation by seiche, tsunami, or mudflow?			✓	
10. LAND USE AND PLANNING. *Would the project:*				
a. Physically divide an established community?				✓
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?				✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
11. 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?			✓	
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. *Would the project result in:*				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
13. 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)?				✓
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
14. 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:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?				✓
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	
16. TRANSPORTATION/TRAFFIC. *Would the project:*				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
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?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?			✓	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	
17. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
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?			✓	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

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3.0 ENVIRONMENTAL ANALYSIS

The following is a discussion of potential project impacts as identified in the Initial Study/Environmental Checklist. Explanations are provided for each item.

As noted in Section 1.7, the analysis in this Initial Study has been tiered off the City of Colton General Plan Update: Land Use, Housing, and Mobility Elements Environmental Impact Report (General Plan Update EIR), and each topic area will begin with a summary of the General Plan Update EIR conclusions.

3.1 AESTHETICS. *Would the proposal:*

General Plan Update EIR Conclusions

- Impacts to scenic vistas and resources will be less than significant with implementation of existing General Plan policies.
- Impacts to the visual character and quality of the planning area will be less than significant with implementation of proposed General Plan policies.
- Impacts due to light and glare will be less than significant with implementation of existing zoning standards.

a) *Have a substantial adverse effect on a scenic vista?*

No Impact. No scenic resources or vistas are located in or adjacent to the downtown area. Therefore, no publicly recognized scenic resources have been identified within, adjacent to, or visible from the Design Manual Area. The proposed project would not result in scenic view obstructions given the built out nature of the surrounding area. Thus, implementation of the proposed project would have no impact on a scenic vista.

Mitigation Measures: No mitigation measures are required.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. No officially designated or eligible State scenic routes or highways occur in the City of Colton, and thus none are within or near the Design Manual Area. Thus, implementation of the proposed project would have no impact on scenic resources within a state scenic highway.

and no scenic resources or vistas are located in or adjacent to the downtown area.

Mitigation Measures: No mitigation measures are required.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Less Than Significant Impact. The Design Manual establishes design criteria that would guide development and redevelopment to facilitate a unique and attractive downtown identity that respects Colton's historic heritage. Through application of the Vision and Planning Principles articled in Chapter 2, along with the Urban Form and Design Guidelines and Streetscapes and Placemaking in Chapters 3 and 5, respectively, it is intended that future development would improve43 the visual character of the Design Manual Area and its surroundings. Thus, implementation of the proposed project would have less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact. The Design Manual Area and its surroundings are currently urbanized and contain various forms of lighting. Adoption of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not create a new source of light or glare that would adversely affect day or nighttime views because any future development within this area has been identified within the General Plan Land Use Element and General Plan Update EIR. In addition, the Urban Form and Design Guidelines in Design Manual Chapter 3 include lighting guidelines that are applicable to future development and supplement the Development Standards of Title 18 (Zoning Code) and other Municipal Code requirements addressing the provision for compatible lighting and glare reduction glare from any new development. Thus, implementation of the proposed project would have less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3.2 AGRICULTURE AND FOREST RESOURCES. *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*

General Plan Update EIR Conclusions

- Implementation of the proposed General Plan Update will not result in impacts to farmland.
- Implementation of the proposed General Plan Update will not result in any Williamson Act Contract impacts.
- No impact would occur to existing zoning for forest land or timberland as a result of the General Plan Update.
- Implementation of the proposed General Plan Update would not create conflicts involving agricultural zoning and would not result in other changes to the existing environment that could result in the conversion of Farmland.

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact. The Design Manual Area does not contain any land that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Thus, implementation of the proposed project would not result in the conversion of important farmland to non-agricultural uses. Therefore, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Design Manual Area does not include any land specifically zoned as agricultural uses or under a Williamson contract. The Design Manual Area includes the following zones: [R-1] Low Density Residential, [R-2] Medium Residential, [R-3/R-4] Multiple Family Residential, [C-1] Neighborhood Commercial, [C-2] Neighborhood Commercial, [M-U/D] Mixed-Use Downtown, [M-U/N] Mixed Use Neighborhood, [P-I] Public/Institutional Zone, [R-U] Railroad/Utility/ROW Zone, [OS-R] Open Space Recreation, and [OS-RS] Open Space Resources. These zones do not include agricultural uses or a Williamson Act contract. Also, the proposed addition of the C-2 General Commercial - Downtown Zone would not allow for agricultural uses. Therefore, implementation of the proposed project would result in no impacts in this regard.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Design Manual Area is an urbanized area of the City with a mix of residential, commercial, civic, and open space uses. Forestry operations do not occur on or within the vicinity of the Design Manual Area. Also, the Design Manual Area does not support any trees that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Project implementation would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?

No Impact. The Design Manual Area does not contain any forest land or land utilized for agricultural production. Thus, implementation of the proposed project would not result in changes to the environment that would result in the conversion of farmland to a non-agricultural use. Therefore, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3.3 AIR QUALITY. *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*

General Plan Update EIR Conclusions

- The proposed General Plan Update has the potential to conflict with the 2007 and 2012 Air Quality Management Plans because land use policy does not support the same level of population growth projected. Also, projected cumulative daily pollutant emissions program-wide have the potential to exceed SCAQMD thresholds for criteria pollutants. Impacts at the program level are significant and unavoidable.
- The proposed General Plan Update has the potential to result in the exposure of sensitive receptors to pollutant emissions associated with industrial uses. However, potential impacts can be addressed at the

project level. Impact will be less than significant with implementation of General Plan policies and application of standard development practices.

- The proposed General Plan Update has the potential to result in the exposure of sensitive receptors to odors from industrial uses. However, potential impacts can be addressed at the project level. Impact will be less than significant with implementation of General Plan policies and application of standard development practices.

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The City is located within the South Coast Air Basin (Basin) and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). 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 (NOx) 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. Bump-up means a change in classification. The South Coast Air Management District has requested that California Air Resources Board (CARB) formally submit a 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 have been evaluated and contained in AQMP and would not conflict with or obstruct implementation of the regional AQMP.

The General Plan and General Plan Update EIR accounted for future development within the Design Manual Area. Therefore, adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not conflict with or obstruct implementation of any of the control measures in the AQMP. Thus, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant Impact. The General Plan and General Plan Update EIR accounted for future development within the Design Manual Area. In addition, compliance with the City Development Standards and the proposed Zoning Code updates, Zoning Map revisions, and Downtown Design Manual ensure that air quality impacts would be confirmed in the application process. Thus, any potential impacts on air quality would be avoided or minimized to less than significant levels. As a result, implementation of the proposed project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

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)?*

Less Than Significant Impact. The South Coast Air Basin is currently in federal nonattainment for ozone and PM_{10} and state nonattainment for ozone, PM_{10}, and $PM_{2.5}$. The South Coast Air Basin is in federal nonattainment for ozone, PM_{10}, and $PM_{2.5}$ and state nonattainment for ozone, NO_2, PM_{10}, and $PM_{2.5}$.

The General Plan and General Plan Update EIR accounted for future development within the Design Manual Area. Implementation of the proposed project would not result in a cumulatively considerable net increase in any criteria pollutant because future development within the Design Manual Area would be constructed and operated in compliance with City Development Standards and the proposed Zoning Code updates, Zoning Map revisions, and Downtown Design Manual. Therefore, adoption and implementation of the proposed project would not create new impacts beyond those already identified in General Plan Update EIR, which accounted for future development within the Design Manual Area. Thus, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

d) *Expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant Impact. Sensitive populations are more susceptible to the effects of air pollution than are the general population (i.e., children, senior citizens, and acutely or chronically ill people). Land uses considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes.

Sensitive receptors exist today with the Design Manual Area. Compliance with the City Development Standards and the proposed Zoning Code updates, Zoning Map revisions, and Downtown Design Manual ensure that potential exposure of sensitive receptors to substantial pollutant concentrations would be confirmed in the application process. Therefore, adoption and implementation of the proposed project would not create new impacts beyond those already identified in General Plan Update EIR, which accounted for future development within the Design Manual Area. Thus, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

e) *Create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact. The proposed project would supplement existing City Development Standards for future development related to zoning or building setback standards addressing objectionable odors. Therefore, adoption and implementation of the proposed project would not create new impacts beyond those already identified in General Plan Update EIR, which accounted for future development within the Design Manual Area. Thus, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

3.4 BIOLOGICAL RESOURCES. *Would the project:*

General Plan Update EIR Conclusions

- Impacts to special status species and their habitat resulting from implementation of the General Plan Update will be less than significant with mitigation incorporated.
- No impact to Southern Cottonwood Willow Riparian Forest or Southern Riparian Scrub habitat will occur as a result of implementation of the General Plan Update.
- No impact to Section 404 wetlands will occur as a result of implementation of the General Plan Update.
- No impact to the Lytle Creek and Santa Ana River wildlife corridors or any wildlife nurseries will occur as a result of implementation of the General Plan Update.
- No impact related to conflicts with the proposed General Plan Update and other existing policies, regulations, or standards would occur.
- No impact related to conflicts between the proposed General Plan Update and existing Habitat Conservation Plans will occur.

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No Impact. Sensitive biological resources are those defined as habitat area or vegetation communities that are unique, are of relatively limited distribution, or are of particular value to wildlife; and species that have been given special recognition by federal, state, or local government agencies and organizations because of limited, declining, or threatened populations.

The Design Manual Area encompasses an urbanized area of the City, which includes no candidate, sensitive, or special status species or habitat areas. Therefore, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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 U.S. Fish and Wildlife Service?*

No Impact. The Design Manual Area encompasses an urbanized area of the City. There are no riparian habitats or other sensitive natural communities within the Design Manual Area. Therefore, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?*

No Impact. The Design Manual Area encompasses an urbanized area of the City. There are no drainages within the Design Manual Area, thus, there no federally protected wetlands or biotic resources. Therefore, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?*

No Impact. The Design Manual Area encompasses an urbanized area of the City, and as such, there are no wildlife nurseries in the Design Manual Area. Therefore, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact. The City of Colton does not have an adopted ordinance protecting biological resources. Therefore, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?*

No Impact. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable to the Design Manual Area. Therefore, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3.5 CULTURAL RESOURCES. *Would the project:*

General Plan Update EIR Conclusions

- Impacts to historic resources will be less than significant with implementation of existing policies and regulations.
- Impacts to archaeological resources will be less than significant with implementation of existing policies and regulations.
- Impacts to paleontological resources will be less than significant with mitigation incorporated.
- Impacts to human remains will be less than significant with implementation of existing regulations.

a) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?*

Less Than Significant Impact. There are 17 designated historical landmarks within the Design Manual Area. The Colton Municipal Code Chapter 15.40 - Historic Preservation (Historic Preservation Ordinance) authorizes the Historic Preservation Commission to make recommendations, decisions, and determinations concerning the designation, preservation, protection, enhancement, and perpetuation of historic resources and districts which contribute to the historical, cultural and aesthetic values of the City.

Future development within the Design Manual Area would be subject to policies in the Cultural Resources Preservation Element (including provisions that address identifying, designating, and preserving historically significant resources and educating the public about those resources); Historic Preservation Ordinance; and protections offered by local Historic Landmark and Historic District designations. In addition, the Design Manual is intended to support the Historic Preservation Ordinance regulations, in order to preserve, protection, and enhance historic resources. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

Less Than Significant Impact. The Design Manual Area encompasses an urbanized area of the City with land area having been previously disturbed. The City's existing development permit process provides a manner to review specific locations to conduct cultural resources analysis if determined to be needed for future uses within the Design Manual Area. Therefore, implementation of the proposed project would not result in impacts related to a substantial adverse change in the significance of an archaeological resource. Thus, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less Than Significant Impact. The Design Manual Area encompasses an urbanized area of the City with land area having been previously disturbed. Excavation and other earthmoving activities required for future development pursuant to the General Plan and Design Manual within surface and subsurface exposures of Pleistocene era alluvium materials could disturb paleontological resources. However, the General Plan Update EIR includes Mitigation Measure 4.5-1, which ensures that future development sites, if applicable, are surveyed and monitored and resources avoided, if possible, or identified, recovered, and catalogued to disseminate and preserve applicable paleontological information. Mitigation Measures 4.5-1 is applicable to areas containing middle to late Pleistocene era sediments (Qof) where it is unknown if paleontological resources exist. Therefore, implementation of the proposed project would not result in destruction of a unique paleontological resource or site or unique geologic feature. Thus, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. The Design Manual Area encompasses an urbanized area of the City, and this urbanized area is not anticipated to include human remains. Future development within the Design Manual Area would be required to comply with local, regional, state, and federal regulations related to human remains, should any be found during construction. Therefore, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

3.6 GEOLOGY AND SOILS. *Would the project:*

General Plan Update EIR Conclusions

- Hazardous impacts to people and structures resulting from the potential rupture of the San Jacinto Fault System will be less than significant with implementation of existing standards adopted in the General Plan Safety Element.
- Impacts to life and property resulting from earthquakes will be less than significant with implementation of the City's existing standards and regulations.
- Impacts to life and property resulting from seismically induced liquefaction or settlement will be less than significant with implementation of the City's existing standards and regulations.
- Impacts to life and property within the La Loma Hills, Box Springs Mountains, and other portions of the planning area related to seismically induced landslides will be less than significant with implementation of existing standards and regulations.
- Impacts related to wind-blown soil erosion and loss of topsoil will be less than significant.
- Impacts related to ground failure will be less than significant with implementation of existing City policies and regulations.
- Impacts related to expansive soils will be less than significant with implementation of existing City regulations.
- No impacts related to soils and septic systems will occur.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

1) 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.

No Impact. No active or potentially active faults are located within the Design Manual Area as delineated on an Alquist-Priolo Earthquake Fault Zoning Map. Therefore, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

2) Strong seismic ground shaking?

Less Than Significant Impact. Southern California is considered a tectonically active area. Since the Design Manual Area is located in a seismically active region, numerous faults capable of generating moderate to large earthquakes exist within the project vicinity. The San Jacinto, San Andreas, Rialto-Colton, Mill Creek, Crafton

Hills, and Cucamonga faults are the closest to the Design Manual Area, and have the potential of generating earthquakes of magnitudes ranging from 6.5 to 7.5 on the Richter scale.

The City's building plan check and building code compliance procedures include requirements to design structures in accordance with the appropriate ground–shaking design parameters set forth in the California Building Code. The California Building Code requirements would be applied to the future development projects within the Design Manual Area as standard conditions of project approval reducing impacts to a less than significant level.

Mitigation Measures: No mitigation measures are required.

3) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. General Plan Update EIR Exhibit 4.6-4, Geologic Hazards, indicates that the Design Manual Area is not located within a zone requiring investigations for earthquake-induced slides or liquefaction. However, future development within the Design Manual Area would need to comply with City Development Standards as provided in the Colton Municipal Code, Uniform Building Code, Fire Code, or other code requirements related to seismic hazards. Therefore, implementation of the proposed project would result in less than significant in impacts related to the exposure of people or structures to potential substantial adverse effects of seismic-related ground failure.

Mitigation Measures: No mitigation measures are required.

4) Landslides?

No Impact. General Plan Update EIR Exhibit 4.6-4, Geologic Hazards, indicates that the Design Manual Area is not located within a zone requiring investigations for liquefaction. Therefore, implementation of the proposed project would result in no impacts related to the exposure of people or structures to potential substantial adverse effects of landslides.

Mitigation Measures: No mitigation measures are required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Design Manual Area encompasses an urbanized area of the City. Existing vacant parcels are not likely to contribute to wind-blown erosion because native vegetation stabilizes soil, preventing it from leaving a site. Developed sites curtail wind-driven erosion by preventing wind from contacting soil, due to the presence of buildings, parking lots, other impervious surfaces, and landscaping, etc. Landscaping stabilizes soil in the same manner that native vegetation does, thereby minimizing wind- blown erosion. Wind-blown erosion in the Design Manual Area is likely to decrease over the long-term as new development replaces exposed native soil.

Implementation of erosion control measures as stated in Colton Municipal Code Chapter 14.05, as well as adherence to all requirements set forth in the National Pollutant Discharge Elimination System (NPDES) permit for construction activities would reduce potential impacts to less than significant levels. Therefore, implementation of the proposed project would result in less than significant impacts related to soil erosion or loss of topsoil.

Mitigation Measures: No mitigation measures are required.

c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

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?*

Less Than Significant Impact. General Plan Update EIR Exhibit 4.6-4, Geologic Hazards, indicates that the Design Manual Area is not located within a zone requiring investigations for liquefaction or on expansive soils. The Design Manual Area is underlain by granular soils that contain little clay and therefore have a low potential for expansion.

Soils testing to determine expansive characteristics is required for new development, pursuant to Colton Municipal Code Chapter 18 and California Building Code Appendix J. Mitigation of expansive conditions is also required and must be fully defined in the routine grading permit process. The City would continue to administer the California Building Code regulations ,and any updates thereto, for all new development in the Design Manual Area. Therefore, implementation of the proposed project would result in less than significant impacts related to unstable geologic units or expansive soil.

Mitigation Measures: No mitigation measures are required.

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?*

No Impact. The Design Manual Area encompasses an urbanized area of the City, which is supported by a fully functioning sewer system. Therefore, it would not be necessary to install septic tanks or alternative wastewater disposal systems to accommodate future development in the Design Manual Area. Thus, no impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

3.7 GREENHOUSE GAS EMISSIONS. *Would the project:*

General Plan Update EIR Conclusions

- Construction emissions of greenhouse gases associated with build-out pursuant to land use policy will be less than significant.

  Over the long-term, GHG emissions may exceed regional thresholds established as projected population capacity for Colton falls below population growth assumptions in the regional plans. Impacts at the program level are significant and unavoidable.

- The proposed General Plan Update has the potential to conflict with the 2012 SCAG RTP/SCS and CARB Scoping Plan—and thereby not attain GHG reductions targets— because land use policy does not support the same level of population growth projected. Impacts at the program level are significant and unavoidable.

a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less Than Significant Impact. The proposed project would not generate direct or indirect greenhouse gas emissions, and it would not conflict with a plan, policy, or regulation related to greenhouse gas emissions; however, future development within the Design Manual Area would generate emissions in a manner consistent with the provisions of the City of Colton's Climate Action Plan (Greenhouse Gas Emissions Reduction Plan Implementation Policies adopted by the City Council on November 3, 2015).

The General Plan and General Plan Update EIR accounted for future development within the Design Manual Area. Therefore, adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not conflict with an applicable plan, policy, or regulation related to reducing the emissions of greenhouse gases. Thus, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

3.8 HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*

General Plan Update EIR Conclusions

- The proposed General Plan Update will result in less than significant impacts from the use, transport, and disposal of hazardous materials and wastes.
- Impacts to development and persons due to building siting on contaminated properties will be less than significant with mitigation incorporated.
- No impacts related to operation of public or private airports could occur.
- The proposed General Plan Update will not interfere with the implementation of the City's emergency response and evacuation procedures.
- Impacts due to wildland fires will be less than significant.

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant Impact. The Design Manual Area encompasses an urbanized area of the City. The General Plan and General Plan Update EIR accounted for future development within the Design Manual Area. The City's Development Permit process and General Plan Update EIR Mitigation Measure 4.8.D-1 provide that future development locations conduct Phase I and Phase II analysis, if determined to be needed. As a result, the City's review process includes safeguards to ensure that future projects avoid the release of hazardous materials into the environment. Therefore, adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would result in less than significant impacts related to hazards or accident conditions related to the use, transport, or storage of hazardous materials.

Mitigation Measures: No mitigation measures are required.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact. There are no schools located within the Design Manual Area. Future development in proximity to an existing or already planned school site would be subject to City review concerning potential environmental effects, in accordance with the City's CEQA compliance procedures. Through the existing planning process, impacts involving manufacture, use, transport, storage, or disposal of hazardous substances and wastes near a school site would be considered. If potentially significant effects are identified, measures to avoid or reduce impacts to less than significant levels would also need to be identified, and the City would be required to make specific findings to document that consideration. Therefore, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?*

Less Than Significant Impact. General Plan Update EIR Exhibit 4.8-3, Hazardous Facilities and Sites, indicates that Resources Conservation and Recovery Act (RCRA) Facilities are located within the Design Manual Area. RCRA approaches hazardous wastes from a cradle-to-grave approach, meaning that all hazardous wastes are tracked and strictly regulated from generation to disposal. Hazardous waste generators are required to report use or transport of hazardous wastes to the United States Environmental Protection Agency (US EPA).

The City's Development Permit process and General Plan Update EIR Mitigation Measure 4.8.D-1 provide that future development locations conduct Phase I and Phase II analysis, if determined to be needed. As a result, the City's review process includes safeguards to ensure that future projects avoid impacts. Therefore, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?*

f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The Design Manual Area is not located within an airport land use plan or within two miles of a private or public airports or airstrips Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact. Emergency vehicles would continue to have access to the Design Manual Area and surrounding roadways upon adoption and implementation of the proposed project. Furthermore, future development within the Design Manual Area would require full review of all City, State and Federal laws related to emergency services. Therefore, implementation of the proposed project would result in less than significant

impacts related to impairment or interference with an adopted emergency response plan or emergency evacuation plan.

Mitigation Measures: No mitigation measures are required.

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?

No Impact. The Design Manual Area and surrounding areas are predominately built out and no wildlands occur within or adjacent to the Design Manual Area. Therefore, implementation of the proposed project would result in no impacts related to wildland fires.

Mitigation Measures: No mitigation measures are required.

3.9 HYDROLOGY AND WATER QUALITY. *Would the project:*

General Plan Update EIR Conclusions

- Implementation of the General Plan Update will not violate any water quality standards, waste discharge requirements, or otherwise degrade water quality.
- Impacts related to overdrafting of groundwater resources and lowering of groundwater levels will be less than significant based on existing standards and regulations.
- Flooding and sedimentation impacts caused by on- or offsite flooding will be less than significant with implementation of existing City standards.
- Impacts related to polluted urban runoff and storm drain capacity will be less than significant with implementation of existing standards and regulations.
- Impacts due to the placement of housing within 100-year flood zones will not occur as a result of implementation of the General Plan Update.
- Impacts related to the diversion of floodwaters will be less than significant with implementation of existing City regulations.
- Impacts related to inundation due to dam or levee failure will be less than significant with implementation of existing Federal and County regulations.
- Impacts associated with mudflows, tsunami, and seiche will be less than significant with implementation of existing City regulations.

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

Less Than Significant Impact. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not create new impacts with respect to violation of water quality standards or waste discharge requirements beyond those already identified in General Plan Update EIR, which accounted for future development within the Design Manual Area. Future development within the Design Manual Area would be subject to existing City requirements related to the submission of Water Quality Management Plans, as required, and compliance with the National Pollutant Discharge Elimination System Regulations. The City's Planning and Building Plan Check Review processes includes safeguards to ensure that future development projects would not result in violation of any water quality standards or waste discharge requirements. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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)?*

Less Than Significant Impact. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not create new impacts with respect to depletion of groundwater supplies or interfering with groundwater recharge beyond those already identified in General Plan Update EIR, which accounted for future development within the Design Manual Area. Future development within the Design Manual Area would continue to be regulated by the other provisions in the Colton Municipal Code, including Title 12 (Streets and other Public Places), Title 13 (Utilities), Title 14 (Storm Drains and Floodplain Management), Title 15 (Building and Construction) and Title 16 (Division of Land), that requires future uses to be served by water purveyors and not well water. In addition, future uses would continue to be regulated by local, state, and federal regulations related to groundwater supplies and recharge. Therefore, implementation of the proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

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?*

Less Than Significant Impact. Future development within the Design Manual Area would continue to be regulated by the other provisions in the Colton Municipal Code related to erosion and drainage, including the drainage improvement requirements provided in Title 14 (Storm Drains and Floodplain Management), Title 15 (Building and Construction) and Title 16 (Division of Land). In addition, other local and regional requirements related to Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) would continue to apply, as appropriate, to future uses within the Design Manual Area. Therefore, implementation of the proposed project would not result in impacts related to alteration of an existing drainage pattern through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?*

f) *Otherwise substantially degrade water quality?*

Less Than Significant Impact. As described in Responses 3.9.a through 3.9.d, implementation of the Design Manual would not change requirements related to infrastructure, retention of stormwater or water quality. Existing local, Regional Water Quality Control Board (RWQCB), and federal regulations would continue to apply to adult uses. As a result, the City's review process includes safeguards to ensure that future projects within the

Design Manual Area would not 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, or otherwise substantially degrade water quality. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?*

h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact. General Plan Update EIR Exhibit 4.9-3, Hydrologic Hazards, shows a small portion of the western portion of the Design Manual Area is located within Zone X, which includes areas with a 0.2% annual chance flood or areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. Zone X is not within the 100-year flood zone. Thus, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?*

No Impact. The General Plan Update EIR does not identify the Design Manual Area as being subject to flooding due to dam failure. Thus, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

j) *Inundation by seiche, tsunami, or mudflow?*

Less Than Significant Impact. Implementation of the proposed project would continue to require future development compliance with Colton Municipal Code, regional, and state requirements related to flooding. As such, future development within the Design Manual Area that is located within a Floodplain Safety Overlay or otherwise within a flood zone shall comply with regulations in Colton Municipal Code Title 14 (Storm Drains and Floodplain Management). Thus, implementation of the proposed project amendments would not 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; or inundation by seiche or mudflow. The City of Colton is located a substantial distance from the Pacific Ocean and is not at risk of tsunamis. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3.10 LAND USE AND PLANNING. *Would the project:*

General Plan Update EIR Conclusions

- No impact will occur as the General Plan Update will not result in a division of an established community.
- The General Plan Update's implementation potential for impact is discussed in other sections of this EIR; those sections determine that a less than significant impact is anticipated to occur.

a) *Physically divide an established community?*

No Impact. The Design Manual Area encompasses an urbanized area of the City. Thus, implementation of the proposed project would result in no impacts in this regard.

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?*

No Impact. Adoption of the Zoning Code updates, Zoning Map revisions, General Plan Land Use Map amendment, and Downtown Design Manual would not conflict with applicable land use plans or policies because any future development within this area has been identified within the General Plan Land Use Element and General Plan Update EIR. In addition, the Design Manual is intended to support the Development Code regulations as its companion document, in order to provide specific design guidelines and incentives to revitalize the Downtown. Also, the guidelines in the Design Manual supplement the zoning standards, by creating a qualitative path for future development in line with the community's vision for Downtown Colton. Thus, implementation of the proposed project would result in no impacts in this regard.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. Refer to Response 3.4.f.

Mitigation Measures: No mitigation measures are required.

3.11 MINERAL RESOURCES. *Would the project:*

General Plan Update EIR Conclusions

- Implementation of the General Plan Update will result in a less than significant loss of known mineral resources of value to the region and the state.
- No impact to locally important mineral resources will occur as a result of the implementation of the General Plan Update.

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?*

Less Than Significant Impact. The General Plan Update EIR noted that although the General Plan Update would not result in the direct loss of a known mineral resource, implementation of the General Plan Update and development pursuant to the Land Use Plan may result in the permanent loss of known statewide and regionally valuable mineral resources. However, portions of the planning area that are designated MRZ-2, such as the Design Manual Area, are primarily developed today, and what few vacant parcels exist are surrounded by urban uses and may not be of sufficient size to support mineral extraction operations.

The Design Manual Area is an urbanized area of the City with a mix of residential, commercial, civic, and open space uses. A small portion of the Design Manual Area, generally north of I-10 and east of 10th Street is located within the MRZ-2 zone, which includes areas where geologic data indicates that significant PCC-Grade aggregate resources are present.[1]

[1] Source: Exhibit 4.11-1, Mineral Resources, City of Colton General Plan Update Final Environmental Impact Report, August 20, 2013.

Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not create new impacts to mineral resources beyond those already identified in General Plan Update EIR, which accounted for future development within the Design Manual Area. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact. The Colton General Plan and the San Bernardino County General Plan do not identify any locally important mineral resources within the City. Thus, the Design Manual Area is not an important mineral resource recovery site. Therefore, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3.12 NOISE. *Would the project result in:*

General Plan Update EIR Conclusions

- Projected long-term traffic volumes, the extension of new roadway segments, and the proposed land uses located near rail lines and other sensitive land uses would increase noise by less than significant levels with continued implementation of General Plan policies.
- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels with implementation of the General Plan Update will result in a less than significant impact.
- The proposed project would allow for additional development of residential and mixed-use development that may result in increased temporary or intermittent noise impacts. Those impacts are less than significant with the continued implementation of the City's Municipal Code.
- The proposed project would not expose people residing or working within two miles of any public airport nor private airport to excessive noise levels associated with air traffic.

a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less Than Significant Impact. Adoption of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not expose persons to excessive noise levels because any future development within this area has been identified within the General Plan Land Use Element and the General Plan Update EIR. In addition, the Design Manual is intended to support the Development Code regulations as its companion document, in order to provide specific design guidelines and incentives to revitalize the Downtown. Also, compliance with Colton Municipal Code detailed in Title 18 (Zoning Code), as well as all other provisions of the Development Code would be confirmed in the application process to ensure that noise levels for future development does not exceed noise standards. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Adoption of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not exposure persons to excessive groundborne vibration or groundborne noise levels because any future development within this area has been identified within the General Plan Land Use Element and General Plan Update EIR. In addition, the Design Manual is intended to support the Development Code regulations as its companion document, in order to provide specific design guidelines and incentives to revitalize the Downtown. Future development within the Design Manual Area would continue to be required to comply with the City's adopted noise standards, including Colton Municipal Code Section 18.42.050 (Vibration), which provides standards for groundborne vibration during construction periods. In addition, through the development permit application, specific conditions of approval related to noise and vibration may be included for future development. Therefore, implementation of the proposed project would not result in the exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. Future development within the Design Manual Area would continue to be required to comply with the City's adopted noise standards included in the Colton Municipal Code Chapter 18.42 (Performance Standards). In addition, through the development permit application, specific conditions of approval related to construction and/or operational noise may be included for future development. As such, noise levels generated by future development would not exceed any adopted standards. Therefore, implementation of the proposed project would not result in either permanent or temporary substantial increases in ambient noise levels. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The City of Colton is not located within an airport land use plan area or within two miles of a public airport or private airstrip. San Bernardino International Airport is located approximately three miles east of Colton. Overflights to and from San Bernardino International Airport are audible within the City. According to the General Plan Update EIR, the ultimate 65 dBA CNEL noise contour for the airport does not encroach into the City of Colton.

Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not create new impacts with respect to exposing people working or residing in the project area to excessive noise levels beyond those already identified in General Plan Update EIR, which accounted for future development within the Design Manual Area. As such, the proposed project would not expose residents or

workers within two miles of an airport to excessive noise levels associated with air traffic. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

3.13 POPULATION AND HOUSING. *Would the project:*

General Plan Update EIR Conclusions

- Implementation of the proposed General Plan Update would have a less than significant impact on inducing population and housing growth as the anticipated increase is consistent with SCAG's 2012-2035 forecasts.
- The General Plan Update does not propose policies that would result in displacement or demolition of permanent or temporary residential structures.

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)?*

No Impact. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not induce substantial population growth because any future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. The proposed project does not propose new homes, businesses, roads, or infrastructure beyond that identified in the General Plan and General Plan Update EIR; and as such, would not induce substantial population growth. Thus, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed project would not displace housing units or people, and would not necessitate the construction of housing. Thus, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3.14 PUBLIC SERVICES.

General Plan Update EIR Conclusions

- Impacts related to the expansion of fire protection facilities to maintain applicable service standards will be less than significant with implementation of existing General Plan and Municipal Code policies and requirements.
- Impacts related to the expansion of police protection facilities to maintain applicable service standards will be less than significant with implementation of existing General Plan and Municipal Code policies and requirements.
- Impacts related to the expansion of school facilities to maintain applicable service standards will be less than significant with implementation of existing state regulations.

- Impacts related to the expansion and construction of parks to maintain applicable service standards will be less than significant with implementation of existing General Plan and Municipal Code policies and requirements.
- Impacts related to the expansion and construction of libraries to maintain applicable service standards will be less than significant with implementation of existing Municipal Code requirements.

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:*

1) *Fire protection?*

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR, and would be subject to the City's development requirements, which include the Uniform Building Code and reviews from the City's Fire Department. In addition, through the development permit application, specific conditions of approval may be included. As such future development would be reviewed by Fire, Police, Electric, and Public Works for the provision of adequate public services to serve a specific development proposal. Therefore, the City's review process includes safeguards to ensure that future development within the Design Manual Area would not result in impacts related to the need for fire protection services that would cause a need for new, or physically altered, fire and other public services protection facilities. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

2) *Police protection?*

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR, and would be subject to the City's development requirements, which include reviews from the City's Police Department. In addition, through the development permit application, specific conditions of approval may be included. As such future development would be reviewed by Police Department prior to approval to ensure compliance with the Colton Municipal Code requirements related to crime prevention. Therefore, the City's review process includes safeguards to ensure that future development within the Design Manual Area would not result in impacts related to the need for police protection services that would cause a need for new, or physically altered, police and other public services protection facilities. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3) *Schools?*

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual does not propose new homes, businesses, or other uses that would induce population growth. The proposed project would not result in an increase in the student population of the County, or otherwise involve school facilities. As a result, impacts related to the need for new, or physically altered, schools would not occur. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

4) Parks?

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual does not propose new homes, businesses, or other uses that would induce population growth. The proposed project does not otherwise involve park facilities and would not result in an increase in the use of existing facilities, such that a need for new, or physically altered, parks would occur. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

5) Other public facilities?

No Impact. As discussed in Responses 3.14.a through 3.14.d, the proposed project does not propose new homes, businesses, or other uses that would induce population growth, and as such, would not result in a population increase that would require public facilities. Therefore, impacts related to the need for new, or physically altered, public facilities would not occur. Thus, implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3.15 RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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?

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual does not propose new homes, businesses, or other uses that would induce population growth. The proposed project does not otherwise involve recreation facilities and would not result in an increase in the use of existing facilities, such that substantial physical deterioration would occur. In addition, the proposed project does not require the construction or expansion of recreation facilities. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3.16 TRANSPORTATION/TRAFFIC. *Would the project:*

General Plan Update EIR Conclusions

- Long-term implementation of land use policy, in combination with regional contributions to traffic on the local road network, will cause an increase in traffic that will result in several intersections and roadway segments to operate at Level of Service F. Impact will be significant.

- Impact with respect to air traffic patterns would be less than significant.
- Impact with respect to traffic hazards would be less than significant.
- Impact with respect to emergency access would be less than significant.
- Impact with respect to parking capacity would be less than significant.
- No adverse impact will result with respect to alternative transportation.

a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

b) *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual does not propose new uses that would induce population growth or result in substantial traffic volumes, or otherwise conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

In addition, through the development permit application, future development projects within the Design Manual Area would be reviewed by the City Contract Traffic Engineer and specific conditions of approval may be included. In addition, future development would be reviewed for compliance with the County congestion management program, off street parking and circulation patterns, and the installation of street improvement requirements pursuant to the Colton Municipal Code Title 12 (Streets and other Public Places), Title 13 (Utilities), Title 14 (Storm Drains and Floodplain Management), Title 15 (Building and Construction) and Title 16 (Division of Land). Therefore, implementation of the proposed project would not result in impacts related to traffic congestion, conflict with traffic programs, or City performance standards. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?*

No Impact. Future development within the Design Manual Area would not affect air traffic patterns due to Colton's distance from Ontario International Airport. The San Bernardino International Airport is located approximately three miles east of Colton, and offers a full range of services and facilities to aviation in the Southern California region, including Luxivair SBD, air cargo services, and four maintenance repair and overhaul (MRO) businesses. The Airport is strategically positioned to meet growing aviation activity including: cargo, business aviation, general aviation, and commercial airlines. In 2014, the average daily operations were 84, and primarily due to general aviation activities. Future development within the Design Manual Area would not result in change in air traffic patterns for the San Bernardino International Airport. Thus, no impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The proposed project does not propose new uses or hazardous design features that could result in traffic impacts, but does include additional design guidelines to supplement General Plan standards and requirements set forth in the Colton Municipal Code Title 12 (Streets and other Public Places) and other applicable City performance standards. Therefore, the proposed project would not result in an increase in hazards due to design features or incompatible uses. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

e) Result in inadequate emergency access?

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR, and would be subject to the City's development requirements, which include the Uniform Building Code and reviews from the City's Fire Department to ensure emergency access. In addition, through the development permit application, specific conditions of approval may be included, along with a review of future development's compliance with City building codes, fire codes, and other applicable Colton Municipal Code sections related to development standards for project developments. Therefore, the proposed project would not result in impacts related to inadequate emergency access. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less Than Significant Impact. Design Manual Chapter 4 addresses Complete Streets. This chapter expands upon the General Plan Mobility Element and the General Plan's specific alternative transportation policies that support the use of public transit and promote bicycling and walking. The Design Manual provides a detailed lens on the Downtown area, beyond what is reflected in Mobility Element Figure M-1. Design Manual Figure 4.1 – Complete Streets Network illustrates existing and future circulation facilities including the vehicular network with street typology and classification, including alleys, bicycle networks, pedestrian networks including paseos, and transit networks within the Design Manual area. Pedestrian corridors are proposed along H Street between 7th Street and the proposed "Cottage Lane Paseo" and along La Cadena Drive between D Street and Restaurant Row, extending to the southern edge of the Design Manual area, linking to south Colton. The Downtown area already has an established bicycle network, and the proposed facilities would further improve connectivity, especially linking residential to commercial areas so that employees can commute to and from work via bicycle. Existing bike facilities include a Class II Bike Lane, a lane with on-street striping, on 9th Street from Valley Boulevard to G Street and on G Street from 9th Street to 10th Street as well as a Class III Bike Route running the length of Valley Boulevard Corridor. Additional Class II Bike Lanes are proposed on 7th, 9th, G, and C Streets. Therefore, the proposed project would not result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3.17 UTILITIES AND SERVICE SYSTEMS. *Would the project:*

General Plan Update EIR Conclusions

- Impacts related to the exceedance of wastewater treatment requirements of the Colton Wastewater Reclamation Facility will be less than significant based on existing City plans and regulatory requirements.
- Impacts related to the potential future construction of water and wastewater infrastructure will be less than significant with implementation of existing City standards.
- Impacts related to the potential future expansion of storm drain facilities will be less than significant with implementation of existing City standards.
- Implementation of the proposed General Plan Update will not require new or expanded water supply entitlements to be secured.
- Impacts related to insufficient wastewater treatment capacity will be less than significant with implementation of existing standards and regulations.
- Impacts associated with solid waste regulations and adequacy of disposal sites will be less than significant pursuant to existing policies and regulations.

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual does not propose new uses that would induce population growth or exceed wastewater treatment requirements. Also, through the development permit application for future development, specific conditions of approval may be included, along with a review of compliance of City building codes, fire codes, and other municipal codes related to development standards for project developments.

Future development within the Design Manual Area would not violate any water quality standards or waste discharge requirements, as project proponents are 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 project proponents within the Design Manual Area would be required to adhere to wastewater discharge requirements found within the NPDES permit process, there would not be conflicts with requirements of the RWQCB (Regional Water Quality Control Board). Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual does not propose new uses that would induce population growth or result in the construction of new or expansion of existing water or wastewater treatment facilities. In addition, through the development permit application, specific conditions of approval may be included, along with a review of compliance with provisions in the Colton Municipal Code, including Title 13 (Utilities). Therefore, the proposed project would not induce growth and would require compliance with existing regulations related to water use and wastewater services and facilities. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

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?*

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual does not propose new uses that would induce population growth or result in the construction of new or expansion of existing storm water drainage facilities. Under the proposed project, future development within the Design Manual Area would continue to be regulated by the other provisions in the Colton Municipal Code, including Title 13 (Utilities) and Title 14 (Storm Drains and Floodplain Management). In addition, future development would be required to control stormwater consistent with the existing requirements of the RWQCB. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual does not propose new uses that would induce population growth that require new or expanded entitlements relative to available water supplies.

Future development within the Design Manual Area would continue to be regulated by the other provisions in the Colton Municipal Code, including Title 13 (Utilities) and Title 14 (Storm Drains and Floodplain Management), that require future development within the Design Manual Area to be served by water purveyors. In addition, future development within the Design Manual Area would continue to be regulated by local and regional regulations related to water use. Also, through the development permit application for future development, the City's Engineering staff would review the development's compliance for the provision of adequate water supplies and compliance with groundwater management and public water supply systems. Therefore, implementation of the proposed project would not result in impacts related to water supplies and would not require expanded water entitlements. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual does not propose new uses that would induce population growth that generates wastewater demand that exceeds the provider's existing capacities. In addition, future development within the Design Manual Area would be required to comply with the Colton Municipal Code and other applicable local, regional, or state regulations related to wastewater. Therefore, implementation of the proposed project would not result in impacts related to wastewater treatment facilities' capacity. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual do not propose new uses that would induce population growth that generates solid waste demand that exceeds the provider's existing capacities. In addition, future development within the Design Manual Area would be required to comply with the Colton Municipal Code and other applicable local, regional, or state regulations related to solid waste. Therefore, implementation of the proposed project would not result in impacts related to would not result in impacts related to landfill capacity and compliance with solid waste regulations. Thus, implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. As discussed in previous sections of this Initial Study, the proposed project would not result in impacts to wildlife and habitat resources. The proposed project does not have the potential to reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animals. Generally, the Design Manual Area does not contain areas of sensitive habitat or where sensitive species may be found.

With respect to historic resources, there are 17 designated historical landmarks within the Design Manual Area. Future development within the Design Manual Area would be subject to policies in the Cultural Resources Preservation Element (including provisions that address identifying, designating, and preserving historically significant resources and educating the public about those resources), Colton Municipal Code Chapter 15.40 - Historic Preservation Ordinance, and protections offered by local Historic Landmark and Historic District

designations. In addition, the Design Manual is intended to support the Historic Preservation Ordinance regulations, in order to preserve, protection, and enhance historic resources.

Future development within the Design Manual Area would be subject to the City's development permit process, which would require review of a development project for compliance with all City development standards and CEQA. Thus, implementation of the proposed project would result in less than significant impacts to wildlife and habitat resources or historical resources.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Less Than Significant Impact. Future development within the Design Manual Area has been identified within the General Plan Land Use Element and General Plan Update EIR. Adoption and implementation of the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual would not result in impacts that are individually limited, but could be incrementally considerable. There are no other past, current, or probable future projects or proposed projects that would combine with the Zoning Code updates, Zoning Map revisions, and Downtown Design Manual to result in a cumulatively adverse impact. Therefore, less than significant impacts would occur in this regard.

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

Less Than Significant Impact. Previous sections of this Initial Study reviewed the proposed project's potential impacts related to aesthetics, air quality, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, noise, and public services and utilities. As concluded in these previous discussions, the proposed project would result either in no impact or less than significant impacts. Therefore, the proposed project would not result in environmental impacts that would cause substantial adverse effects on human beings.

3.19 REFERENCES

The following references were utilized during preparation of this Initial Study/Environmental Checklist. These documents are available for review at the City of Colton, Planning Division, 650 N. La Cadena Drive, Colton, CA 92324.

City of Colton, *City of Colton General Plan* (various dates – 1987, 1991, 2000, 2013, 2014)

City of Colton, *City of Colton General Plan Update: Land Use, Housing, and Mobility Elements Environmental Impact Report* (August 20, 2013)

City of Colton, *West Valley Habitat Conservation Plan* (2015)

City of Colton, *Zoning Map*

City of Colton, *Colton Municipal Code* (Codified through Ordinance No. O-10-15, passed October 20, 2015 [Supp. No. 16, 12-15])

City of Colton, *Initial Study for Adult Use Regulations Update* (November 16, 2015)

4.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 3.0 have been added. A NEGATIVE DECLARATION will be prepared.	
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	

	City of Colton
Signature	Lead Agency
Mario Suarez/Senior Planner	
	April 21, 2016
Printed Name/Title	Date

4.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. [X]

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 3.0 have been added. A NEGATIVE DECLARATION will be prepared. [ ]

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. [ ]

I find that the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. [ ]

Mario Suarez — City of Colton
Signature — Lead Agency

Mario Suarez — March 18, 2016
Printed Name/Title — Date

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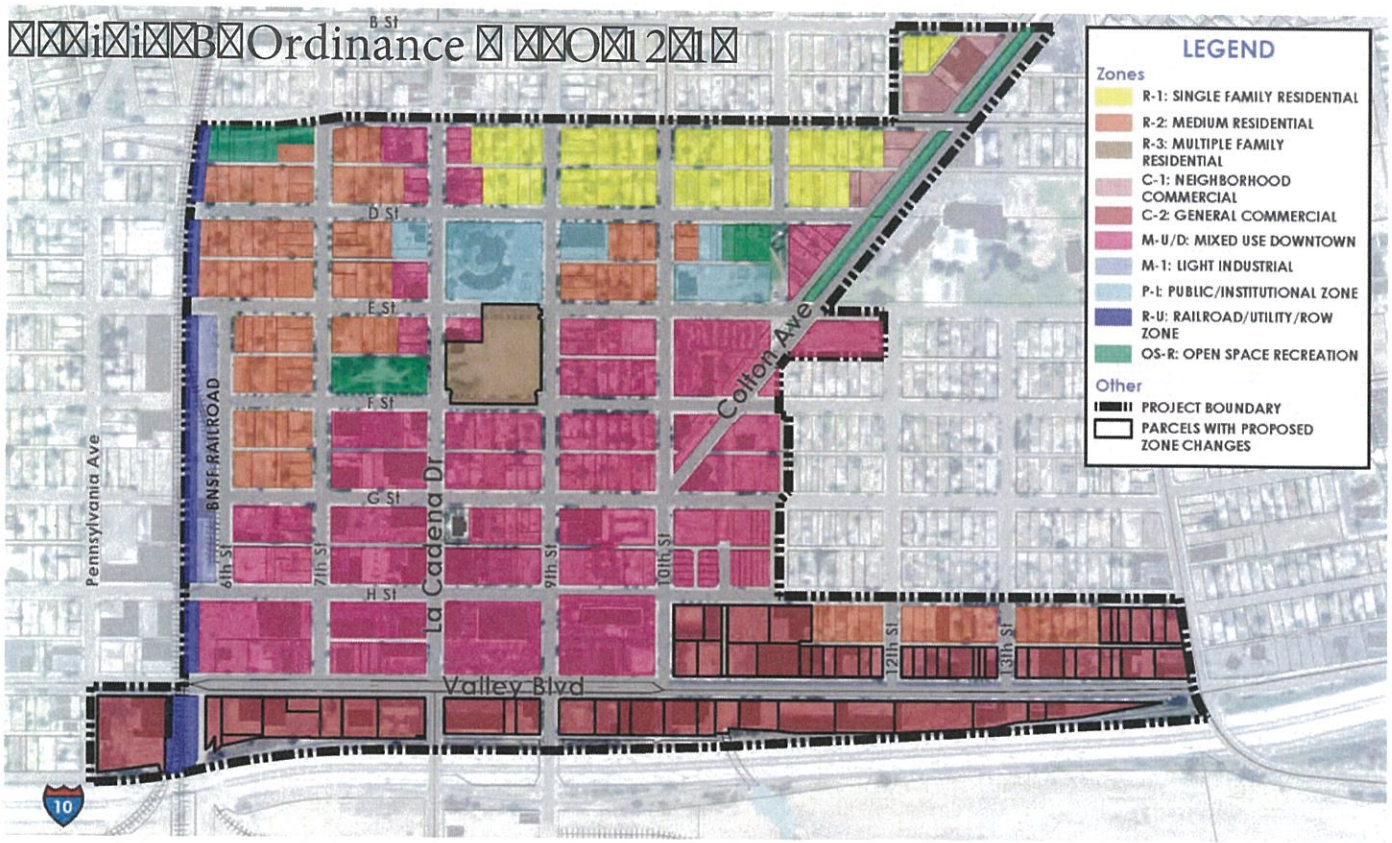
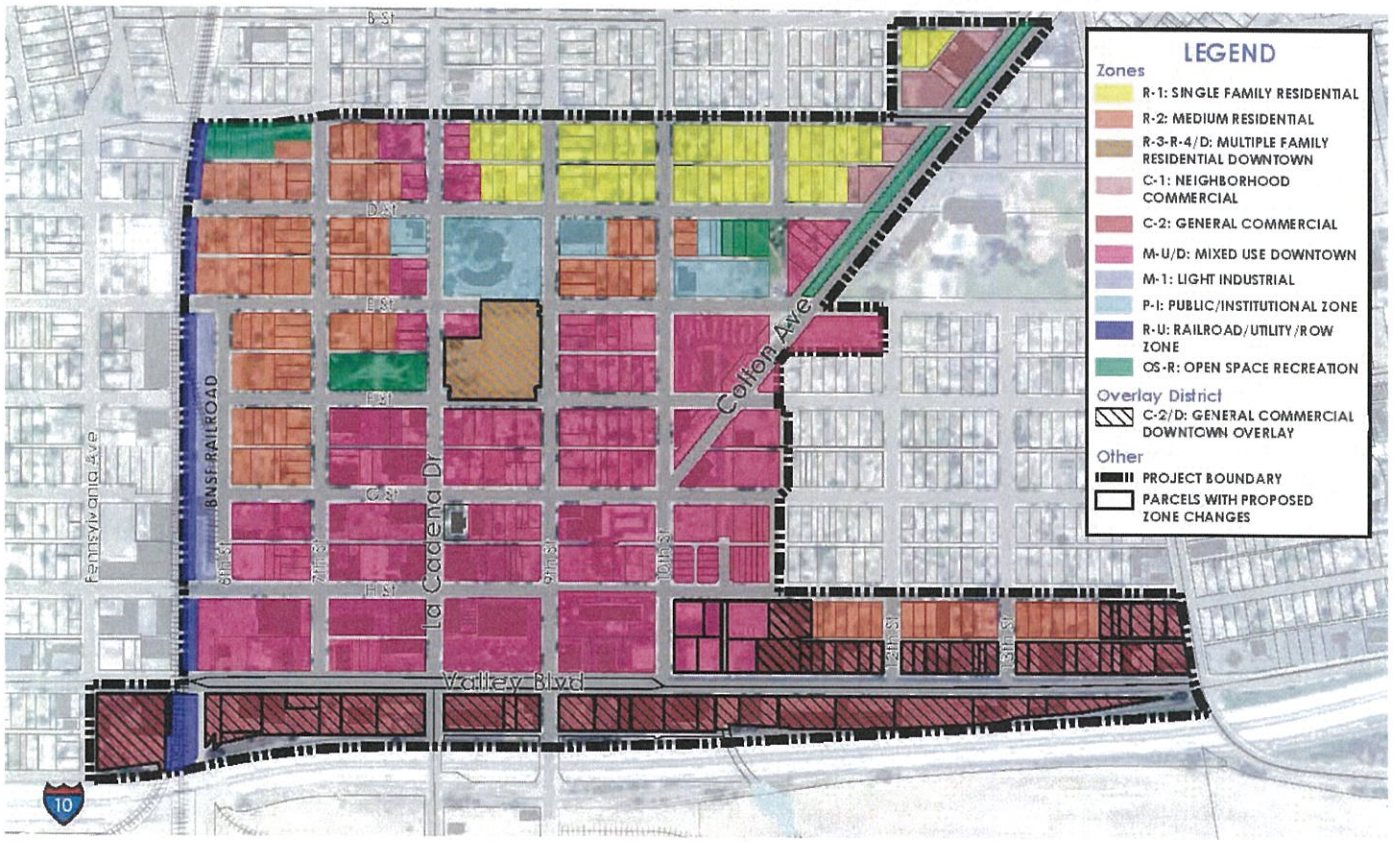
APPENDIX A
ZONING CODE ADDITIONS AND REVISIONS

Exhibit "B"
of Ordinance O-12-16



Existing Zoning



Proposed Zoning

Exhibit "C"
of Ordinance O-12-16

Chapter 18.06 - ZONING DISTRICTS AND MAPS

Sections:

18.06.010 - Designation of Land Use Zones.

In order to carry out the provisions of this title, the City is divided into eighteen Zones designated as follows:

Symbol	Zone Name
V-L	Very-Low Density Residential Zone
R-1	Low Density Residential Zone
R-2	Medium Density Residential Zone
R-3	Multiple-Family Residential Zone
R-4	Multiple Family Residential Zone
C-1	Neighborhood Commercial Zone
C-2	General Commercial Zone
C-2/D	General Commercial--Downtown Overlay Zone
M-U/D	Mixed-Use—Downtown Zone
M-U/N	Mixed-Use—Neighborhood Zone
I-P	Industrial Park Zone
M-1	Light Industrial Zone
M-2	Heavy Industrial Zone
O-S/R	Open Space Recreational
O-S/Res	Open Space Resources
P-I	Public/Institution Zone
R-U	Railroad/Utility/ROW Zone
SDA	Sensitive Development Area Overlay Zone
R-O	Residential Overlay
SP	Specific Plan Zone

(Ord. 0-14-92 § 1 (Exh. A) (part), 1992; Ord. No. O-05-13, § 2(Exh. A(3)), 10-10-2013)

18.06.020 - Official Zoning Map.

The boundaries of the Zones listed in Section 18.06.010 are shown on a map referenced herein to and made a Part of this title, Designated as the "Official Zoning Map." This map and all the notations, references and other information shown on it Shall be considered as a Part of this title.

(Ord. 0-14-92 § 1 (Exh. A) (part), 1992)

18.06.030 - Filing of Zoning Map.

The original of the Official Zoning Map, Shall be kept on file with the Community Development Department and shall constitute the original record. A Copy of said map shall also be maintained by the Department.

(Ord. 0-14-92 § 1 (Exh. A) (part), 1992)

18.06.040 - Uncertainty as to boundaries.

Where uncertainty exists as to the boundaries of any Zone as shown on the Zoning Map, the Director of the Community Development Department Shall determine the boundaries with the Application of the Following guidelines:

A. Street, Alley or Lot Lines.

   1. Where indicated Zone boundaries are approximately Street, Alley or Lot Lines, such lines are determined to be the boundaries of the Zone. Otherwise, the boundaries shall be determined by the dimensions shown on the map. In the absence of a dimension, the boundary shall be determined by Use of the scale shown on the map.

   2. A Street, Alley, Railroad or Railway Right-of-Way, Watercourse, channel or body of water included on the Zoning Map Shall, unless otherwise indicated, be included within the Zone of adjoining Property on either side thereof; and where such Street, Alley, Right-of-Way, Watercourse, channel or body of water serves as boundary between two or more different Zones, a line midway in such Street, Alley, Right-of-Way, etc., extending in the general direction of the long dimension thereof Shall be considered the boundary between Zones.

B. Further Uncertainties. Where further uncertainties exist, the Commission shall, by Written Decision, determine the location of the Zone boundary or Building Setback Line.

C. Vacations. In the event that a vacated Street, Alley, Right-of-Way or Easement was the boundary between two Zones, the new Zone boundaries shall be at the new Property line.

(Ord. 0-14-92 § 1 (Exh. A) (part), 1992)

18.06.050 - Amendments to Zoning Map.

All amendments and changes in the Official Zoning Map shall be recorded at the end of each fiscal year on additional Official Zoning Maps and all individual amendments shall be recorded by the Community Development Director not later than forty-eight hours after such amendment becomes effective.

(Ord. 0-14-92 § 1 (Exh. A) (part), 1992)

18.06.060 - Uses Permitted in each Zone.

A. Allowed Uses. Generally, a land use is either allowed by right, allowed through issuance of a conditional use permit, or not permitted. In addition to the requirements for planning permits or entitlements listed herein, other permits and entitlements may be required prior to establishment of the use (e.g., Building Permit or permits required by other agencies). The requirements for planning permits or entitlements identified in Tables: 18.06.060-E, 18.06.060-F and 18.06.060-G below include:

1. Permitted (P). A land use shown with a "P" indicates that the land use is permitted by right in the designated zoning district, subject to compliance with all applicable provisions of this Title (e.g., development standards) as well state and federal law.

2. Conditionally Permitted (C). A land use shown with a "C" indicates that the land use is permitted in the designated zoning district upon issuance of a Conditional Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this Zoning Code (e.g., development standards) as well as state and federal law.

3. Not Permitted (N). A land use shown with an "N" is not allowed in the applicable zoning district.

4. Adult Use Development Permit (A). A land use shown with an "A" indicates that the land use is permitted in the designated zoning district upon issuance of an Adult Use Development Permit from the Planning Commission subject to compliance with all provisions of Chapter 18.49 of this Zoning Code.

5. The conformity to the property Development Standards of this title may include the provisions of required walls, landscaping, parking, trash enclosures, street improvements, aesthetic improvements and all other Improvements determined by the Development Services Director to be necessary or required by any regulating ordinance for a particular use.

B. Uses Not Listed. Land uses that are not listed in Table 18.06.060-1 below or in the zoning district tables are not allowed, except as otherwise provided for in this Title.

C. Illegal Uses. No use that is illegal under local, state, or federal law shall be allowed in any zoning district within the City.

D. Special Use Regulations. Additional use regulations for specific land uses, such as Residential or Group Care Facility, are listed in Chapter 18.48 (Special Provisions).

E. Residential Districts Table	V-L	R1	R2	R3/R4
Administrative/Professional Services	N	C[1]	C[1]	N
Animal Boarding	P	N	N	N
Assisted Living Facilities	N	N	N	P
Boarding, lodging, or rooming houses, pursuant to Chapter 18.48 of this Title.	C	C	C	C
Cemeteries	C	N	N	N
Community Gardens	N	P	P	P
Day Care Center Child or Adult	C	C	C	N
Dance, Martial Arts, Yoga Studio	N	C[1]	C[1]	N

Dwelling—Compact Lots Subdivision, pursuant to Section 18.48.190 of Title 18.	N	N	C	P
Dwelling—Single-Family	P	P	P	P
Dwelling—Two-Family	N	N	P	P
Dwelling—Multiple-Family	N	N	P	P
Dwelling—Second Unit	P	P	P	N
Dwellings—Cluster Development	C	C	P	P
Dwelling—Group	N	N	N	P
Educational Institution	N	C	C	C
Family Day Care Home—Small	P	P	P	P
Family Day Care Home—Large	C	C	C	C
Home Occupation pursuant to Chapter 18.48 of this Title.	P	P	P	P
Manufactured Home, pursuant to Chapter 18.48 of this Title.	P	P	P	P
Mobilehome Park, pursuant to Chapter 18.48 of this Title.	N	N	C	C
Office Ancillary to Multi-Family/Model Home	P	P	P	P
Plant Nursery (grown in containers only)	P	P	P	P
Religious Assembly	C	C	C	C
Residential or Group Care Facility—Small (serving 6 or fewer persons)	P	P	P	P
Residential or Group Care Facility—Large (serving 7 or more persons)	C	C	C	C
Utility Distribution Facilities	P	P	P	P
[1] Only applicable in Downtown Area as shown on Zoning Map.				

F. Commercial Districts Table	C-1	C-2	MU-D	MU-N
Administrative/Professional Services	P	P	P	P
Adult Businesses	N	N	N	N
Alcoholic Beverage Sales—On- or Off-Site, pursuant to Chapter 18.48 of this Title.	C	C	C	C
Amusement Arcade, pursuant to Chapter 18.48 of this Title.	N	P	C	C
Animal Boarding	N	C	N	N
Animal Grooming	N	P	P	P
Animal Health Care	N	C	P	P
Antique Shops	P	P	P	N
Assembly Uses	C	C	C	N

Automobile Parking	N	C	C	C
Automobile Repair	N	C[1]	N	N
Automobile Sales/Rentals	N	C[1]	N	N
Automobile Servicing	N	C	N	N
Bar	N	C	C	N
Business Support Services	P	P	P	P
Cemeteries	N	N	N	N
Communication Services	N	P	P	P
Community Recreation	P	P	P	P
Construction Sales/Service	N	P	N	N
Composting	N	N	N	N
Convenience Sales and Service	P	P	P	P
Cultural Institutions	P	P	P	P
Dance, Martial Arts or Yoga Studio	P	P	P	P
Day Care Center Child or Adult	C	C	C	C
Dwelling—Compact Lots Subdivision, pursuant to Section 18.48.190 of Title 18.	N	N	P	P
Dwelling—Single Family	N	N	P	P
Dwelling—Multiple-Family	N	N	P	P
Dwelling—Second Units	N	N	P	P
Dwelling—Live/Work	P	P	P	P
Eating/Drinking Establishments	P	P	P	P
Eating/Drinking Establishments—Drive-Thru	C	C	C[1]	C
Educational Institutions and Vocational Schools	C	P	C	C
Entertainment Facilities	C	P	P	P
Family Day Care Home, Large	C	C	C	C
Family Day Care Home, Small	P	N	P	P
Farmers Market, pursuant to Chapter 18.48 of this Title.	P	P	P	P
Financial Institutions	N	P	P	P
Florist	P	P	P	P
Fortunetelling, pursuant to Chapter 18.48 of this Title.	N	C	N	N
Funeral Services	N	P	N	N

Health and Fitness Club	N	P	P	P
Home Occupations, pursuant to Chapter 18.44 of this Title.	P	P	P	P
Hospitals	N	P	N	N
Hotels and Motels	N	C	C	N
Instructional Services	C	P	P	N
Laundry services—Heavy	N	P	N	N
Laundry services—Light	P	P	P	P
Library Services	C	P	P	P
Manufacturing—Custom, pursuant to Chapter 18.48 of this Title.	N	P	N	N
Medical/Dental/Optical Services	P	P	P	P
Movie Theaters	N	P	P	N
Nightclub	N	C	C	N
Personal Services	P	P	P	P
Plant Nursery (grown in containers only)	P	P	P	P
Postal Services	P	P	P	P
Recreational Facilities	N	P	P	P
Recycling Facilities—Small Collection	P	P	P	P
Recycling Facilities—Large Collection	N	C	N	N
Recycling Facilities—Reverse Vending Machines	P	P	P	P
Recycling Processing Facility—Light	N	N	N	N
Recycling Processing Facility—Heavy	N	N	N	N
Repair Services	N	P	P	P
Resale/Secondhand Stores	C	C	C	C
Research Services	N	P	N	N
Retail Sales—Indoors	P	P	P	P
Retails Sales—Outdoors	N	C	C	C
Single-Room Occupancy Facility	N	C	C	N
Swap Meets (Indoor and Outdoor), pursuant to Chapter 18.48 of this Title.	N	C	N	N
Therapeutic Services, pursuant to Chapter 18.48 of this Title.	P	P	P	P
Transportation Facilities—Public.	C	P	P	P
Transportation Facilities—Private.	N	C	N	N

Utility Distribution Facilities	P	P	N	N
Utility Operations Facilities	N	C	C	N
Warehousing (accessory use only, maximum 15% of floor area)	N	P	N	N
Wholesaling	N	P	N	N
24-hour Retail or Restaurant Operations, pursuant to Chapter 18.48 of this Title.	C	C	C	C
[1] Not permitted in General Commercial – Downtown Overlay Zone and Mixed-Use Downtown Zone.				

G. Industrial Districts Table	I-P	M-1	M-2
Administrative/Professional Services	P	P	P
Adult Businesses	N	N	A
Alcoholic Beverage Sales—On- or Off-Site Sale	C	C	C
Amusement Arcade, pursuant to Chapter 18.48 of this Title.	P	P	P
Animal Boarding	N	N	P
Animal Grooming	P	P	P
Animal Health Care	P	P	P
Assembly Uses	C	C	P
Automobile Parking	C	C	P
Automobile Repair	C	C	P
Automobile Sales/Rentals	C	C	P
Automobile Servicing	C	C	P
Business Support Services	P	P	P
Cemeteries	N	C	P
Communication Services	P	P	P
Community Recreation	P	P	P
Construction Sales/Service	P	P	P
Composting, Mulching and Related Green Waste	N	C	C
Convenience Sales and Service	P	P	P
Contractors' Storage Yard/Corporation Yards	N	C	C
Cultural Institutions	P	P	P
Dance, Martial Arts or Yoga Studio	P	P	N

Day Care Center Child or Adult	C	N	N
Dwelling—Caretaker	P	P	P
Dwelling—Live/Work	P	P	N
Eating/Drinking Establishments	P	P	P
Eating/Drinking Establishments—Drive Thru	P	P	C
Educational Institutions and Vocational Schools	P	P	P
Emergency Shelter	N	P	N
Entertainment Facilities	P	P	N
Farmers Market, pursuant to Chapter 18.48 of this Title.	P	P	P
Financial Institutions	P	P	P
Funeral Services	P	P	P
Health and Fitness Club	P	P	N
Hospitals	P	P	P
Hotels and Motels	C	N	N
Instructional Services	P	P	P
Laundry services—Heavy	P	P	P
Laundry services—Light	P	P	P
Library Services	P	P	P
Lodge or Private Club	C	C	C
Manufacturing—Custom	P	P	P
Manufacturing—Light	P	P	P
Manufacturing—Heavy	N	N	P
Medical/Dental/Optical Services	P	P	P
Miniwarehouse	C	C	P
Personal Services	P	P	P
Plant Nurseries (grown in containers)	P	P	P
Plant Nurseries (grown in soil)	C	C	C
Postal Services	P	P	P
Public Maintenance Services	P	P	P
Recreational Facilities	P	P	P
Recreational Vehicle Parks	C	N	N

Recycling Facilities—Small Collection	P	P	P
Recycling Facilities—Large Collection	C	C	C
Recycling Facilities—Reverse Vending Machines	P	P	P
Recycling Processing Facility—Light	N	C	C
Recycling Processing Facility—Heavy	N	N	C
Repair Services	P	P	P
Research Services	P	P	P
Retail Sales—Indoor	P	P	P
Retail Sales—Outdoor	C	C	C
Salvage Operations	N	N	C
Swap Meets (Indoor and Outdoor), pursuant to Chapter 18.48 of this Title.	C	C	C
Transportation Facilities—Public	P	P	P
Transportation Facilities—Private	C	P	P
Truck and Trailer Storage	N	N	C
Utility Distribution Facilities	P	P	P
Utility Operations Facilities	N	N	P
Warehousing	P	P	P
Wholesaling	P	P	P
24-hour Retail or Restaurant Operations, pursuant to Chapter 18.48 of this Title.	C	C	C
Other such uses that the Director or designee may find to be similar with those uses previously listed, pursuant to Section 18.060.060 K.			

H. Open Space Districts Table	O-S Recreation	O-S Resources
Basins for Groundwater Recharge	N	P
Cemeteries	N	C
Equestrian Uses	C	C
Flood Control Facilities	N	P
Flood Plains	N	P
Habitat Conservation Areas	N	P
Nature Preserves	N	P
Passive Recreation Areas (public and private)	P	C
Permanent Open Space	N	P

Private Parks	C	N
Private Recreational	C	N
Public Parks	P	N
Recreational Activity Fields, including but not limited to private or public golf courses	P	C
Trails (public and private)	P	C
Other such uses that the Director or designee may find to be similar with those uses previously listed, pursuant to Section 18.060.060 K.		

I. Public/Institutional District Table	Public/Institutional Zone
Affordable Housing owned by City Housing Authority or other public entity	P
Cemeteries	P
Civic Center and City Hall	P
Community Recreation	P
Fire Stations	P
Flood Control Facilities	P
Flood Plains	P
Hospitals	P
Library Services	P
Parks	P
Postal Services	P
Public Maintenance Services	P
Public Safety Facilities (Police and Fire Stations)	P
Public Schools	P
Public Transportation Facilities	P
Recreation Activity Fields (public only), including golf courses	P
Recreation Uses (public only)	P
Trails	P
Utility Operations and/or Distribution Facilities	P
All facilities, including buildings and grounds, owned by the City, County, State of California, the United States government, a school district, library district, water district, sanitary district, or other type of public service district	P

Incidental and accessory structures and uses located on the same site with and necessary for the operation of a permitted use	P
Other such uses that the Director or designee may find to be similar with those uses previously listed, pursuant to Section 18.060.060 K.	

J. Railroad/Utility Corridor Table	Railroad/Utility Corridor Zone
Community Gardens within Utility Corridor	P
Flood Plains	P
Public Transportation Facilities	P
Railroads	P
Trails	P
Utility Operations and/or Distribution Facility	
Incidental and accessory equipment and uses located on the same site with and necessary for the operation of a permitted use	P
Other such uses that the Director or designee may find to be similar with those uses previously listed, pursuant to Section 18.060.060 K.	

K. Similar Uses Permitted. When a use is not specifically listed in this Zoning Code, it shall be understood that the use may be permitted if it is determined by the Director that the use is similar to other uses listed.

It is further recognized that every conceivable use cannot be identified in this Zoning Code, and anticipating that new uses will evolve over time, this Section establishes the Director's authority to compare a proposed use and measure it against those listed in this Zoning Code and the Standard Industrial Classification Manual for determining similarity. The Director may administer a fee via the Code Interpretation Letter in accordance with the most current adopted fee schedule.

1. In determining "similarity," the Director shall consider all of the following:
    a. The proposed use meets the intent of, and is consistent with the goals, objectives and policies of the General Plan; and
    b. The proposed use meets the stated purpose and general intent of the district in which the use is proposed to be located; and
    c. The proposed use will not adversely impact the public health, safety and general welfare of the City's residents; and
    d. The proposed use shares characteristics common with, and not be of greater intensity, density or generate more environmental impact, than those uses listed in the land use district in which it is to be located.
2. Appeal. Any determination of similarity shall be final ten days after the date the Director's decision letter is issued, unless an appeal to the Planning Commission is filed and fees paid pursuant to adopted fee schedule.

(Ord. 0-02-97 § 5, 1997; Ord. 0-1-94 § 1, 1994; Ord. 0-13-93 § 1, 1993; Ord. 0-14-92 § 1 (Exh. A) (part), 1992; Ord. No. 0-03-13, § 4, 7-2-2013; Ord. No. 0-05-13, § 2(Exh. A(3)), 10-10-2013; Ord. No. 0-06-14, § 4, 5-22-2014; Ord. No. 0-03-15, § 4—6, 3-3-2015)

Chapter 18.23 - M-U MIXED-USE—DOWNTOWN ZONE

18.23.010 - Intent and Purpose.

The Mixed-Use Downtown Zone (M-U/D) integrates civic, public, commercial, office, and residential uses. Supporting convenience retail and personal service commercial uses are permitted to serve the needs of local residents, employees, and visitors. Higher-density residential uses are encouraged to add vibrancy and presence. Long-established, low-density residential areas containing homes dating to Colton's early years are encouraged to retain their density and character. Live/work development approaches are permitted as well where they contribute to the function and character of Downtown. All development within this zone should reflect attractive, pedestrian-oriented design that complements the area's historic character. Public and shared parking facilities are encouraged.

18.23.030 - Permitted Uses.

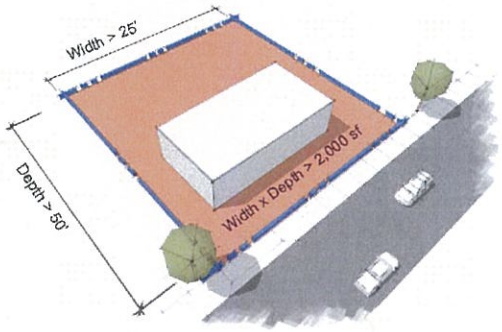
Refer to Table F in Section 18.06.060 F.

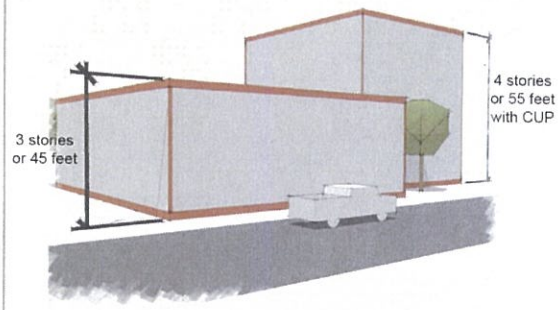
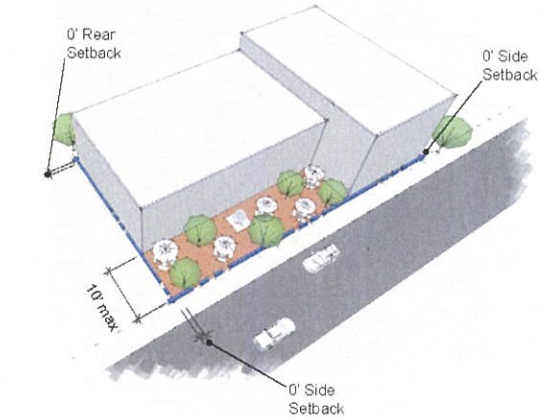
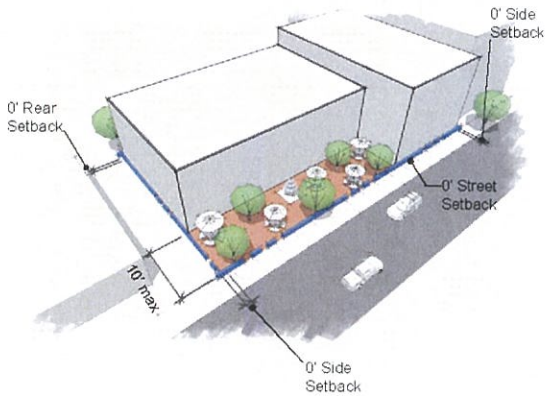
18.23.040 - Reserved.

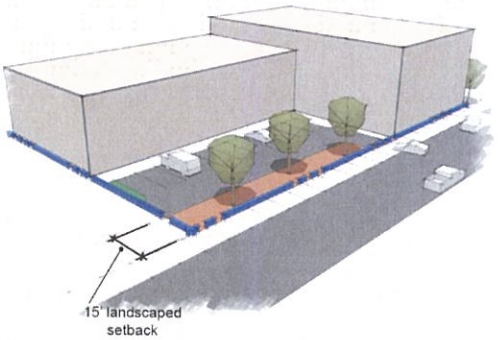
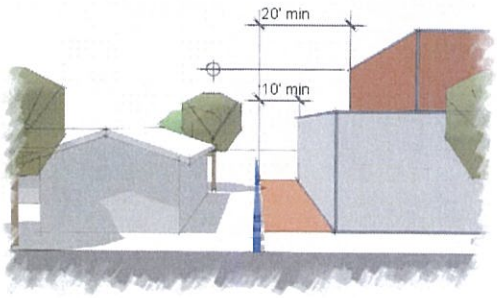
18.23.050 - Property Development Standards.

The following property development standards, set out in Table 18.23.050-1, shall apply to all land and buildings in the M-U Mixed-Use Downtown Zone.

18.23.050-1 Property Development Standards

Building Placement	Table 1	
A. Minimum Lot Size	2,000 sf	 *Minimum Lot Dimensions*
B. Minimum Lot Width	25 feet[1]	
C. Minimum Lot Depth	50feet[1]	
Stand Alone Residential Maximum Density	Residential: 30.0 dwelling units/acre.[2]	
Mixed-Use/ Commercial Maximum Intensity	3.0 Floor Area Ratio (FAR) for non-residential components.	

Building Placement	Table 1	
Building Height	Three stories or forty-five feet. Up to four stories or fifty-five feet with CUP.[1]	 *Building Height*
Street Setback	*H Street and La Cadena Drive*: 0 feet to 10 feet maximum. Setback area shall include plaza, courtyard, outdoor dining, or enhanced pedestrian connections. *7th Street, 9th Street, 10th Street, G Street, and Valley Boulevard*: Maximum 10 feet landscaped to building; Minimum 15 feet landscaped to parking area.	 *Setbacks: H Street and La Cadena Drive*  *Setbacks: 7th Street, 9th Street, 10th Street, G Street, and Valley Boulevard*
Side Setbacks	There shall be no side setback required for interior lots.	
Rear Setbacks	There shall be no rear setback required for interior lots.	

Building Placement	Table 1	
		 *Setbacks with Landscaping: 7th Street, 9th Street, 10th Street, G Street, and Valley Boulevard*
Ground Floor Transparency	The ground floor building facade facing a street frontage line, where the ground floor use is non-residential, shall consist of a minimum 45 percent area of glass doors, windows, or other transparent materials.	*Ground Floor Transparency*
Good Neighbor	Where the side of a lot abuts a residential zone, the minimum side setback shall be ten feet. Where the rear of a lot abuts a residential zone, the minimum rear setback shall be 15 feet. Those portions of a building that abut a residential zone, where the proposed structure is over 35 feet tall, shall be setback a minimum of 20 feet from that property line. Where vehicular access is taken from the side or rear of a lot, the building shall be setback a minimum of 25 feet from that side.	 *Setbacks Adjacent to Residential Zones*

1. For buildings with ground floor commercial uses, the required floor-to-ceiling height at the ground floor level for buildings facing public frontage lines shall be a minimum of twelve feet.

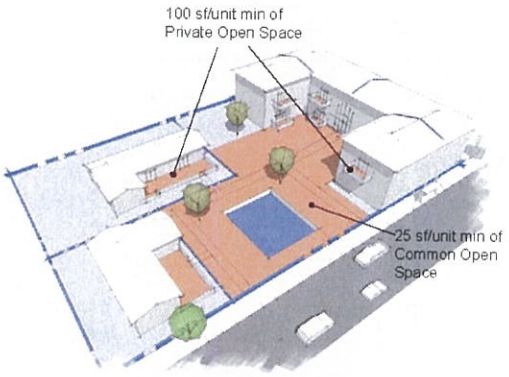
2. For projects developed exclusively for senior residents as income-subsidized housing, densities of up to 60 dwelling units per acre are allowed with approval of a Conditional Use Permit.

18.23.060 - Residential Open Space.

In the form of private and common area, all M-U Mixed-Use Downtown residential developments shall provide a minimum of 25 square feet of Residential Open Space each Dwelling Unit.

A. A minimum of 100 square feet of required Residential Open Space shall be in the form of private open space, with a minimum dimension of eight feet. Private open space may be provided in the form of patios, porches, balconies, or recessed areas open on at least one side.

B. Common Residential Open Space shall be provided at a minimum of 25 square feet per unit. Common Residential Open Space areas shall have a minimum dimension of ten feet. When common open space is designed for public/private use, a minimum of 20 square feet per unit is required. These Common Residential Open Space areas may be provided in the form of pools, playgrounds, recreation fields, or recreation buildings, but no less than 50% of the Common Residential Open Space area shall be outdoor, landscaped Common Residential Open Space.



Residential Open Space

C. Provide sidewalk connections from homes to public sidewalks, and between homes and Residential Open Space.

D. Residential Open Space credit may be considered for park and/or common areas located within 200 feet of the project site, subject to review and approval by the Development Services Director.

18.23.070 - Parking Requirements.

A. Specific Requirements.

1. The following number of parking spaces shall be required to serve the uses or buildings listed, as established in Table 18.23.070-1 (M-U Downtown Zone Parking Requirements). All uses must provide the sum of the requirements for each individual use.

2. "Square feet" means "gross square feet" and refers to the sum gross square feet of the floor area of a building and its accessory buildings unless otherwise specified. For a mixed-use building, "square feet" means "gross square feet" and refers to the sum gross square feet of the publicly accessible floor area of a building and its accessory buildings.

3. Residential parking requirements for dens, studies, or other similar rooms that may be used as bedrooms shall be defined and calculated based upon the Building Code.

4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded up to the nearest whole number.

Table 18.23.070-1 M-U—Downtown Zone Parking Requirements

Land Use	Spaces Required
Commercial Land Uses	
MU/D – H Street and La Cadena Drive	One (1) space/1,000 square feet
MU/D – All Others	One (1) space/500 square feet
Residential Land Uses	
Multiple-Family (apartments, condominiums, and townhomes) – H Street and La Cadena Drive	One (1) space/dwelling unit
Multiple-Family (apartments, condominiums, and townhomes) – All Others	One and a half (1.5) spaces/dwelling unit Minimum two (2) spaces required for dwelling units with three (3) or more bedrooms
Live/Work Units – Residential Portion	One (1) space/dwelling unit
Single-Family Residential	Two (2) spaces/dwelling unit within a garage or carport

B. *General Requirements.* The general requirements for off-street parking shall be as outlined in Chapter 18.36 of this Code.

C. *Tandem Parking.* For lots less than 10,000 square feet in area, mixed-use developments, and/or multi-family residential projects, tandem parking spaces may be used for residential parking, and receive parking credit when serving the same residential unit subject to approval by the Development Services Director. Tandem parking spaces shall be a minimum of 11 feet wide and 20 feet deep per space.

D. *Shared Parking.* In addition to the shared parking requirements outlined in Section 18.36.040 of this Code, the use of shared parking agreements for mixed-use residential, retail, and office is encouraged within the Mixed-Use Downtown Zone. Developments incorporating shared parking strategies and/or joint use agreements may receive up to a 10% reduction in the total number of parking spaces required for the proposed mix of uses subject to approval by the Development Services Director.

E. Off-site parking may be permitted for nonresidential projects subject to the approval of a Conditional Use Permit, based on the approval process outlined in Section 18.58.060 of this code. In addition to the findings in Section 18.58.060, the following criteria shall apply:

1. All off-site parking facilities shall be located within one thousand feet of the property where the use in question is located, unless a binding agreement is provided to provide transportation access from the parking facility to the use in question on a regular basis.

2. Public transit service shall be available within one-half mile of the use in question.

F. On-street parking spaces adjacent to a project site may be counted toward meeting minimum on-site parking requirements where no parking restrictions are in place, subject to the review and approval of the Development Services Director.

G. *Bicycle Parking*. Provide facilities for the temporary storage of bicycles as outlined in Chapter 18.36 of this Code.

18.23.080 - Landscaping.

A. Landscaping shall be provided for the development of any lot with a minimum landscaping coverage of 15 percent of the lot area not occupied by building footprint. The landscaping shall provide a mixture of shrubs, trees, groundcover, flowers and lawns throughout the entire front yard area, side yard areas, parkways and throughout open spaces not occupied by access ways, parking areas and sidewalks. One tree per three parking spaces shall be provided and planted throughout the landscaped areas. Twenty-five percent of the trees shall be of twenty-four inch box size, another twenty-five percent of thirty-six inch box size, and the remainder may be a minimum of fifteen-gallon size. Landscape and irrigation plans shall be prepared by a licensed Landscape Architect or Engineer and submitted to the Development Services Director along with the general building plans for review and approval.

B. The required landscaping shall be maintained in a neat, clean, safe, orderly, and healthful condition.

C. The landscaped areas shall be provided with a suitable permanent method for watering or sprinkling of plants. Wherever possible, the watering system shall utilize the least amount of water. Sprinklers used to satisfy the requirements of this provision shall be so spaced as to assure complete coverage of the landscaped areas.

18.23.090 - Trash, Recycling, and Storage Areas.

A. Residential.

1. Trash and recycling areas for multiple-family dwellings and live/work units shall provide a minimum fifty-gallon capacity container per dwelling unit. Where commercial trash containers are used, there shall be a minimum of one such container for every fifteen dwelling units.

2. All outside trash and recycling collection areas shall be enclosed or screened with a six-foot-high wall with gates and shall be located to allow for convenient pickup and disposal. The location and design shall also incorporate access separate from pedestrian access.

3. All trash and recycling containers shall be provided with lids.

4. For multiple-family dwellings and live/work units, at least sixty cubic feet of enclosed accessory storage space shall be provided for each dwelling unit. Said space may be located in the Dwelling Unit, integrated into a balcony space, or in a garage or carport; provided, that it does not interfere with parking a vehicle.

5. Recycling. Separate adequate capacity trash containers shall be provided for recycling.

B. Non-Residential.

1. Trash containers shall be provided with a sufficient capacity to contain all refuse generated by the use.

2. All outside trash and recycling collection areas shall be enclosed or screened with a six-foot-high wall with gates and shall be located to allow for convenient pickup and disposal.

3. All trash and recycling containers shall be provided with lids.

4. The design of the trash enclosure shall follow City specifications on trash enclosures.

5. Separate, adequate capacity trash containers shall be provided for recycling.

18.23.100 - Mechanical Equipment.

A. All heating, ventilating, and air conditioning equipment, including ducts, meters, plumbing lines, and tanks, shall be architecturally screened from public view with the use of masonry walls when mounted at grade, or with the use of parapet walls when mounted on flat and pitched roofs.

B. Plumbing vent pipes, all heater flues, and all roof penetrations shall be gathered and concealed from view in the same manner and shall be painted to match the roof color.

18.23.110 - Architectural Compatibility.

The exterior design of structures shall be compatible with the surrounding architecture in order to preserve neighborhood integrity and promote architectural consistency within the City.

18.23.120 - Architectural and Site Plan Review.

Architectural and Site Plan Review for all development in the M-U/D Mixed-Use Downtown zone shall be submitted to the appropriate decision-making body for review and approval pursuant to Chapter 18.58. The decision-making body shall consider the following criteria:

A. The project is located within one-half mile walking distance of transit stops, shops, services, and public schools.

B. The project features high-quality market rate and/or affordable housing. Mixed income housing is encouraged.

C. The project will provide for, or contribute to, a mix of complementary uses.

D. The project will provide for, or contribute to, a range of housing types and densities within the community.

E. The project design includes pedestrian-friendly spaces such as plazas, squares, courtyards, and other amenities.

F. The project design includes comfortable and accessible open spaces

18.23.120 – Colton Downtown Design Manual Reference.

The Colton Downtown Design Manual is a companion document to complement the Downtown Development Code, and has been prepared to establish an achievable vision, shape future development, and implement an action plan for Downtown Colton. Any future development plans within the Downtown must be consistent with the Colton Downtown Design Manual.

Chapter 18.23.4 - C-2 GENERAL COMMERCIAL - DOWNTOWN OVERLAY ZONE

18.23.4.010 - Intent and Purpose.

The General Commercial Downtown Zone (C-2/D) is intended to provide standards to guide its physical form and to encourage a wide range of retail and commercial services, professional offices, and medical facilities in the geographic center of the City's Historic Downtown. The Colton Downtown Design Manual is a companion document that supports the intent and purpose of this Code, and provides the vision and implementation actions to shape future development and implement for Downtown Colton.

18.23.4.020 - Uses Generally.

In the C-2/D Zone, no building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the purpose set out in Section 18.23.4.030 of this chapter.

18.23.4.030 - Permitted Uses.

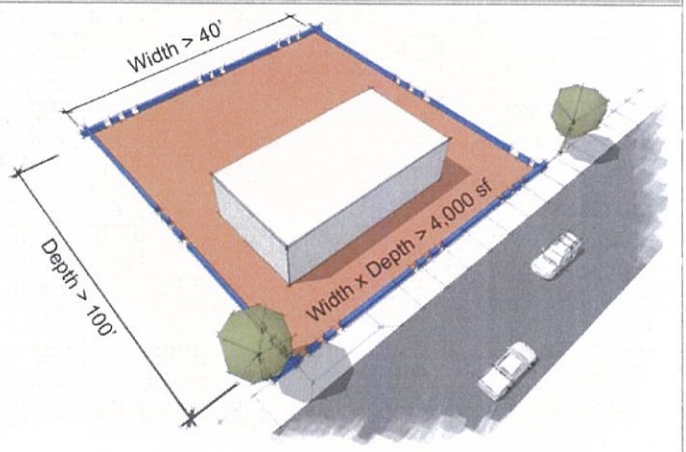
Refer to Table F in Section 18.06.060 F.

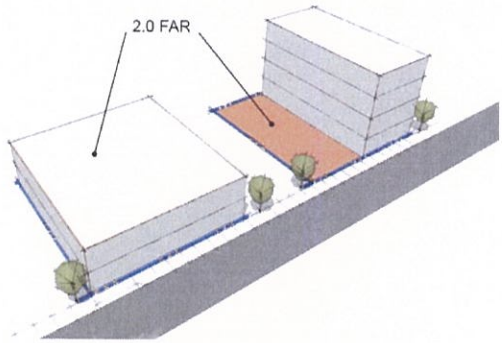
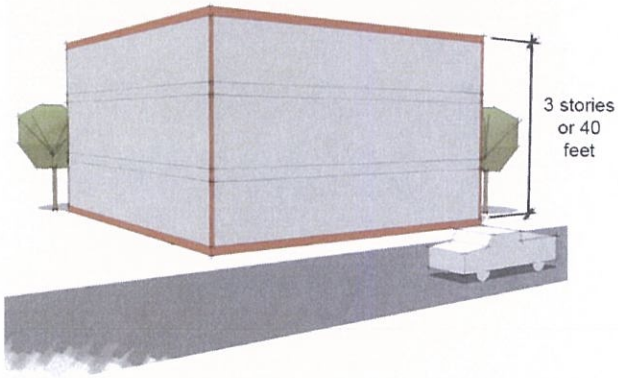
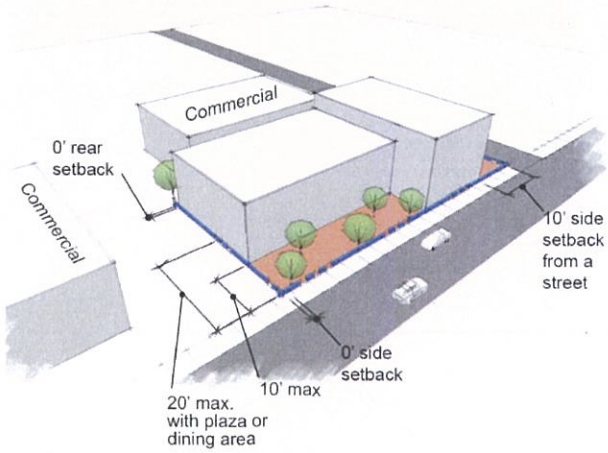
18.23.4.040 - Reserved.

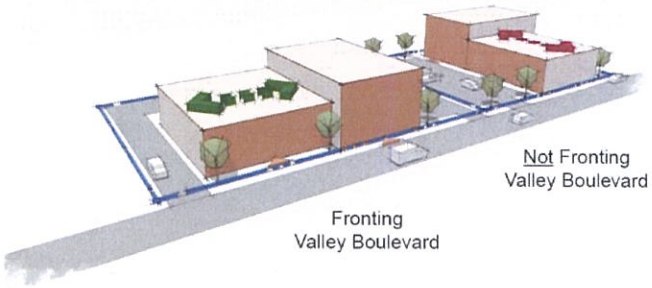
18.23.4.050 - Property Development Standards.

The following Property Development Standards, set out in Table 18.23.4.050-1, shall apply to all land and buildings in the C-2/D Zone.

18.23.4.050-1 Property Development Standards

Building Placement and Form	Table 1	
A. Minimum Lot Size	4,000 sf	
B. Minimum Lot Width	40 feet	
C. Minimum Lot Depth	100 feet	*Minimum Lot Dimensions*

Building Placement and Form	Table 1	
D. Commercial Maximum Intensity	2.0 Floor Area Ratio (FAR)	 *Commercial Intensity*
E. Building Height Maximum	Three stories or 40 feet	 *Building Height*
H. Street Setback	The front setback for each lot shall be a maximum of 10 feet with an exception up to 20 feet for a plaza or dining area.	 *Setbacks: Adjacent to Commercial*
I. Side/Rear Setbacks	1. Each lot shall have a maximum side setback of 10 feet from a street. There shall be no side or rear setbacks required for interior lots adjacent to other commercial lots. 2. Where the side of a lot abuts a residential zone, the minimum side setback shall be 10 feet	

Building Placement and Form	Table 1	
	with a masonry wall separation between the two uses. 3. Where the rear of a lot abuts a residential zone, the minimum rear setback shall be 15 feet with a masonry wall separation between the two uses. 4. Those portions of a Building that abut a residential zone, where the proposed structure is over 35 feet tall, shall be setback a minimum of 20 feet from that property line. 5. Where vehicular access is taken from the side of a lot, the building shall be setback a minimum of 25 feet from that side. Where vehicular access is taken from the rear of a lot, the building shall be setback a minimum of 25 feet. 6. Where a building is provided with a vehicle access door facing the side or rear of a lot, the building shall be set back 25 feet from the opposite side of the alley.	
J. Building Placement	1. Buildings located along Valley Boulevard shall be oriented toward the Valley Boulevard street frontage unless proven infeasible by the applicant. 2. Buildings located along Valley Boulevard shall have a primary entrance door facing Valley Boulevard; entrances at building corners may be used to satisfy this requirement. 3. Buildings shall not back onto Valley Boulevard.	

Building Placement and Form	Table 1	
		Building Placement
K. Ground Floor Transparency	1. First floor building façades facing Valley Boulevard must include a minimum of 45 percent transparent glazing for commercial or retail uses. A minimum of 30 percent transparent glazing shall apply to office uses. Building code energy and seismic standards must be met. 2. Windows must be transparent; opaque or reflective glazing is not permitted.	 *Ground Floor Transparency*
L. Rooftop Screening	All roof-mounted equipment shall be screened from view from public rights-of-way including Interstate 10. Screening shall be constructed of materials complementary or similar to primary building surfaces.	

18.23.4.060 – Signage Standards.

The requirements for signs shall be as outlined in Section 18.50 of this Code.

18.23.4.070 – Vehicular Access and Parking.

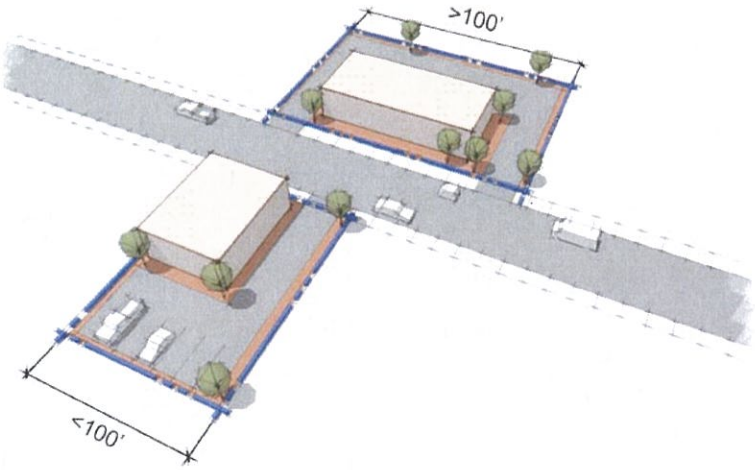
A. For parcels with less than 100 linear feet of street frontage, a maximum of one vehicle access from Valley Boulevard is permitted. For parcels with 100 linear feet or more of street frontage, a maximum of two vehicle access points from Valley Boulevard are allowed.

B. Reciprocal ingress and egress access with adjacent properties shall be provided for all properties. This requirement may be waived with City approval due to the following circumstances:

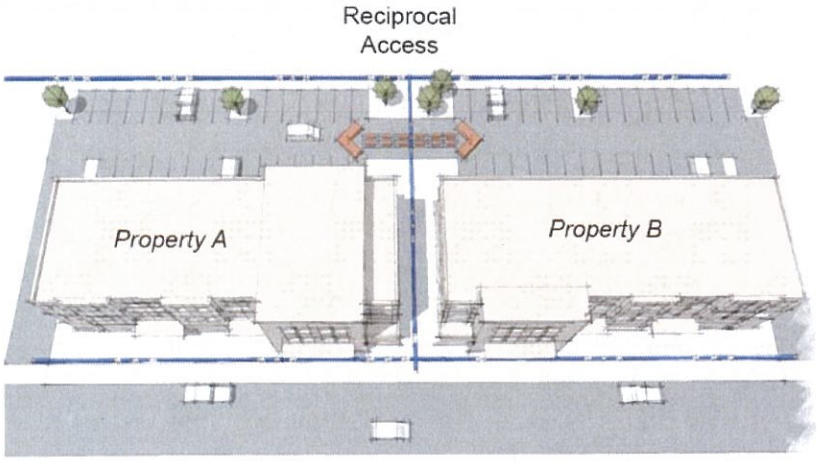
- Extreme site constraints,

- Extreme changes in topography,
- Circumstances that would result in severe environmental impacts,
- The location of existing structures or existing infrastructure,
- The lack of agreement between adjacent owners, or
- Other extreme hardship.

A. Parking shall be located behind buildings fronting Valley Boulevard.



Vehicular Access and Parking Location



Reciprocal Access

18.23.4.080 - Parking Requirements.

A. Specific Requirements.

1. The following number of parking spaces shall be required to serve the uses or buildings listed, as established in Table 18.23.070-1 (Downtown Zone Parking Requirements). All uses must provide the sum of the requirements for each individual use.
2. "Square feet" means "gross square feet" and refers to the sum gross square feet of the floor area of a building and its accessory buildings unless otherwise specified.
3. The General Parking Requirements in Subsection 18.18.120 B. shall be met.
4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded up to the nearest whole number.
5. On-street parking spaces adjacent to a project site may be counted toward meeting minimum on-site parking requirements where no parking restrictions are in place, subject to the review and approval of the Development Services Director.

B. *General Requirements.* The general requirements for off-street parking shall be as outlined in Chapter 18.36 of this Code.

18.23.4.090 - Landscaping.

A. Landscaping shall be provided for the Development of any Lot with a minimum Landscaping coverage of 15 percent of the Lot Area. The Landscaping shall provide a mixture of shrubs, trees, groundcover, flowers and lawns throughout the entire Front Yard area, Side Yard areas, Parkways and throughout Open Spaces not occupied by access ways, parking areas and sidewalks. One tree per five parking spaces shall be provided and planted throughout the landscaped areas. Thirty-five percent of the trees shall be of twenty-four-inch box size, another fifteen percent of thirty-six-inch box size, and the remainder may be a minimum of fifteen-gallon size. Landscape and irrigation plans shall be prepared by a licensed Landscape Architect or Engineer, and submitted to the Development Services Director along with the general Building plans for review and approval.

18.23.4.100 - Trash Areas.

The requirements for trash areas shall be as outlined in Section 18.18.140 of this Code.

18.23.4.110 - Mechanical Equipment.

The requirements for screening of mechanical equipment shall be as outlined in Section 18.18.150 of this Code.

18.23.4.120 – Architectural and Site Plan Review.

Site Plans, Floor Plans and Building Elevations shall be submitted for review and approval whenever a structure or number of structures are proposed for the development of a site.

18.23.120 – Colton Downtown Design Manual Reference.

The Colton Downtown Design Manual is a companion document to complement the Downtown Development Code, and has been prepared to establish an achievable vision, shape future development, and implement an action plan for Downtown Colton. Any future development plans within the Downtown must be consistent with the Colton Downtown Design Manual.

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF COLTON)

CERTIFICATION

I, CAROLINA R. PADILLA, City Clerk of the City of Colton, California, do hereby certify under penalty of perjury that the foregoing is a full, true and correct copy of **ORDINANCE NO. O-12-16,** and was duly passed, approved, and adopted by the City Council of the City of Colton at its Regular Meeting held on the **2nd day of August, 2016**, by the following vote to wit:

AYES:	COUNCILMEMBER	Toro, Jorrin, Navarro, Suchil and Mayor DeLaRosa
NOES:	COUNCILMEMBER	None
ABSTAIN:	COUNCILMEMBER	González
ABSENT:	COUNCILMEMBER	Bennett

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Colton, California, this _____ day of _____, _____.

_____
CAROLINA R. PADILLA
City Clerk
City of Colton, California

(SEAL)