



Planning Commission Staff Report

CITY OF COLTON
Development Services Department

MEETING DATE: November 11, 2025

FILE INDEX NUMBER: DAP25-0044

APPLICANT: Fahim Tanios

PROPERTY OWNER: Fahim Tanios

REQUEST: **One-Year Time Extension** request (*First Extension*) for approved (DAP-001-453) Conditional Use Permit to allow a 24-Hour, gasoline service station, drive-through car wash, and convenience store, and an Architectural and Site Plan Review to approve the site plan, site improvements, landscaping plans, and architectural elevations for the proposed retail sales (Indoors), convenience store, and gasoline service station with drive-through car wash.

ACTIONS:

APPLICATION FILED: 09/24/25

APPLICATION REVIEW COMMITTEE: N/A

PLANNING COMMISSION: 11/11/25; Recommendation: Approval; Decision: _____

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

PROPERTY INFORMATION:

1. Location: 2501 Reche Canyon Drive. Assessor's Parcel No APNs: 0284-211-70, 71, 72; 1178-371-27
2. Lot / Site Size: 2.90 Acres
3. Existing Land Use: Vacant
4. General Plan Land Use Designation: Reche Canyon Specific Plan
5. Zoning: Commercial
6. Historic District: None for both sites.

7. Surrounding Properties

	Existing Land Use	Zoning	General Plan Land Use
North	Residential	RCSP-R-E (Residential Estate)	Reche Canyon Specific Plan
South	Residential / County of San Bernardino	RCSP-Commercial / (Single Residential 1-Acre) and RS-1 (Single Family Residential 1-Acre)	Reche Canyon Specific Plan / VLDR (Very Low Density Residential)
East	Residential	Residential	Residential
West	Residential – County of San Bernardino	RS-1 (Single Residential 1-Acre)	VLDR (Very Low Density Residential)

Code Compliance:

2501 Reche Cayon Dr. – None

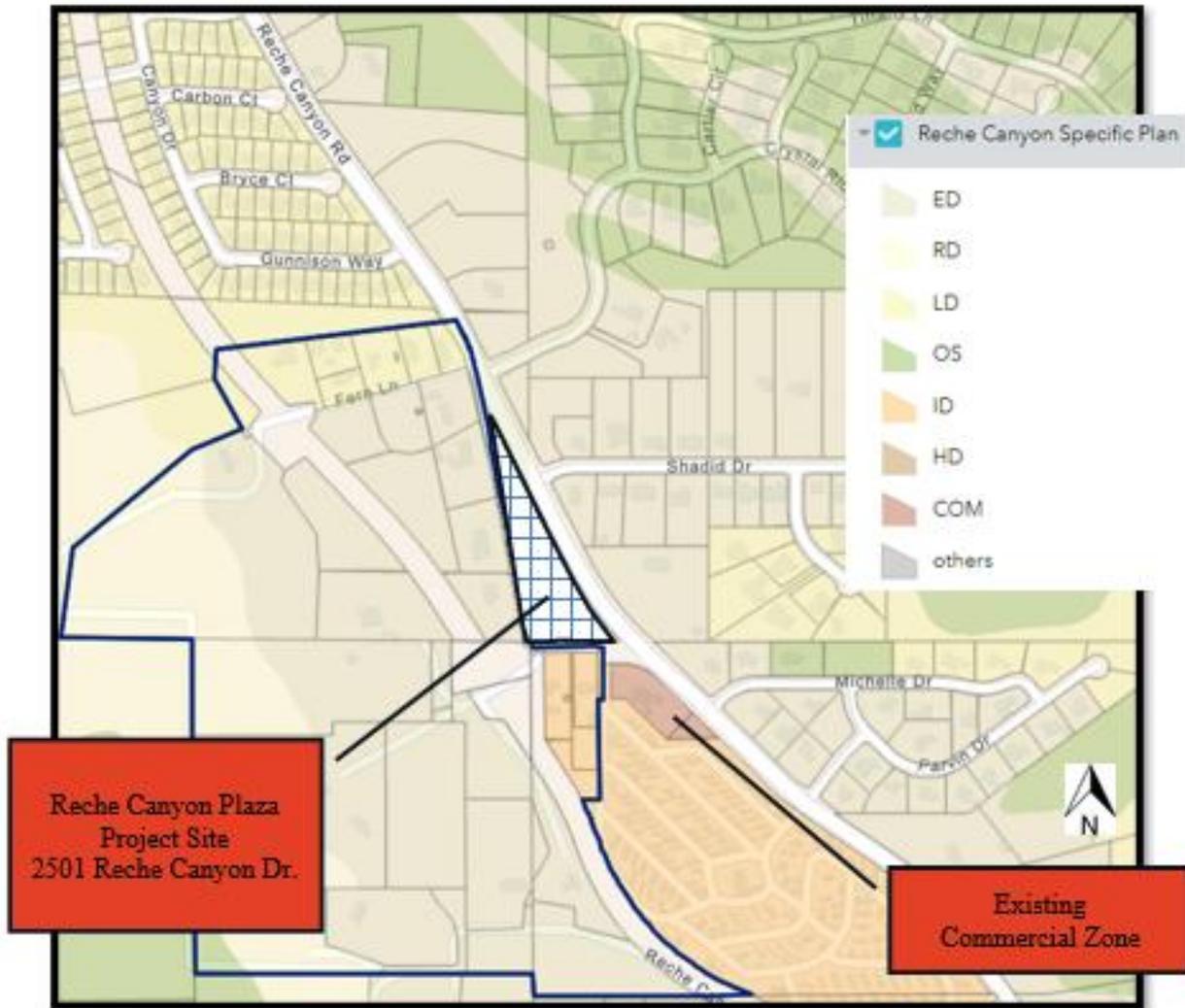
Past Business Occupancy Permit (BOP), Business License and Building Permits:

2501 Reche Cayon Dr. – None

Past Zoning Entitlements:

- 09-17-2024 The City Council approved Resolution Nos. R-93-24, O-12-24, R-94-24 & O15-24 and R-95-24 for DAP-001-453 which included Certification of the Final and Draft Environmental Impact Report (EIR), Specific Plan Amendment, General Plan Amendment, Change of Zone, Conditional Use Permit and Architectural and Site Plan Review.
- 06-11-2024 Planning Commission held a public hearing and voted 4-1-0 Recommending to the City Council Denial of the Project and all associated applications, including the request to Amend the Reche Canyon Specific Plan from Estate Density Zone to Commercial Zone.
- 05-25-2004 Planning Commission Approved Resolution No. R-07-04 approving Interpreting Ambiguities in the Reche Canyon Specific Plan related to the approval for new projects and construction projects.
- 02-05-1991 City Council Approved Ordinance No. O-18-90 approving Reche Canyon Environmental Impact Report (State Clearinghouse Number 88112813) and Reche Canyon Specific Plan, excluding the additional 2.9-acre commercial zoning (File Index No. D-60-90).
- 01-08-1991 Planning Commission reviewed Reche Canyon Environmental Impact Report (State Clearinghouse Number 88112813) and Reche Canyon Specific Plan (File Index No. D-60-90) recommending City Council Approval with recommended conditions of approval.

Site Aerial of Subject Site for 2501 Reche Canyon Dr.



The zoning map above provides the location of the proposed Specific Plan Land Use Map Change and project request.

Aerial of the site:
Subject site – 2.9 Acres

Existing
Commercial
Site – 1.06 Acres



Site size allows up to 6 potential lots – site may realistically accommodate 4 or 5 dwellings because of lot size, shape and location.

BACKGROUND

On September 17, 2024, the City Council approved the requested Specific Plan, General Plan, Zoning and project Conditional Use Permits and Architectural and Site Plan Review for the future gasoline service station with convenience store and car wash, and retail stores.

DISCUSSION

On September 24, 2025, the Applicant requested their First Extension of Time for the approval of the Conditional Use Permit and Architectural and Site Plan review (DAP-001-453 via CC Resolution No. R-93-24, O-12-24, R-94-24 & O15-24 and R-95-24).

The Applicant and their design professional have been in touch and working with staff on their construction plans since early 2025 and continue to move forward with their plans. The coordination for the off-site improvements is complicated in working with the City of Colton and San Bernardino County Public Works staff.

The Applicant is requesting a time extension of the Planning Commission approval for "one (1) year extensions," staff recommends approving a one-year time extension to September 19, 2026. If the applicant needs more time a second extension will be required and an explanation of the status of compliance will be required. A total of four-time extensions is permitted by Code. In the attachments the unsigned City Council Resolution is attached. Staff is working with City Clerk's office to complete the final signed resolutions.

The Zoning Code allows for a maximum of four extensions that may be granted by the Planning Commission. The Planning Commission may grant the one-year extension if it finds there is "good cause," which is the sole discretion of the Planning Commission pursuant to the Zoning Code Section cited below.

18.58.070. Expiration of land use entitlements. Any land use entitlement described in this chapter granted by the Commission becomes subject to revocation or surrender if not exercised within one year of the date of approval thereof. Upon written application by the applicant or property owner filed prior to the expiration of the approved land use entitlement, the time at which the land use entitlement expires may be extended by the Commission for an additional one-year period, at a time, for good cause. The existence of "good cause" will be determined at the sole discretion of the Commission. No more than four extensions may be granted for any approved land use entitlement. Upon written application by the applicant or property owner filed prior to the expiration of the land use entitlement, the approved land use entitlement shall automatically be extended for thirty days or until the application for extension is approved or denied, whichever occurs first. All requests for extension shall be acted upon by the Commission on the consent calendar.

ENVIRONMENTAL DETERMINATION:

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

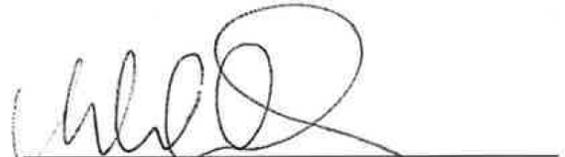
RECOMMENDATION

Staff recommends that:

The Planning Commission approve *First Extension* of Time for DAP-001-453, which will set a new expiration date of September 17, 2026. Approved City Council Resolutions shall remain in effect with this one-year time extension.



Prepared By:
Mario Suarez, AICP, CNU-A
Planning Manager



Reviewed By:
Heidi Duron, MPA,
Development Services Director

Attachments

1. Applicant's Request for Extension
2. September 19, 2024, City Council Staff Report
3. City Council Resolution No. R-95-24, Conditions of Approval for CUP and Arch. & Site Plan Review.

Applicant's Request for Extension
ATTACHMENT 1

FAHIM TANIOS & RAMZY HANNA
1518 CASCANTE CT. REDLANDS, CA 92373
FAHIM TANIOS
(909) 228-2921
FAHIMTANIOS@HOTMAIL.COM

09/24/2025

Mario Suarez, AICP, CNU-A
Development Services Department
Planning Division
City of Colton
659 N. La Cadena Drive, Colton, CA 92324

Subject: Request for Extension of Conditional Use Permit (Reche Canyon Commercial DAP-001-453)

Dear Mario Suarez,

On behalf of Fahim Tanios and Ramzy Hanna, I respectfully submit this request for an extension of Conditional Use Permit (Reche Canyon Commercial DAP-001-453) for the project located at along Reche Canyon and Old Reche Canyon with an APN # 117-837-127, 028-421-170, 028-421-171, 028-421-172.

We are diligently working to complete all required construction documentation to move the project forward. This includes the full preparation and coordination of architectural, landscape, civil engineering, and traffic design packages. Due to the comprehensive nature of these documents and the need for careful review and integration among all disciplines, additional time is required to finalize the submittals.

Granting this extension will allow us to complete the construction documents in accordance with City standards and ensure that the project proceeds smoothly through plan check, permitting, and eventual construction.

We kindly request an extension of 12 months to allow for the completion of these efforts.

Thank you for your consideration of this request. Please let me know if any additional information or supporting documentation is required.

Sincerely,

Fahim Tanios, Partner



Date: 09/24/2025

**September 19, 2024, City Council Staff
Report
ATTACHMENT 2**



ITEM NO. 1

STAFF REPORT

DATE: SEPTEMBER 17, 2024

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: BILL SMITH, CITY MANAGER

PREPARED BY: HEIDI DURON, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: TIME AND PLACE FIXED TO CONSIDER A PUBLIC HEARING CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE # 2019039115) FOR THE RECHE CANYON PROJECT; ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM; FOR A REQUEST FOR AN AMENDMENT TO THE RECHE CANYON SPECIFIC PLAN TO CHANGE THE ONSITE LAND USE DESIGNATION FROM ESTATE DENSITY (RESIDENTIAL) TO COMMERCIAL, A CONDITIONAL USE PERMIT TO ALLOW A 24-HOUR, GASOLINE SERVICE STATION, DRIVE-THROUGH CAR WASH, AND CONVENIENCE STORE, AND AN ARCHITECTURAL AND SITE PLAN REVIEW TO APPROVE THE SITE PLAN, SITE IMPROVEMENTS, LANDSCAPING PLANS, AND ARCHITECTURAL ELEVATIONS FOR THE PROPOSED RETAIL SALES (INDOORS), CONVENIENCE STORE, AND GASOLINE SERVICE STATION WITH DRIVE-THROUGH CAR WASH ON PROPERTY MEASURING APPROXIMATELY 2.90 ACRES LOCATED AT 2501 RECHE CANYON ROAD; AND FOR A GENERAL PLAN AMENDMENT TO CHANGE EXISTING LAND USE FROM GENERAL COMMERCIAL TO MIXED-USE DOWNTOWN AND CHANGE OF ZONE FROM C-2 (GENERAL COMMERCIAL) TO M-U-D (MIXED-USE DOWNTOWN) AT 645 S. 7TH STREET (FILE INDEX NUMBER DAP-001-453).

RECOMMENDED ACTION

Staff recommends that the City Council take the following action:

Adopt Resolution No. R-92-24 a Resolution of the of City Council of the City of Colton Denying an Ordinance for Reche Canyon Specific Plan Amendment to Change the Land Use Designation From Estate Density (Residential) To Commercial. (FILE INDEX NUMBER DAP-01-453).

BACKGROUND

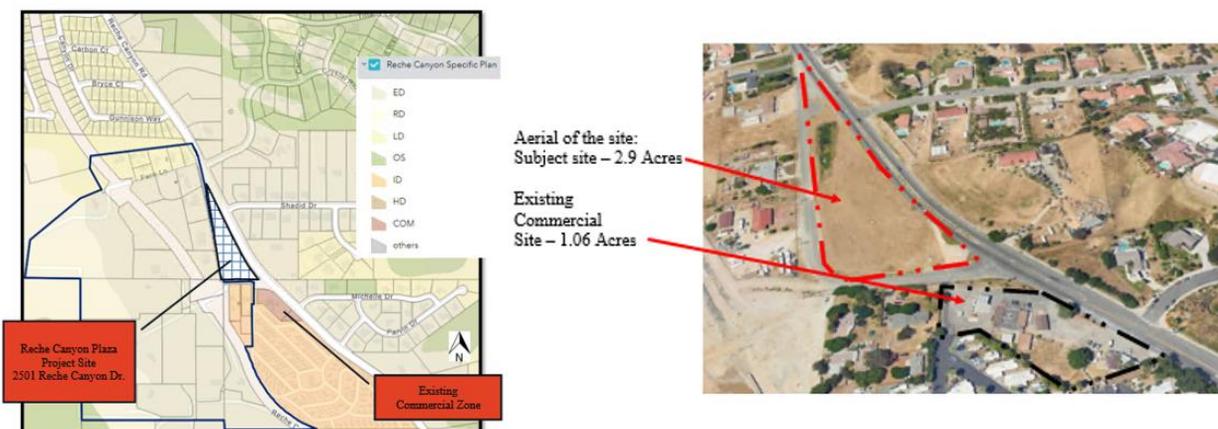
The project site is located in the southeast corner of the City, on the west side of Reche Canyon Road just south of Crystal Ridge Lane. The approximate 2.90-acre site includes four parcels, (Assessor's Parcel Numbers [APNs] 0284-211-70, 71, 72, and 1178-371-27.). The triangular shaped site was created because of the realignment of Reche Canyon Road.

In 1990-1991 when the Reche Canyon Specific Plan (RCSP) was approved, the subject property was considered as part of the adoption of the RCSP. On February 5, 1991, the City Council adopted Ordinance No. O-18-90 approving the Specific Plan, excluding the additional 2.9-acre commercial proposal of the RCSP. The primary reason for the change was traffic and **Attachments 1 and 2** provide background on former request to designate the subject property to "Commercial" during consideration of the original RCSP. The subject site was denied in 1991 for a change from residential to commercial land use because of traffic and land use compatibility.

On September 7, 2017, the application was submitted to the City Development Services Department for a commercial project within the RCSP. The RCSP allows for the City to consider such expansion pursuant to Section 4.3 (Permitted Land Use Categories of the RCSP):

"This land use classification will permit continued operation of the small commercial cluster along Reche Canyon Road near the mobile home park, and possible expansion of commercial uses across Reche Canyon Road along the proposed new alignment. The land between the present Reche Canyon Road and the proposed new alignment east of the hill at the mouth of the canyon could be redesigned from Estate Density to Commercial to help finance the realignment of Reche Canyon Road. Commercial uses will be limited to neighborhood serving businesses such as small restaurants, gas, food and sundries, and other services typically serving a neighborhood rather than a whole community." (RCSP, page 37)

The project site location is below – 2501 Reche Canyon Drive:



The application to develop the commercial project includes five major zoning entitlements to allow the commercial project:

- **Specific Plan Amendment** to the Reche Canyon Specific Plan (originally adopted in 1991) to change an existing Residential Estate Density Zone to Commercial Zone.
- **General Plan Amendment and Change of Zone** was also included to address recent state law (Senate Bill 330) requiring “Zero Net Loss” of residential density. When residential density is removed it must be replaced in another part of the City. Therefore, a General Plan Amendment and Rezone to property at 645 S. 7th Street is also proposed to change the existing C-2 (General Commercial) Zoning to M-U/D (Mixed-Use Downtown).
- **Conditional Use Permit** to allow a 24-hour, gasoline service station, drive-through car wash, and convenience store as required by the RCSP.
- **Architectural and Site Plan Review** to approve the site plan, site improvements, landscaping plans, and architectural elevations for the proposed retail sales (indoors), convenience store, and gasoline service station with drive-through car wash on property measuring approximately 2.90 acres located at 2501 Reche Canyon Road.

Because the applicant’s application includes removal of a residential zone that may accommodate up to 5 dwelling units, a replacement property is required to comply with Senate Bill 330. This is also known as a zero net loss of residential units. Therefore, if the City Council is going to overturn the Planning Commission’s decision, the City Council will also need to act on the General Plan Amendment and Change of Zone for property located at 645 S. 7th Street.

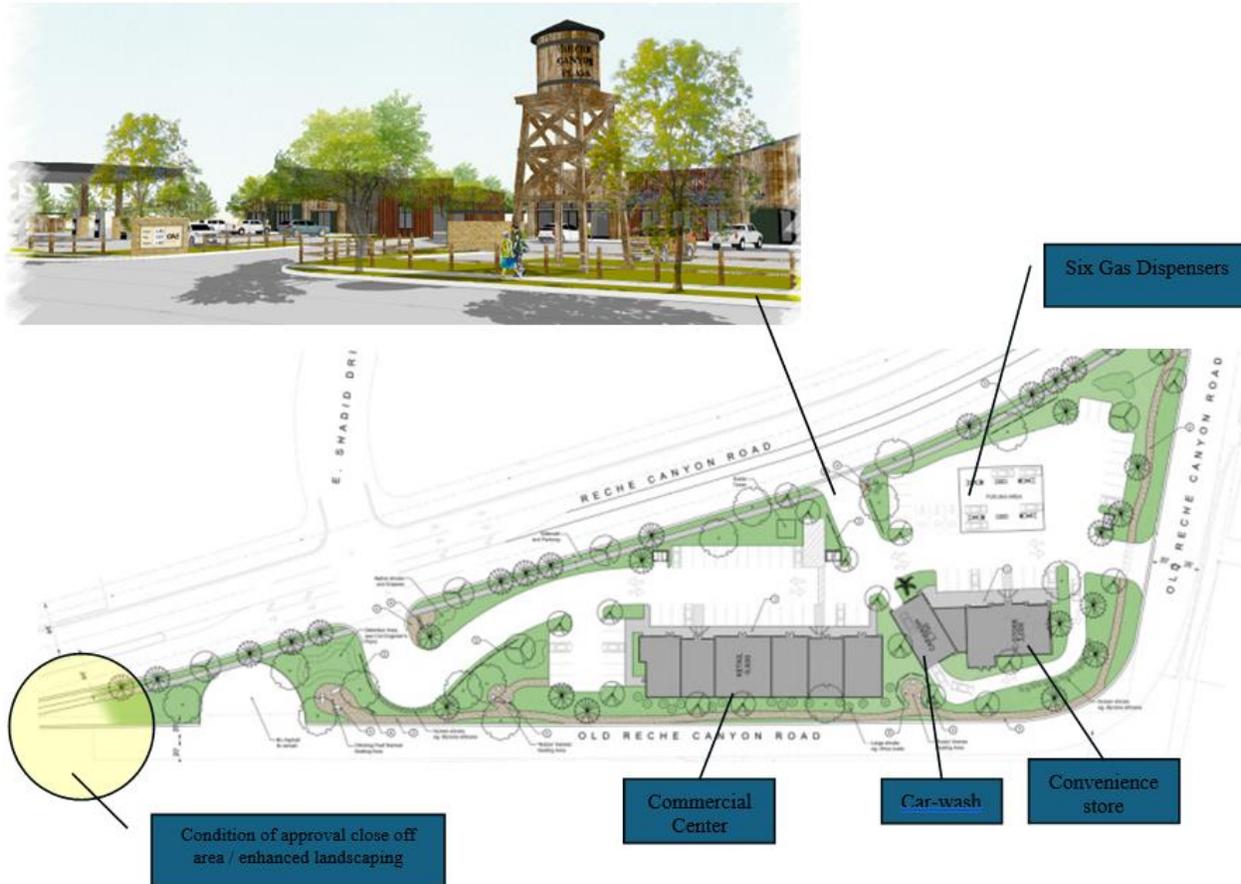
The location of the General Plan Amendment for 645 S. 7th Street is below – Zoning Map is on the left and the general aerial is below – This property may accommodate up to 10 dwelling units:



ISSUES/ANALYSIS

The Project. The Applicant is proposing to develop a gasoline station with six fueling dispensers, 3,275 square foot convenience store and a single car drive-through car wash. The project also includes the development of a 9,484 square foot single story commercial center which will accommodate approximately six commercial rental spaces. The project complies with Commercial Development Standards and includes half street improvements along the entire perimeter of the project site including curb, gutter, sidewalk and a horse trail area as required by the Reche Canyon Specific Plan. The project is also required to install two electric vehicle charging stations.

Exhibit 1.0 below is a bird's eye view of the project – North direction is to the left and perspective traveling into the center from Reche Canyon Dr., one of two primary driveways.



The commercial retail center is a single-story building 17 feet 8-inches to 20 feet in height and there are some decorative parts of the project that are 26 feet in height. The maximum height of residential building is 35-feet in height. Most of the rear area facing the residential will be 17 feet and 8-inches in height with a trail system and landscaping.



Noise generated by the car wash will need to be mitigated with the installation of a 9-foot-high acoustic wall between the residential and car wash entry, which can also be accommodated with a three-foot berm and wall totaling 9 feet in height.

The proposed project architecture is a rustic farmhouse design that will compliment a rural character for the

area with no specific architecture or specific building type, but certainly unique to the Reche Canyon area that includes both rural development patterns and more modern conventional residential subdivisions with modern sidewalks, curb and gutter. (See **Attachments 11-14**)

Traffic/Circulation. There would be two primary access points to the project site, both off of Reche Canyon Road. The first would be in the central portion of the project site off Reche Canyon Road along the eastern frontage of the project site. This access would provide right in/right out access only. The second access point would be at the southern end of the property, where the project would construct a driveway onto the Old Reche Canyon Road. The project would also provide an access driveway at the north end of the property. This north access driveway at the T-Intersection of Shadid Drive and Reche Canyon Road would be for emergency access only.

The project will be adding a second southbound through lane along Reche Canyon Road between Crystal Ridge Lane and Old Reche Canyon Road. The second southbound lane will be tapered back to one lane south of the intersection of Reche Canyon Road/Michelle Drive south of the project site. The project will also add a Two-Way Left Turn Lane (TWLTL) median at the intersection of Reche Canyon Road/Shadid Drive. The TWLTL will extend from the north end of the southbound left turn lane at this intersection and will continue up to 150 feet south of this intersection, with provision of merging lane for the westbound left-turn traffic from Shadid Drive. Additionally, the project would include the installation of a signal at the Reche Canyon Road/Old Reche Canyon Road intersection. The project would also contribute its fair share responsibility for installing a signal and restriping the existing Two-Way Left Turn Lane (TWLTL) to a southbound left turn lane to provide approximately 100 ft. of vehicle storage length at Reche Canyon Road/Crystal Ridge Lane intersection. The street improvements also include a deceleration and acceleration lane from Shaded Drive, plus additional left turn acceleration lane from Shadid Drive which was incorporated after the Reche Canyon Traffic Ad-Hoc Committee Meeting.

The installation of two (2) Traffic Signals at the developer's full upfront financial cost located at Reche Canyon Road/Crystal Ridge Lane and Reche Canyon Road/Old Reche Canyon Road is

required. For the latter signal, the developer can enter into a reimbursement agreement in accordance with CMC 12.32.110 – Reimbursement for oversized or prior to constructed improvements to be reimbursed for applicable and city approved non-fair share costs; however, the developer shall be responsible for fronting all upfront costs prior to City Building Occupancy Permit.

While the applicant is only required to pay its fair share of the traffic signal at Crystal Ridge and Reche Canyon Drive, it will be required to have the signal constructed and operational prior to issuance of a Building Occupancy Permit for the Commercial Project Development and additional funding to construct the traffic signal be reimbursed with new City projects. The developer will be responsible for upfront costs of the two traffic signals and other street improvements as part of the project approval. On January 25, 2024, the project was scheduled and discussed at the Reche Canyon Traffic Ad-Hoc Committee meeting. There were a couple of changes made to the site plan and street improvement plan along Reche Canyon Drive because of the meeting which included:

- Addition of an acceleration lane turning left from Shadid Drive. This would require a portion of the center medium to be removed.
- Incorporation of an equestrian trail along Old Reche Canyon Drive.
- Condition for the applicant to complete a landscaped and appropriate street closer at the end of Old Reche Canyon Drive and New Reche Canyon Drive, subject to review and approval by the City Engineer, and Development Services Director.

Several community meetings were held in Reche Canyon community facilities and more recent community meeting and Planning Commission study session were held to discuss the project from 2019, 2023 and 2024. The latest meeting held early this year included a Planning Commission Study Session held on December 12, 2023, Reche Canyon Traffic Ad-Hoc Committee meeting held on January 25, 2024, and final Public Hearing with the Planning Commission meeting held on June 11, 2024 (**Attachment 3, 4, & 5**). Correspondence in favor and opposing is attached (**Attachments 8 and 9**).

Environmental Determination. An Environmental Impact Report (EIR), State Clearinghouse No. 2019039115, with appropriate findings and Mitigation Monitoring and Reporting Program is proposed for adoption by the City Council pursuant to Section 15070 and 15074 of the Guidelines of the Environmental Quality Act (CEQA) if the City Council decides to approve the project (**See Attachment 10**). The EIR concluded that all impacts could be mitigated to a less than significant level, therefore a Statement of Overriding Considerations was not prepared for this Project.

The Final Environmental Impact Report (EIR) for the proposed Reche Canyon Plaza Project was published on May 29, 2024 and made available to the public via the City Environmental Documents Website, hard copies were provided with the City's Main Library, City Hall Information Booth, and Development Services Public Counter. Staff also announced the Final EIR publication on the City's Facebook page. The primary objectives of the EIR process under

the California Environmental Quality Act (CEQA), Public Resources Code (PRC), Division 13, are to inform decision makers and the public about a project's potential significant environmental effects, identify possible ways to minimize significant effects, and consider reasonable alternatives to the project. The Final EIR is composed of the Draft EIR, Technical Appendices, comments received during the public review period, responses to those comments, and an Errata section that clarifies, amplifies, or makes minor modifications to the Draft EIR text. The Draft EIR and Technical Appendices are provided in Appendix A of the Final EIR.

As prescribed by the California Code of Regulations (CCR), Title 14, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act, Sections 15088 and 15132, the Lead Agency, the City, is required to evaluate comments on environmental issues received from persons and agencies that reviewed the Draft EIR and provide written responses to those comments as part of the Final EIR. This Response to Comments document, together with the Draft EIR, will comprise the Final EIR for this project. The Final EIR hard copy is available for review at the City's main library and at the Development Services Department front counter. An electronic copy is available at the following website link: <https://www.ci.colton.ca.us/779/Environmental-Documents>

Responses to Comments: Nineteen comment letters were received during the public review period. Three comment letters were received from two County of San Bernardino (County) agencies and tribal government. The remaining 16 comment letters were received from members of the general public. The Final EIR organizes each of the comments and responses. Some public comments received on the Draft EIR may be outside the scope of the EIR evaluation of environmental impacts or are opinions without evidentiary basis. For non-environmental comments, such as questions or concerns on other planning or socioeconomic issues, or comments that offer the commentator's opinions in support of or opposition to the project itself, no change to the Final EIR is required.

The comments were diverse and included a mix of concerns about the project. There were comments related to biological resources, traffic/circulation, wildlife species, concerns of removal of food and water resources, and other similar concerns. It is always encouraged for commenters to submit the basis for their comments and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Many of the comments did not provide basis or supporting information to about their concern. However, this does not mean that the area was avoided or ignored, but no supporting information about the concern and no other supporting facts about a concern makes it difficult for staff and environmental consultant to recognize the comment as an adverse impact from development of the Project. The project does include a list of mitigation measures which has also been organized and provided as a Mitigation Monitoring and Reporting Program if the Planning Commission considers recommending City Council approval of the Project.

The issues with traffic/circulation were amongst the most received comments. The response from the City's Environmental Consultant, LSA, noted that "*The safety analysis concluded that the*

existing accident rate in the study area is lower than the State average. The safety analysis also concluded that project traffic would not significantly change the traffic flow pattern within the neighborhood, nor would it increase the traffic collision rate. Furthermore, the safety analysis concluded that project's proposed improvements and design features would enhance safety along the project frontage."

Planning Commission Decision. On June 11, 2024, the Planning Commission held a public hearing and voted 4-1-0 Recommending to the City Council Denial of the Project and all associated applications, including the request to Amend the Reche Canyon Specific Plan from Estate Density Zone to Commercial Zone. The primary reasons for the Commission's recommendation to deny the requested land use change include land use incompatibility with existing surrounding uses, placement of commercial property would eventually be a problem with noise, lighting, and further exacerbating existing traffic congestion of the area. All of the zoning entitlements described above move forward with the Planning Commission's recommendation for denial and alternative recommendations provided as a standard practice. Planning Commission executed Resolution Number R-11-24 is in **Attachment 6**.

If the project was going to be considered for approval the Planning Commission provided the following comments that the City Council should consider:

- Not approve 24-hour gasoline station hours by restricting hours of operation from 6:00 a.m to 10:00 p.m.
- Increase the number of charging stations on the site to equal the same amount of gasoline pump stations. (six fueling dispensers are proposed)
- Consideration of allocating a future commercial tenant space for Police Substation/Community Room.
- Consider looking into capturing property tax from the project to go back directly to Reche Canyon Area.

Subsequent to the Planning Commission hearing, the applicant also generated a Fiscal Revenue Analysis prepared by Development Planning & Finance Group (DPFG). DPFG, founded in 1991, is a transaction oriented real estate consulting firm with a focus on a public finance and the fiscal, economic, and financial impacts of development. (**Attachment 7**) More information about this firm may be found at the following website: <https://www.dpfg.com/>

FISCAL IMPACTS

If the project moves forward for approval, building permit fees and annual sales tax will be generated by project. Temporary new jobs will be created during construction of the project and additional minor employment opportunities will be created by new gasoline services station and new small commercial retail/services added to the area by this construction project. An increase in property value is also anticipated with the construction of this project.

ALTERNATIVES

- Provide staff with alternative direction or

See attachments 15 through 19 below:

- Adopt Resolution Nos. R-93-24, a Resolution of the City Council of the City of Colton certifying the Environmental Impact Report (State Clearinghouse # 2019039115) for the Reche Canyon Plaza Project; adopting findings pursuant to the California Environmental Quality Act; and adopting a Mitigation Monitoring and Reporting Program. (FILE INDEX NUMBER DAP-001-453); and
- Adopt Ordinance No. O-12-24 an Ordinance of the City Council Approving an Ordinance for Reche Canyon Specific Plan Amendment to Change the Land Use Designation from Estate Density Zone to Commercial Zone. (FILE INDEX NUMBER DAP-001-453); and
- Adopt Resolution No. R-94-24 a Resolution of the City Council of the City of Colton Amending the Colton General Plan Land Use Element changing the Land Use of Parcel 0163-172-48 or 645 south 7th street from General Commercial to Mixed-Use Downtown. (FILE INDEX NUMBER DAP-001-453); and
- Adopt Ordinance No. O-15-24 an Ordinance of the City Council of the City of Colton amending section 18.06.020 (Official Zoning Map) changing Parcel 0163-172-48 from C-2 (general commercial) to M-U/D (Mixed Use Downtown) for Assessor Parcel Number 0163-172-48 or 645 South 7th Street. (FILE INDEX NUMBER DAP-001-453); and
- Adopt Resolution No. R-95-24 a Resolution of the City Council of the City of Colton approving Conditional Use Permit (DAP-001-453) to allow a 24-hour, gasoline service station, drive-through car wash, and convenience store, and an Architectural and Site Plan Review to approve the site plan, site improvements, landscaping plans, and architectural elevations for the proposed retail sales (indoors), convenience store, and gasoline service station with drive-through car wash on property measuring approximately 2.90 acres located at 2501 Reche Canyon Road. (FILE INDEX NO. DAP-001-453)

ATTACHMENT

1. Attachment 1_12-4-1990_Reche Canyon SP Commercial
2. Attachment 2_1-15-1991_Reche Canyon SP_Commercial
3. Attachment 3_Draft Meeting Minutes of the Reche Canyon Traffic Ad-Hoc Committee_01-25-24
4. Attachment 4_Planning Commission Draft Meeting Minutes_June 11, 2024
5. Attachment 5_Planning Commission Reso No. R-11-24

6. Attachment 6_Correspondence from Applicant_In Favor of Project_6-10-24
7. Attachment 7_Emails Received for June 11, 2024 PC_Opposing Project
8. Attachment 8_Applicant's_Fiscal Revenue Analysis_9.3.2024
9. Attachment 9_City Council Reso No. R-92-24_Denial
10. Attachment 10_Final EIR and Mitigation Monitoring and Reporting Program
11. Attachments 11-14_Project Plans_Renderings_DAP-001-453
12. Alternative Action Attachment 15_CC Reso_R-93-24_DAP-001-453_Final EIRv1
13. Alternative Action Attachment 16_CC Ordinance_O-12-24_DAP-001-453_SP Amend
14. Alternative Action Attachment 17_CC Reso_R-94-24_DAP-001-453_GPA
15. Alternative Action Attachment 18_CC Ordinance_O-15-24_DAP-001-453_Change of Zone
16. Alternative Action Attachment 19_CC Reso_R-95-24_DAP-001-453_Arch and Site_CUP

**City Council Resolution No. R-95-24,
Conditions of Approval for CUP and
Arch. & Site Plan Review.**

ATTACHMENT 3

RESOLUTION NO. R-95-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLTON APPROVING CONDITIONAL USE PERMIT (DAP-001-453) TO ALLOW A 24-HOUR, GASOLINE SERVICE STATION, DRIVE-THROUGH CAR WASH, AND CONVENIENCE STORE, AND AN ARCHITECTURAL AND SITE PLAN REVIEW TO APPROVE THE SITE PLAN, SITE IMPROVEMENTS, LANDSCAPING PLANS, AND ARCHITECTURAL ELEVATIONS FOR THE PROPOSED RETAIL SALES (INDOORS), CONVENIENCE STORE, AND GASOLINE SERVICE STATION WITH DRIVE-THROUGH CAR WASH ON PROPERTY MEASURING APPROXIMATELY 2.90 ACRES LOCATED AT 2501 RECHE CANYON ROAD. (FILE INDEX NO. DAP-001-453)

WHEREAS, a **Conditional Use Permit** to allow a 24-hour, gasoline service station, drive-through car wash, and convenience store, and an **Architectural and Site Plan Review** to approve the site plan, site improvements, landscaping plans, and architectural elevations for the proposed retail sales (indoors), convenience store, and gasoline service station with drive-through car wash on property measuring approximately 2.90 acres located at 2501 Reche Canyon Road. (APN: 0284-211-70, 71, 72, 1178-371-27); and

WHEREAS, on June 11, 2024, the City of Colton Planning Commission conducted a duly noticed public hearing on the Application and all persons wishing to testify in connection with the proposed Application were heard, and the Application was comprehensively reviewed and recommended for denial; and

WHEREAS, September ___, 2024, the City Council conducted a duly noticed public hearing on the Application and all persons wishing to testify in connection with the proposed Application were heard, and the Application was comprehensively reviewed and approved by the City Council, subject to findings and conditions of approval within; and

WHEREAS, A Final Environmental Impact Report (EIR), State Clearinghouse No. 2019039115, with appropriate findings and Mitigation Monitoring and Reporting Program pursuant to Section 15070 and 15074 of the Guidelines of the Environmental Quality Act (CEQA); and

WHEREAS, Pursuant to the California Environmental Quality Act (“CEQA”), an Initial Study was prepared of the potential environmental effects of the project. Based on the findings contained in that Final Environmental Impact Report / Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Final Environmental Impact Report was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Final Environmental Impact Report of the project for 2501 Reche Canyon Drive and 645 South 7th Street as recommended for adoption in R-10-24; and

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

THE CITY COUNCIL OF THE CITY OF COLTON DOES HEREBY RESOLVE AS FOLLOWS:

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SECTION 1. The recitals above are true and correct and are incorporated into this Resolution by reference as findings of fact.

SECTION 2. Based on the entire record before the City Council and all written and oral evidence presented, including the staff report, the City Council, in accordance with the Colton Municipal Code, makes the following findings for approval of the Conditional Use Permit (DAP-001-453):

1. *That the proposed use is accord with the General Plan, the objectives of this title, and the purposes of the zone in which the site is located;* The proposed remodeled gas station/carwash is consistent with the following General Plan Update Goals and Objective Policies:
 - A. **Goal LU-1: Achieve a balance of land use types that create diverse opportunities for housing, employment, commerce, recreation, and civic engagement,** in that the new commercial development will provide a more balanced land use type by adding new gasoline station with car wash and additional neighborhood retail opportunities for the surrounding City and County residential areas.
 - B. **Goal LU-3: Ensure a strong and diversified economic base to provide for fiscal stability and sustainability,** in that the commercial project clusters gasoline services to expand both gasoline and electric charging services to the neighborhood and provides additional commercial services such as added self-service car wash. The project is one that may lead to a stronger and more diversified economic base and provide additional landscaping, equestrian trail surrounding the new commercial use, and completion of several street improvements including adding two traffic signals, street paving, curb, gutter, sidewalks and new landscaping.
 - C. **Policy LU-5.6: Require detailed air quality and climate change analyses for all applications that have the potential to adversely affect air quality and incorporate the analyses into applicable CEQA documents. Projects with the potential to generate significant levels of air pollutants and greenhouse gases, such as manufacturing facilities and site development operations, shall be required to incorporate mitigation into their design and operation, and to utilize the most advanced technological methods feasible** in that the project is Draft EIR includes air quality and greenhouse gas (Climate Change) analyses. The analysis show that no mitigation measures are required.
 - D. **Policy LU-5.7: Work with the South Coast Air Quality Management District and the Southern California Association of Governments to implement the Air Quality Management Plan (AQMP) and Regional Transportation Plan/Sustainable Communities Strategy, with the objective of meeting federal and state air quality standards for all**

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pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP in that the project is consistent with Air Quality Management District and Regional Transportation Plans / SCS Plans as shown in Section 4.3.6.1 of the Final EIR adopted by Resolution R-10-24.

E. Goal LU-9: Maintain a diverse mix of commercial uses that benefit the community in terms of needed commercial services, tax revenue, and employment opportunities, in that the proposed commercial project provides a mix of commercial uses compatible with the surround existing gasoline services, restaurant and retail commercial uses just south of the subject property along Reche Canyon Drive. The proposed gas station/carwash with 24-hour services for gas services and reduced hours for carwash services would offer goods and alternative services for the residents of Colton and to existing pass by traffic that is partially provided by existing gasoline services with small retail store within the Reche Canyon Specific Plan Area. The new commercial will also include substantially more on-site landscaping, an equestrian trail, and several street improvements for the area along Reche Canyon Road and Old Reche Canyon Road.

F. Policy LU-9.3: Encourage a unified architectural character in commercial areas, and vigorously enforce commercial land use standards, including but not limited to landscaping, signage, and property maintenance to enhance the visual appearance of the City's commercial areas, in that the proposed commercial project includes a rural / farm style architecture compatible with the Reche Canyon Specific Plan including the development of street, sidewalk, landscaping, trails, two traffic signals, and other improvements to the area.

2. *That the proposed Use will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;* the proposed use is similar and consistent with existing commercial uses within the Reche Canyon Community and will be required to comply with all City Codes, obtain permits, comply with Mitigation and Monitoring Reporting Program and complete inspections prior to final permit approvals. Conditions have been placed on the project that will address public health, safety or welfare or materially injurious situations to properties or improvements in the vicinity of the project location.

3. *That the proposed use complies with each of the applicable provisions of this title;* The use conforms to the requirements of the Colton Zoning Code, as conditioned. The subject property is proposed to be zoned Commercial within the Reche Canyon Specific Plan and the proposed use is subject to approval of the proposed Final Environmental Impact Report which includes Mitigation Monitoring and Reporting Program and zoning entitlements which include the conditions of approval for the project.

SECTION 3. Based on the entire record before the City Council and all written and oral

1 evidence presented, including the staff report, the City Council, in accordance with the Colton
2 Municipal Code, makes the following findings for approval of the **Architectural and Site Plan**
3 **Review:**

- 4 1. ***The provisions for vehicular parking and for vehicular and pedestrian circulation***
5 ***on the site, and onto adjacent public right-of-way will not create safety hazards;***
6 The proposed gas station/carwash and commercial building will provide adequate
7 circulation and parking for the use. The site provides 67 standard parking spaces
8 and handicapped accessible parking spaces that exceeds the 51 parking space
9 requirement.
- 10 2. ***The bulk, location and height proposed will not be detrimental or injurious to***
11 ***other development in the neighborhood or will result in the loss of or damage to***
12 ***unique natural or topographic features of the site that are important to the***
13 ***environmental quality of life for the citizens of Colton, and the development is***
14 ***feasible in a manner that will avoid such detrimental or injurious results or such***
15 ***loss or damage;*** The proposed gas station/carwash meets all the requirements, as
16 conditioned, of the C-2 (General Commercial) Zone and the proposed project will
17 not create any significant environmental impacts affecting the citizens of Colton or
18 those working in the adjacent commercial zones that would result in any significant
19 impacts related to air quality, water quality, noise, or traffic.
- 20 3. ***The provisions for on-site landscaping do provide adequate protection to***
21 ***neighboring properties from detrimental features of the proposed development***
22 ***that could be avoided by adequate landscaping;*** The proposed project will provide
23 new landscaping on the site that measures approximately percent of the site which
24 exceeds the minimum 15 percent zoning code requirements not required for projects
25 in Reche Canyon Commercial Districts. The project commercial buildings are also
26 low-profile single story averaging a height of 20 feet. The range of the building
27 height is 17 feet to 26 feet. The 26 feet areas are architectural features for building
28 designs that are designed to be balanced with the architecture of the building which
are averaging around 20 feet in height. No windows or other customer access faces
the residential properties located to the west of the project site along Old Reche
Canyon Drive.
4. ***The provisions for exterior lighting are adequate for human safety and will not***
diminish the value and/or usability of adjacent property; The project site is will be
improved with on-site lighting and proposed to provide lighting on the proposed
new gasoline canopy, convenience store, car wash and overall parking and site plan
of the proposed commercial development. A photometric drawing is required for
review and approval as part of the Building Permit Plan Check process as included
in Condition No. __ of this Planning Commission Resolution.
5. ***The exterior design of the buildings and structures will not be injurious or***
detrimental to the environmental or historic features of the immediate
neighborhood in which the proposed development is located and will not cause
irreparable damage to property in the neighborhood, to the City and to its citizens;
The project site, street, and traffic signals and other improvements for the

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Commercial Project will be designed to comply with all City building and fire codes. The project street improvements will also be required to comply with all Public Works street standards and requirements. The project improvements will beautify the area and provide traffic calming to the area in providing needed traffic improvements along Reche Canyon Drive and Old Reche Canyon Drive.

6. *The proposed development will not impose an undue burden upon off-site public services, including sewer, water and streets, which conclusion shall be based upon a written report of the City Engineer; and there is no provision in the capital works program of the City to correct the specific burden within a reasonable period after the development will be completed;* The project is required to meet all requirements of the Colton Public Works Department including reconstructing missing or broken, chipped, or otherwise damaged street improvements consisting of curb, gutter, sidewalk, A.C. pavement, driveway approaches, handicap access ramps, streetlights, street trees, street signs, and roadway striping, etc., as per City of Colton Standard Specifications and other federal, state and local codes.

SECTION 4. Based upon the findings set forth in Section 2 and 3 of this Resolution, the City Council hereby recommends approval of Final Environmental Impact Report and Mitigation Monitoring and Reporting Program as approved within Resolution No. R-XX-24.

SECTION 5. Based upon the findings set forth in Sections 2, 3, and 4 of this Resolution, the Planning Commission hereby approves Conditional Use Permit and Architectural & Site Plan Review, DAP-001-453, subject to the attached conditions of approval (Exhibit “A”).

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

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

SECTION 5. The City Clerk shall certify the adoption of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this ___ day of September, 2024.

FRANK NAVARRO, Mayor

1 ATTEST:

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STEPHANIE M. VARGAS
Deputy City Clerk

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EXHIBIT "A"
CONDITIONS OF APPROVAL

THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN THE FOLLOWING CONDITIONS OF APPROVAL FOR PLANNING CASE # DAP-001-453

HOLD HARMLESS

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

PLANNING DIVISION (909) 370-5079

1. This approval is for a **Conditional Use Permit** and **Architectural & Site Plan Review** (File Index No. DAP-001-453) to allow a 24-hour, gasoline service station, drive-through car wash, and convenience store, and an **Architectural and Site Plan Review** to approve the site plan, site improvements, landscaping plans, and architectural elevations for the proposed retail sales (indoors), convenience store, and gasoline service station with drive-through car wash on property measuring approximately 2.90 acres located at 2501 Reche Canyon Road.
2. Any requests for modifications, including any deviation from the approved plans and/or conditions of approval, shall be submitted to the Development Services Director for review, prior to implementation of the modification. Significant deviations from the approved plans or conditions of approval shall be subject to review and approval by the Planning Commission. The applicant requesting the modification shall supply information deemed necessary by the Director and/or Commission to make a determination.
3. All signs shall require a separate permit and conform to the Sign Code.
4. The site operations shall be subject to the following:
 - A. The site shall be developed and maintained consistent with the approved plans and the conditions of approval.
 - B. The premises shall be kept clean and the operator of the establishment shall ensure that no trash or litter originating from the site is deposited onto the neighboring properties or onto the public right-of-way.
5. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, light standards, and storage buildings.

- 1 6. The project must comply with the City of Colton Municipal Code Section Performance
2 Standards Title 18 (Zoning Code), Chapter 18.42 includes: Fire and explosion hazards;
3 electrical interference; noise; vibration; smoke; odors; air quality; light; glare; liquid; and
4 solid waste.
- 5 7. The project must also comply with all requirements of the Reche Canyon Specific Plan
6 including all Commercial, Street, Landscaping and other Trail Design requirements of the
7 project. The terminus of Old Reche Canyon Drive will include a new landscape and street
8 improvement plan that will also require review and approval by the City Engineer or
9 designee and Development Services Director or designee.
- 10 8. The hours of operation shall remain as currently operating as follows: The gas station and
11 convenience market may operate 24 hours a day, 7 days a week. The carwash shall operate
12 from 7 a.m. to 8 p.m., 7 days a week. These hours of operation shall remain in effect unless
13 otherwise amended by the granting of a modification of this Development Permit
14 Application for the Conditional Use Permit (File Index No. DAP-001-453) by the Planning
15 Commission of the City of Colton.
- 16 9. The Applicant and/or Property Owner shall comply with all requirements of all reviewing
17 agencies and shall comply with all applicable local, state, and federal rules, laws and
18 regulations.
- 19 10. During grading and construction phases, the construction manager shall serve as the contact
20 person in the event that dust or noise levels become disruptive to surrounding businesses
21 and residential neighborhood. A sign shall be posted at the project site with the contact
22 phone number during construction.
- 23 11. Gas meters, backflow prevention devices and other ground-mounted mechanical or
24 electrical equipment installed by the developer shall be inconspicuously located and
25 screened, as approved by the Development Services Director. Location of this equipment
26 shall be clearly noted on landscape construction documents.
- 27 12. Electrical and other service facilities shall be located within an interior electrical room or
28 approved comparable location. All electrical service facilities shall be totally screened from
public view, as approved by the Planning Division.
13. The applicant shall submit a separate landscape plan that shows all of the landscaping and
irrigation for the subject site for issuance of a building permit. All proposed landscaping
shall be subject to review and approval by the Development Services Director.
14. The applicant shall underground all new utilities and utility drops.
15. This land use entitlement shall become null and void if not exercised within one (1) year of
this approval.
16. Security and surveillance shall be provided on premises 24 hours a day, 7 days a week,
subject to review and approval by the Police Department.

CODE COMPLIANCE (909) 370-5114

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

- 1 25. Storage: Parking and trash areas will not be used for storage of hazardous materials,
2 including but not limited to tires, waste oil, and inoperable or unregistered
3 vehicles. Property manager or tenant shall promptly abate hazardous materials or
4 inoperable vehicles. General exterior storage areas will be screened from public view.
- 5 26. Signage: Applicant will fully comply with Colton Municipal Code 18.50 Sign Ordinance as
6 amended. Temporary promotional signs require a permit and must be authorized by
7 Development Services prior to display. Refer to code for additional signage permitting and
8 requirements.
- 9 27. Surveillance Monitoring: Should permittee install a video surveillance monitoring
10 system, the video system shall be capable of recording a clear view of all areas of the
11 subject property including, but not limited to, parking lots, walkways, corridors, all sides of
12 buildings, the perimeter landscape and grass areas. Recordings shall be retained for a
13 minimum of 30 days. Copies of recordings will be provided to the Colton Police
14 Department upon request.
- 15 28. After hours Contact Information: Permittee will ensure after hours contact person
16 information is kept current and on file with the Colton Police Department dispatch
17 center. Ideally there should be several responsible persons available to respond in case of
18 emergency; each should be a key holder with knowledge of alarm reset codes, available to
19 respond within 20-30 minutes, and of sufficient authority to facilitate a board up or other
20 emergency repair measures.
- 21 29. Right of Access: Permittee shall grant “right of access” to the City of Colton and its
22 employees or agents for the purposes of monitoring compliance with these Conditional Use
23 Permit conditions, patrolling, investigating crimes, and enforcing laws and ordinances on
24 the subject property. Permittee shall grant “right of access” to the City of Colton and its
25 employees or agents to remove graffiti and to determine if the applicant is in compliance
26 with these conditions.

19 **BUILDING & SAFETY (909) 370-5079**

- 20 30. The above project shall comply with the current California Codes (CBC, CEC, CMC and
21 the CPC) as well as city ordinances. All new projects shall provide a soils report as well.
22 Plans shall be submitted to the Building & Safety Division as a separate submittal.
- 23 31. Prior to final inspection, all plans shall be submitted electronically for reference and
24 verification. Plans will include “as built” plans, revisions and changes. Digital Files will
25 also include Title 24 energy calculations, structural calculations and all other pertinent
26 information. It will be the responsibility of the developer and or the building or property
27 owner(s) to bear all costs required for this process. Digital files will be presented to the
28 Building & Safety Division for review prior to final inspection and building occupancy.
Digital files will become the property of the Colton Building & Safety Division at that time.
In addition, a site plan showing the path of travel from public right of way and building to
building access with elevations will be required.

28 **SUSTAINABILITY DIVISION (909) 370-5132**

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32. General Conditions and Requirements: Label on plans recycling, organics, and trash containers in an enclosure to meet this square footage needs. Trash enclosure should meet the City of Colton's recent updated enclosure guidelines. Complete the City of Colton Commercial Site and Building Recycling Plan application. Comply with Chapter 6.16 – GARBAGE, REFUSE, AND RECYCLING of the City's Municipal Code.

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a) The applicant for any development activity subject to this chapter shall, as a condition of approval of that application, submit for review and approval a completed site and building recycling plan to the City's Building and Safety Division. The site and building recycling plan shall be based upon the application form of the building and safety department and consists of two (2) components (site plan and building recycling plan). The plan shall include the location and design of all existing and proposed recycling and trash enclosures, design of site access points for solid waste and recycling collection vehicles and a design of the grading of the site, operational criteria for the proposed use of the property and capacity requirements for the waste generation of the building. In October of 2014 Governor Brown signed AB 1826 Chesbro (Chapter 727, Statutes of 2014), which requires businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. This law phases in the mandatory recycling of commercial organics over time, with the minimum threshold of organic waste generation by businesses decreasing over time. This chapter establishes the City of Colton Commercial Organic Waste Recycling Program.

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b) The provisions of this chapter shall apply to all businesses as defined in the mandatory organics recycling law, which defines a business as a commercial or public entity (such as a school or hospital) including multifamily residential dwellings (5 units or more), that generates a specified amount of organic waste within the city limits (multifamily dwellings are not required to have a food waste diversion program). A business that meets the waste generation threshold shall engage in one of the following organic recycling activities:

- 24 - Source separate organic waste from other waste and participate in a waste recycling service provided through the City's waste hauler that includes collection and recycling of organic waste.
- 25 - Recycle its organic waste on site, or self-haul its organic waste off site for recycling.
- 26 - Subscribe to an organic waste recycling service that may include mixed waste processing that specifically recycles organic waste

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33. Landscape plans shall comply with Water Conservation as noted below.

A. Please meet the City's ordinance for Water conservation Landscape design - https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT13UT_CH13.30WAEFLAOR_13.30.100LADEPL

- 1 B. Abide by the City's Tree palate as specified in the Urban Forestry Management Plan-
 2 <http://www.coltononline.com/DocumentCenter/View/4004>. The table below lists
 3 acceptable species.

4 GENUS	SPECIES	COMMON NAME
Koelreuteria	K. bipinnata	Chinese Flame
Zelkova	Z. serrata	Sawleaf Zelkova
Ulmus	Ulmus parvifolia	Chinese Elm
Gleditsia	Gleditsia triacanthos	Thornless Honey Locust
Quercus	Q. palustris	Pin Oak
Quercus	Q. rubra	Red Oak
Quercus	Q. shumardi	Shumard Oak
Quercus	Q. lobata	Valley Oak
Sapindaceae	Koelreuteria paniculata	Goldenrain Tree
Pistacia	Pistachia chinensis	Chinese Pistache
Tabebuia	Tabebuia avellanadae	Ipe-roxo

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 11 **FIRE DEPARTMENT (909) 370-6146**

- 12 34. Access roadways (minimum 26 feet clear width) shall be provided in accordance with the
 13 City's Municipal Code.
- 14 35. The development shall conform with all the requirements of the city of Colton's Municipal
 15 Code requiring on-site fire protection prior to construction.
- 16 36. The proposed facility's use and/or operations shall be designed and maintained in
 17 accordance with the 2021/2022 editions of the International Fire and Building Codes /
 18 California Fire and Building Codes (Title 24).
- 19 37. A fire alarm system designed; installed and maintained in accordance with National Fire
 20 Protection Association's Standard #72 (N.F.P.A. 72) shall be provided. Detailed drawings
 21 with supporting calculations shall be submitted to the fire department for review, approval
 22 and permit issuance, and prior to the installation.
- 23 38. A municipal water supply system (public fire hydrants) shall be provided, capable of
 24 providing the required fire flow for the proposed type of construction. The minimum fire
 25 flow for this project shall be ___ g.p.m. (Fire flow will be calculated when construction type
 26 is known or applicant can refer to Appendix B of the California Fire Code). Proof of a flow
 27 test will be required. Please contact the Fire Department for further direction if needed.
- 28 39. On-site fire hydrants *may* be required for this project and installed prior to construction.
 Detailed drawings with supporting calculations shall be submitted to the Fire
 Department/Fire Safety Division for review, approval, and permit issuance prior to
 installation. Please submit a Fire Department access plan that shows locations of all nearby
 hydrants.
40. An engineered automatic fire sprinkler system is required for this project. Detailed
 drawings and calculations shall be submitted to the fire department for review, approval and
 permit issuance, and prior to installation.

- 1 41. Premise identification shall be provided in accordance with the City's' Security Ordinance
2 #0-13-89, Section XIV (residential), Section XV (commercial). Premise identification shall
3 be contrasting to their background, a minimum 12" height and minimum 1 1/2" stroke with
4 Arabic numbers or alphabet letters and internally illuminated by means of a low voltage
5 power source during the hours of darkness.
- 6 42. Where access to or within a structure is restricted due to secured openings, a "Knox" rapid
7 entry key system will be required. The key box or switch shall be in an accessible location,
8 within 15' of the main entrance with the top of the box no higher than 6' above ground or
9 as determined by the Fire Department.
- 10 43. If temporary fencing is used to enclose the construction site, at least two (2) means of
11 unobstructed access must be installed and maintained in locations as to give maximum
12 access to all parts of the site, and in accordance with the Fire Departments' requirements.
- 13 44. Visible hazard identification signs (placards) in accordance with the International Fire Code
14 and as specified by N.F.P.A 704 shall be provided and placed at the entrances to locations
15 where hazardous materials are stored, dispensed, or used in quantities.
- 16 45. A Fire Department Permit will be required for your operations in accordance with Section
17 105 of the International Fire Code. The fire permit shall be obtained from the Fire Safety
18 Division of the Fire Department.
- 19 46. Portable fire extinguishers shall be required for this project. Size, type, and locations shall
20 be determined by the fire department's field inspector.
- 21 47. Fire Department Notes shall be placed directly on the plans showing the following deferred
22 submittals. Deferred plan submittals to the Fire Department and separate permits from the
23 Fire Department are required on the following:
 - 24 a. automatic fire suppression/sprinkler systems
 - 25 b. fire alarms
 - 26 c. onsite fire mains and fire hydrants
 - 27 d. protected aboveground fuel storage tanks / dispensing.
 - 28 e. High-piled storage
 - f. Chem class disclosure
48. All fences constructed adjacent to fuel modification areas, as determined by the fire chief,
shall be of non- combustible materials as defined by the International Building Code.
49. Chapter 6.95 of the California Health and Safety Code requires that facilities that handle
hazardous materials or generate hazardous wastes must comply with hazardous material
disclosure laws. a "business emergency /contingency plan" will be required for this project
prior to occupancy.

- 1 50. The applicant shall comply with all Fire Department requirements as noted during the
2 business occupancy process. (B.O.P.)
- 3 51. A Fire Department Access Plan will be required showing at a minimum:
- 4 o Existing street hydrants and proposed yard fire hydrants (Minimum 40' from
5 building)
 - 6 o Locations of proposed PIV, FDC, OS&Y (Minimum 40' from building)
 - 7 o Access road location
 - 8 o Roadway weight capacity
 - 9 o All turning radiuses and grades
 - 10 o Signage detail and location (Red Curbs, Entrance Sign, Fire Lane, Gates, etc)
 - 11 a. Gates shall be identified if they are manually or electrically operated. If manual
12 specify the gate will be provided with a Knox Lock; if electrical specify and show
13 location of the Knox over-ride switch.
- 14 52. This project is in a designated VHFHSZ and will require a fuel modification plan. A fuel
15 modification plan is a separate submittal directly to the Fire Department for plan review and
16 permitting. Place a Fire Department Note on the plans listing Fuel Modification Plan as a
17 deferred submittal to the Fire Department.

18 **PUBLIC WORKS DEPARTMENT (909) 370-5065**

19 **A. STREET IMPROVEMENTS**

- 20 1. Submit to the City Public Works and Utility Services Department a street
21 improvement plan (including signing and striping), prepared by a licensed civil
22 engineer. The scale of this plan shall be no less than 1" = 40'.
- 23 2. Submit to the City Public Works & Utility Services Department the final parcel map
24 for review and approval.
- 25 3. Construct any chipped, broken, or otherwise damaged street improvements
26 consisting of curb, gutter, sidewalk, A.C. pavement, driveway approaches, handicap
27 access ramps, streetlights, street signs, and roadway striping, etc., as per the
28 approved Street Improvement Plans and City of Colton Standard Specifications.
4. All project fronting improvements must meet ADA accessibility standards.
5. The Developer shall landscape and maintain all parkway and unpaved areas within
the public right-of-way fronting the project. An Irrigation system with automatic
sprinklers shall be installed within any landscaped open space areas, including
between the sidewalk and the property at the right-of-way line.
6. The developer is responsible for reaching out to Omnitrans regarding any proposed
bus stop improvements within the public right-of-way fronting the site.
7. Merge all four (4) lots via a Parcel Map in accordance with the Subdivision Map
Act (SMA).

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8. In accordance with Section 15.22 (Floodplain Management Regulations) of the City of Colton Municipal Code, the applicant shall be responsible for submitting a Conditional Letter of Map Revision (CLOMR) directly to FEMA to revise the floodplain maps as the site or portions of the site are within varying flood zones of the Flood Insurance Rate Map (FIRM). Additionally, the applicant shall comply with Section 15.22 of the municipal code to ensure the public health, safety, and general welfare of the City’s citizenry.
9. Any plans for public improvements within an adjacent jurisdiction must be concurrently submitted to that jurisdiction for review and approval as well. The project’s public improvement plans will need the signature title block of the adjacent jurisdiction(s) and the City.
10. The Developer shall construct all traffic public improvements and be responsible for the applicable traffic fair share fees as identified in the Traffic Impact Study prepared by LSA dated June 2023. The construction requirement includes but is not limited to the installation of two (2) Traffic Signals at the developer’s full upfront financial cost located at Reche Canyon Road/Crystal Ridge Lane and Reche Canyon Road/Old Reche Canyon Road. For the latter signal, the developer can enter into a reimbursement agreement in accordance with CMC 12.32.110 – Reimbursement for oversized or prior to constructed improvements to be reimbursed for applicable and city approved non-fair share costs; however, the developer shall be responsible for fronting all upfront costs prior to City Building Occupancy Permit.

B. GRADING

1. Submit to the City Public Works Department a preliminary grading plan of a scale of 1” = 20’ prepared by a civil engineer registered in the State of California.
2. Submit to the City Public Works Department a final grading plan of a scale of 1” = 20’ prepared by a civil engineer registered in the State of California. The grading plan shall include a topographic contour map of the site and 15 feet beyond the property lines, with a one-foot contour interval. This contour map shall be prepared within the last 12 months.
3. The property’s street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the City of Colton for review prior to the recordation of the final map.
4. Offsite drainage facilities shall be located within publicly dedicated drainage easements obtained from the affected property owner(s). The document(s) shall be recorded and a copy submitted to the City of Colton prior to recordation of the final map.

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5. Submit to the City Engineering Department a separate Erosion Control plan of a scale of 1" = 20' prepared by a civil engineer registered in the State of California. The final drainage plan shall be a 4 mil mylar, which the City Engineer will sign and retain at the City Engineer Office for record.
6. Owner/Developer shall notify adjacent property owners about the impact of the proposed development on drainage configuration of existing adjacent properties. Such notification shall be pre-approved by the City Engineer. These drainage issues shall be resolved prior to issuance of a grading permit.
7. The 10-year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right-of-way. When either of these criteria is exceeded, additional drainage facilities shall be installed.
8. Submit a letter to the Office of the City Engineer certifying that the owner is responsible for complying with the National Pollutant Discharge Elimination System Ordinance, during and after construction. In the letter, the following statement shall be included:

"No contaminated water shall be allowed to discharge on sidewalks, gutter, storm drains, parkways and driveways at any time."
9. File a Notice of Intent and obtain an NPDES Construction Activity General Permit from the State Regional Water Quality Control Board and submit a copy of each to the Engineering Division. Ensure that Best Management Practices (BMPs) are followed, per NPDES requirements to reduce storm water runoff during construction and thereafter. Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris into downstream properties or drainage facilities.
10. Submit a Storm Water Pollution Prevention Plan (SWPPP), which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving off site into receiving waters for review.
11. Submit to the City Public Works Department a preliminary and final Water Quality Management Plan.
12. Submit to the City Public Works Department a preliminary and final hydrology study.
13. The applicant shall submit a final Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to reduce the pollutants into the storm drain system prior to issuance of grading permit. Forms are available at the City of Colton Public Works Department
14. Submit final drainage/hydrology study calculations and a hydraulic analysis for both developed and undeveloped conditions to the City of Colton for review and approval. All of the drainage shall drain into the public right-of-way and not impact

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surrounding properties, or a drainage easement acceptance letter from the adjacent landowner must be obtained.

C. WATER AND WASTEWATER REQUIREMENTS

1. Submit to the City Public Works Department a proposed utility plan.
2. The development shall meet all the requirements as set forth by the water/wastewater department for water and pre-treatment facilities.
3. All construction shall conform to the current edition of the specifications for public works construction (green book), and the current standards and specifications of the City of Colton Water / Wastewater Department.

D. FEES

1. A Plan Check fee for all improvement plans for the proposed development shall be paid prior to plan checking proceedings in accordance with the fee schedule in effect at the time the fees are paid.
2. Public Works Inspection fee and permits are required prior to construction within the project site and the public right of way.
3. If necessary, a Traffic Signal Mitigation fee shall be paid, prior to the issuance of building permits.
4. All development impact fees shall be paid prior to the occupancy of the building.

E. IMPROVEMENT PLANS AND FINAL MAP

1. Improvement Plans for the proposed development shall be prepared as a separate set of drawings for each of the following categories:
 - a) Rough Grading/ Precise Grading and Plot Plan
 - b) Street Plan and Striping Plan
 - c) Landscaping Plan
 - d) Water and Sewer Utility Plan
2. The Developer shall repair any areas of existing improvements that become damaged during any phase of construction of the project, as determined by the Office of the City Engineer. The contractor working in the right-of-way must submit proof of a Class "A" Contractor License, City of Colton Business License, and liability insurance.
3. Submit a Rough and Precise Grading Plan to the City for review and approval. All of the grading shall conform to the latest edition of the Uniform Building Code (U.B.C.) and the grading permit must be obtained prior to the commencement of

- 1 any grading activity. Submit a soil analysis report prepared by a licensed engineer,
2 along with a grading plan
- 3 4. Submit a copy of the Title Report to the Engineering Division.
- 4 5. All plans, including grading plans shall be drawn on 24" x 36" 4 mil Mylar.
- 5 6. Final Map shall be accompanied by closure calculations, vesting deeds, title report
6 and record maps of adjoining properties.
- 7 7. Original drawings shall be revised to reflect As-Built conditions by the Design
8 Engineer prior to final acceptance of the work by the City. Water service lines,
9 water meters, sewer laterals and electric, irrigation lines, etc., within the street right-
10 of-way and 5' outside of the street right-of-way shall be shown on the As-Built
11 Water/Sewer Plans. Construction plans for gas, telephone, electric and cable TV
12 etc., shall be submitted to the City for records.
- 13 8. A small index map shall be included on the title sheet of each set of plans, showing
14 the overall layout of the public improvements.
- 15 9. Contact all affected agencies, (Army Corps of Engineers, California Department of
16 Fish & Game, Regional Water Quality Control Board, and San Bernardino County
17 Flood Control & Water Conservation District, etc.), and obtain the necessary
18 approvals with regards to the proposed development. Submit copies of
19 correspondence with the agencies to the Engineering Division.
- 20 10. Submit improvement plans to all affected utilities, including the Gas Company,
21 Cable Companies, Verizon California, etc., and transmit correspondence to the
22 Engineering Division.
- 23 11. The applicant shall prepare a final parcel map or a common access agreement.

24 **F. CONSTRUCTION & MAINTENANCE OF PUBLIC IMPROVEMENTS**

- 25 1. Vehicular access shall be maintained at all times to all parts of the proposed
26 development, where construction work is in progress, for emergency vehicles.
- 27 2. All precautions shall be taken to prevent washouts, undermining and subsurface
28 ponding, caused by rain or runoff to all surface structures (curbs, gutters, sidewalks,
paving, etc.). The Engineering Division may order repair, removal and replacement,
extra compaction tests, load tests, etc. or any combination thereof for any such
structure that was damaged or appears to have been damaged. All of the additional
work, testing, etc., shall be at the expense of the Developer.
3. All required public improvements shall be completed, tested and approved by the
Engineering Division prior to the issuance of any Certificate of Occupancy.

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4. In accordance with section 9.27-190(E) of the City of Colton Municipal Code, the after shall immediately remove any graffiti present before, during, and after construction.

G. STUDIES & REPORTS

1. Submit a soils report prepared by a registered geologist or soils engineer. This report should be based on soil samples taken from the site and should analyze the existing geotechnical conditions of the site to determine if the existing soil is adequate for the development and safe from hazardous or deleterious materials. The report should also satisfactorily address the compaction and soil stability characteristics of the site. The number of soil borings performed on the site shall be strategically located throughout the site.
2. The applicant shall submit a final Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to reduce the pollutants into the storm drain system prior to issuance of grading permit. Forms are available at the City of Colton Public Works Department.
3. Submit drainage/hydrology study calculations and a hydraulic analysis for both developed and undeveloped conditions to the City of Colton for review and approval. All of the drainage from each individual lot shall drain into the public right-of-way and not impact surrounding properties, or a drainage easement acceptance letter from the adjacent landowner must be obtained.