

1 and in the agenda report prepared in connection with this Ordinance.

2 **SECTION 2. General Plan Consistency.** Based on the entire record before the City
3 Council and all written and oral evidence presented, including the staff report and the findings
4 made in this Ordinance, the City Council hereby finds and determines that the proposed
5 Ordinance is consistent with the goals and policies of the City of Colton General Plan and is
6 reasonably related to the public welfare of the citizens of the City and surrounding regions. The
7 Zoning Text Amendment is necessary to provide clarity to implement existing regulations,
8 provide consistency with other code regulations, allow flexibility to certain standards, and
9 address potential negative impacts. Specifically, provisions in the ordinance address the
10 following General Plan policies:

11 **Land Use Element:**

- 12 ○ **Policy LU-1.1:** *“Ensure that all new development conforms to all applicable provisions of the General Plan and Zoning Code.”* The Ordinance will modify regulations and uses permitted that allows for review of use and development proposal to ensure consistency with the General Plan and Zoning Code as proposed herein with chapters 18.04 (Definitions); 18.06 (Permitted Uses); 18.24 (Industrial Park); 18.26 (M-1 Light Industrial); 18.48 (M-2 Heavy Industrial); and 18.48 (Special Provisions) including adding a new requirement for such uses to obtain a Conditional Use Permit and comply with new Special Provisions.
- 13 ○ **Policy LU-1.6:** *“Ensure that new development projects are compatible with permitted, well-maintained uses and buildings in the surrounding neighborhood or district.”* The Ordinance will modify regulations and uses permitted that allows for review of use and development to ensure compatibility with existing neighborhoods and districts as proposed within chapters, 18.04 (Definitions), 18.06 (Permitted Uses), 18.24 (Industrial Park), 18.26 (M-1 Light Industrial); 18.48 (M-2 Heavy Industrial); and 18.48 (Special Provisions) including adding a new requirement for such uses to obtain a Conditional Use Permit and comply with new Special Provisions.
- 14 ○ **Policy LU-1.8:** *“Interpret the Land Use Plan in a manner that provides for compatibility between adjacent land uses, and that allows the City to achieve land use, design, and economic development objectives.”* The proposed zoning text amendments provide for parking, special findings and findings within a Conditional Use Permit review process to ensure projects are reviewed to be compatible within a neighborhood to achieve land use, design and economic development objectives. This includes compliance with new Special Provisions for *“warehouse logistics and distribution and truck and trailer storage and parking uses.”* This includes differentiating the sizes between a *General Warehouse* and a *Logistics and Distribution Warehouse*. The maximum size of a *General Warehouse* at 98,010 square feet was derived by using the existing 45 percent typical lot coverage of an acre and multiplying it by 5 (5-acre equivalent), which is the minimum size of sites developed for warehouse purposes. An additional 10 percent was added to the maximum square footage (as permitted through the Minor Modification process in the Zoning Code) to, arrive at a minimum size for a *Logistics and Distribution to be 107,811 square feet in area.*

- 1 ○ **Goal LU-19: “Minimize conflicts between industrial activity and residential**
2 **neighborhoods in South Colton.”** The Ordinance will modify regulations and uses
3 permitted that allows for review of use and development to ensure compatibility with
4 existing neighborhoods and districts as proposed within chapters, 18.04
5 (Definitions), 1806 (Permitted Uses), 18.24 (Industrial Park), 18.26 (M-1 Light
6 Industrial); 18.48 (M-2 Heavy Industrial); and 18.48 (Special Provisions) including
7 adding a new requirement for such uses to obtain a Conditional Use Permit and
8 comply with new Special Provisions.
- 9 ○ **Policy LU-19.1: “Require that new and expanded industrial and commercial uses**
10 **adjacent to residential neighborhoods use physical design features such as**
11 **buffering, landscaping, setbacks, screening, operational standards, and other**
12 **methods to minimize light, glare, noise, dust, odor, vibration, traffic, and other**
13 **impacts. Apply the buffering approach identified in Policy LU-8.2.”** The
14 Ordinance will modify regulations and uses permitted that allows for review of use
15 and development to ensure compatibility with existing neighborhoods and districts as
16 proposed within chapters, 18.04 (Definitions), 1806 (Permitted Uses), 18.24
17 (Industrial Park), 18.26 (M-1 Light Industrial); 18.48 (M-2 Heavy Industrial); and
18 18.48 (Special Provisions) including adding a new requirement for such uses to
19 obtain a Conditional Use Permit and comply with new Special Provisions, such as
20 new buffer separation distance requirements between residential neighborhoods, new
21 building placement requirements, architectural design, screening, stormwater,
22 parking, noise, security standards, operational, air quality standards.
- 23 ○ **Policy LU-19.2: “Provide logical transitions between industrial development and**
24 **adjacent single- family neighborhoods through careful treatment of scale,**
25 **massing, and the location of services that respond sensitively to adjacent**
26 **residential uses.”** The Ordinance will modify regulations and uses permitted that
27 allows for review of use and development to ensure compatibility with existing
28 neighborhoods and districts as proposed within chapters, 18.04 (Definitions), 1806
 (Permitted Uses), 18.24 (Industrial Park), 18.26 (M-1 Light Industrial); 18.48 (M-2
 Heavy Industrial); and 18.48 (Special Provisions) including adding a new
 requirement for such uses to obtain a Conditional Use Permit and comply with new
 Special Provisions, such as new buffer separation distance requirements between
 residential neighborhoods, new building placement requirements, architectural
 design, and screening standards.
- **Policy LU-19.3: “Prohibit through truck traffic on residential streets in south**
 Colton, and develop programs, such as traffic calming, to discourage use of
 neighborhood streets for commercial vehicle traffic.” The Ordinance will modify
 regulations and uses permitted that allows for review of use and development to
 ensure compatibility with existing neighborhoods and districts as proposed within
 chapters, 18.04 (Definitions), 1806 (Permitted Uses), 18.24 (Industrial Park), 18.26
 (M-1 Light Industrial); 18.48 (M-2 Heavy Industrial); and 18.48 (Special Provisions)
 including adding a new requirement for such uses to obtain a Conditional Use Permit
 and comply with new Special Provisions, such as new buffer separation distance
 requirements between residential neighborhoods, building placement requirements,
 noise, operational, air quality standards.

1 **Model Air Quality Element**

- 2 ○ **Policy 1.5: “Support Innovative Approaches – Advocate and support innovative**
3 **strategies to improve air quality.”** The Ordinance will modify regulations and uses
4 permitted that allows for review of use and development to ensure compatibility with
5 existing neighborhoods and districts as proposed within chapters, 18.04
6 (Definitions), 1806 (Permitted Uses), 18.24 (Industrial Park), 18.26 (M-1 Light
7 Industrial); 18.48 (M-2 Heavy Industrial); and 18.48 (Special Provisions) including
8 adding a new requirement for such uses to obtain a Conditional Use Permit and
9 comply with new Special Provisions, such as with new operational and air quality
10 standards.
- 11 ○ **Goal 4 – Land Use: “A pattern of land uses which can be efficiently served by**
12 **diversified transportation system and land development projects, which directly**
13 **and indirectly generate the minimum feasible air pollutants.”** The Ordinance will
14 modify regulations and uses permitted that allows for review of use and development
15 to ensure compatibility with existing neighborhoods and districts as proposed within
16 chapters, 18.04 (Definitions), 1806 (Permitted Uses), 18.24 (Industrial Park), 18.26
17 (M-1 Light Industrial); 18.48 (M-2 Heavy Industrial); and 18.48 (Special Provisions)
18 including adding a new requirement for such uses to obtain a Conditional Use Permit
19 and comply with new Special Provisions, such as allowing warehouse uses,
20 truck/trailer storage/parking in the M-2 (Heavy Industrial) zone and taking out of the
21 M-1 (Light Industrial) and B-P (Business Park) zones. The M-1 and B-P zones are
22 located adjacent to residential zones and not compatible with heavier industrial uses
23 such as warehouse logistics and distribution and truck and trailer storage and parking
24 uses. Smaller general warehouse uses will continue to be permitted in all industrial
25 zones, but must now also comply with new Special Provisions including obtaining a
26 Conditional Use Permit.
- 27 ○ **Policy 4.3 Protect Sensitive Receptors: “Support a regional approach to**
28 **regulating the location and design of land uses which are especially sensitive to**
 air pollution.” The Ordinance will modify regulations and uses permitted that
 allows for review of use and development to ensure compatibility with existing
 neighborhoods and sensitive receptors as proposed within chapters, 18.04
 (Definitions), 1806 (Permitted Uses), 18.24 (Industrial Park), 18.26 (M-1 Light
 Industrial); 18.48 (M-2 Heavy Industrial); and 18.48 (Special Provisions) including
 adding a new requirement for such uses to obtain a Conditional Use Permit
 requirement and comply with new Special Provisions. The City of Colton’s efforts
 in updating its Zoning Code to more accurately be in conformance with its adopted
 General Plan Land Use, Mobility and Air Quality Elements and also joining many
 other cities/counties in the region (e.g., Jurupa Valley, Riverside, Fontana, Rialto and
 Riverside County) that have updated similar codes related to warehouse logistics
 distribution and truck and trailer storage and parking uses.

26 **Mobility Element**

- 27 ○ **Policy M-5.6: “Ensure that the designated truck routes conform to the following**
28 **performance criteria:**
 ❖ **Truck routes must avoid intrusions into residential neighborhoods to limit**
 noise, vibration, and air quality impacts.

- ❖ *To the extent feasible, truck routes will not be provided on local streets and on streets with mostly residential frontage.*
- ❖ *Truck routes must be located on roadways that provide direct and convenient access between Major Arterials and freeways (I-10 and I-215) and industrial and commercial businesses.*
- ❖ *Truck routes must be located on roadways with the design and construction capacity to accommodate truck traffic.”*

The Ordinance will modify regulations and uses permitted that allows for review of use and development to ensure compatibility with existing neighborhoods and districts as proposed within chapters, 18.04 (Definitions), 18.06 (Permitted Uses), 18.24 (Industrial Park), 18.26 (M-1 Light Industrial); 18.48 (M-2 Heavy Industrial); and 18.48 (Special Provisions) including adding a new requirement for such uses to obtain a Conditional Use Permit requirement and comply with new Special Provisions, such as with standards in the Operational subsection requirement for a “truck route plan prepared by a licensed traffic engineer” traveling to the warehouse, business park or truck/trailer storage and parking uses and implementing and monitoring of approved truck route plan during normal business hours.

SECTION 3. Pursuant to section 18.58.050 F. of Title 18 (Zoning Code), in considering any request for a change of zone, the Commission shall review if the following conditions prevail before recommending to the City Council that the changes be granted: Pursuant to section 18.58.050 F. of Title 18 (Zoning Code), in considering any request for a change of zone, the Commission shall review if the following conditions prevail before recommending to the City Council that the changes be granted:

1. ***That the proposed change of zone is in conformity with the General Plan of the City,*** in that the proposed changes are consistent with the existing provisions of the Colton Zoning Code and are in the public interest since they more closely conform zoning regulations with development goals and the City’s General Plan.
2. ***That there is a need in the community for more of the types of Uses Permitted by the zone,*** in that the proposed changes are being clarified with modifications to definitions within zoning district tables and within zoning standards/requirements further are in the public interest since they closely more closely conform zoning regulations with development goals and the City’s General Plan. The proposed code amendments also includes special provisions for specified industrial uses address concerns received by the public as related to environmental impacts and adjacency compatibility issues (e.g., noise, traffic, and air quality) for larger industrial projects and truck and trailer storage and parking uses.
3. ***That the proposed change of zone would not adversely affect the surrounding area or the community in general,*** in that the proposed changes recommend clarification and addition of definitions, zoning district tables and amend portions of the Title 18 (Zoning Code) are in the public interest since they more closely conform zoning regulations with City development goals and the City’s General Plan Goals, Policies and Objectives in achieving a balance of land use types that create diverse opportunities for housing, employment, and commerce.

1 **SECTION 4.** The City of Colton finds that the proposed Zone Text
2 Amendment to permit address various items including, but not limited to: adding and/or
3 modifying definitions, and modifying and adding certain land uses in use tables;
4 modifying allowances for certain permitted, conditional, and prohibited land uses in
5 various zones; and amending and adding certain regulations for definitions, permitted
6 uses, development standards in 18.24 (Industrial Park), 18.26 (M-1 Light Industrial);
7 18.48 (M-2 Heavy Industrial); and 18.48 (Special Provisions), under specified conditions
8 and entitlement processes, is reasonably related to the public welfare of the citizens of
9 the City and surrounding region; more specifically, the Ordinance includes appropriate
10 restrictions to ensure that the proposed standards meet all safety standards including
11 Building and Safety Codes, Fire Codes and review/approval by the City Engineer.

12 **SECTION 5.** Certain sections of Chapter 18.04 (Definitions) of Title 18 of the Colton
13 Municipal Code, pertaining to Definitions, are hereby amended or added to read as follows with
14 new text shown in boldface underline (**text**), deleted text shown in strikethrough (~~text~~), updated
15 text **in bold red** with existing text to remain unchanged shown without boldface underline nor
16 strikethrough:

17 18.04. – Definitions

18 **18.04.101. Business park, “business park” means a group of one or more substantially**
19 **compatible and cross-supporting uses, typically in separate buildings with multiple**
20 **tenant spaces, on a single parcel or multiple contiguous parcels of land that are**
21 **planned, developed, and operated as an integrated site with shared common areas for**
22 **such uses and supporting ancillary uses with no truck dock areas other than a rear**
23 **entry door or ground level loading style roll up door(s). Special design attention is**
24 **given to building occupancy type, circulation, parking (restaurant, warehouse, office,**
25 **manufacturing, and auto repair), utility needs, aesthetics, and compatibility. Basic**
26 **elements of a business park include, but are not limited to, the following: developments**
27 **that are themed to a particular profession or discipline and contain strong branding;**
28 **shared open space, parking, and amenities; architectural, design, and signage**
consistency; on-site management, property owners associations (POAs), governing
documents such as covenants, conditions and restrictions (CC&R’s), and may be held in
condominium or in fee ownership.

18.04.403 Sensitive Receptors. “Sensitive Receptors” means Sensitive receptors include,
but are not limited to, hospitals, schools, daycare facilities, elderly housing, residential
uses, and convalescent facilities. These are areas where the occupants are more
susceptible to the adverse effects of exposure to toxic chemicals, pesticides, and other
pollutants such as noise, light/glare, truck traffic, vibration, and smells. Extra care must
be taken when dealing with warehouse logistic and distribution uses, truck and trailer
storage and parking use, contaminants and pollutants in close proximity to areas
recognized as sensitive receptors.

18.04.453 - Warehousing. "Warehousing" means the Use of a Building or Buildings primarily
for the storage of Goods of any type, but excluding bulk storage of Materials which are
flammable or explosive or which create Hazardous or commonly recognized offensive

18.04.454. Warehouse, General. “Warehouse, General” means Warehousing facility
means the use of a building primarily for the storage of goods of any type by one or two

businesses and used for the sale or distribution of those goods to their direct customers (excluding bulk storage of materials which are flammable or explosive or which create hazardous or commonly recognized offensive conditions). **The maximum lot coverage of 45 percent floor area ratio (FAR) is 0.5 and may not exceed 98,010 21,780 square feet per acre with a maximum building size of 108,900 square feet with dock high and/or ground level loading doors restricted to one side of the building.**

18.04.455 Warehousing, Logistics and Distribution. *“Warehousing, logistics and distribution facility” means warehouse/distribution facilities including fulfillment centers/high cube distribution used for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials and excludes bulk storage of materials, which are flammable or explosive or create hazardous or commonly recognized offensive conditions) before their distribution to retail locations or other warehouses. Warehouse/distribution centers are generally greater than 107,811 square feet in size, with a lot coverage ratio of 45 percent, and a dock-high loading door ratio of approximately 1:5,000- 8,000 square feet. They are characterized by dock high loading doors, could be on opposing sides of the building (cross dock facility); significant movement and storage of products, materials, or equipment; truck activities frequently outside of the peak hour of the adjacent street system; and freeway access, including:*

- Freight yards/forwarding terminals
- Moving agencies
- Parcel delivery terminals/Shipping/receiving yards
- Truck terminals

SECTION 5. Section 18.06.060 of Chapter 18.06 (Uses Permitted) of Title 18 of the Colton Municipal Code, pertaining to the Uses Permitted in Each Zone, is hereby amended to add the following text modifications and addition to read as follows with new text is shown in boldface underline (**text**) and deleted text is shown in strikethrough (~~text~~) with existing text to remain unchanged shown without boldface underline nor strikethrough:

G. Industrial Districts Table	I-P	M-1	M-2
<u>Business Park, subject to Special Provisions 18.48</u>	<u>C</u>	<u>C</u>	<u>C</u>
Truck and Trailer Storage or Parking, <u>subject to Special Provisions Chapter 18.48</u>	N	E <u>N</u>	C
Warehouse, <u>General, subject to Special Provisions Chapter 18.48</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>
<u>Warehousing Logistics and Distribution, subject to Special Provisions Chapter 18.48</u>	<u>N</u>	<u>N</u>	<u>C</u>

SECTION 6. Sections 18.24.130 and 170 of Chapter 18.24 I-P (Industrial Park) of Title 18 of the Colton Municipal Code, pertaining to Special Provision requirements is hereby

1 amended to read as follows with added and modified text is shown in boldface underline (**text**)
2 and deleted text is shown in strikethrough (~~text~~) with existing text to remain unchanged shown
3 without boldface underline nor strikethrough:

4 **18.24.130 - Landscaping.**

5 In all commercial and industrial Developments:

- 6 A. Landscaping Shall be provided for the Development of any Lot with a minimum
7 Landscaping coverage of fifteen percent of the Lot Area. The Landscaping Shall
8 provide a mixture of shrubs, trees, groundcover, flowers and lawns throughout the
9 entire Front Yard area, Side Yard areas, Parkways and throughout Open Spaces not
10 occupied by access ways, parking areas and Sidewalks. One tree per three
11 **customer/employee and truck/trailer** Parking Spaces Shall be provided and planted
12 throughout the landscaped areas. Twenty-five percent of the trees Shall be of twenty-
13 four inch box size, another twenty-five percent of thirty-six inch box size, and the
14 remainder May be a minimum of fifteen-gallon size. Landscape and irrigation plans
15 Shall be prepared by a licensed Landscape Architect or Engineer, and submitted to the
16 Community Development Director along with the general Building plans for review
17 and Approval.
- 18 B. The required Landscaping Shall be maintained in a neat, clean, safe, orderly and
19 healthful condition.
- 20 C. The landscaped areas Shall be provided with a suitable permanent method for watering
21 or sprinkling of plants. Wherever possible, the watering system Shall utilize the least
22 amount of water. Sprinklers Used to satisfy the requirements of this provision Shall be
23 so spaced as to assure complete coverage of the landscaped areas.
- 24 D. Areas proposed for Development in another phase Shall be temporarily turfed, seeded
25 and irrigated for dust and soil erosion control, if the phase will not begin construction
26 within six Months of completion of the previous phase.

27 **18.24.170 Special Provisions. Specified Uses within Chapter 18.48 (Special Provisions),**
28 **section 18.48.134 of this code.**

29 **SECTION 7.** Sections 18.26.130 and 170 of Chapter 18.26 (M-1 Light Industrial) of
30 Title 18 of the Colton Municipal Code, pertaining to Special Provision requirements is hereby
31 amended to read as follows with added and modified text is shown in boldface underline (**text**)
32 and deleted text is shown in strikethrough (~~text~~) with existing text to remain unchanged shown
33 without boldface underline nor strikethrough:

34 **18.26.130 - Landscaping.**

35 Landscaping Shall be provided for the Development of any Lot with a minimum Landscaping
36 coverage of fifteen percent of the Lot Area. The Landscaping Shall provide a mixture of
37 shrubs, trees, groundcover, flowers and lawns throughout the entire Front Yard area, Side
38 Yard areas, Parkways and throughout Open Spaces not occupied by access ways, parking
39 areas and Sidewalks. One tree per three **customer/employee and truck/trailer** Parking
40 Spaces Shall be provided and planted throughout the landscaped areas. Twenty-five percent of
41 the trees Shall be of twenty-four inch box size, another twenty-five percent of thirty-six inch

1 box size, and the remainder May be a minimum of fifteen-gallon size. Landscape and
2 irrigation plans Shall be prepared by a licensed Landscape Architect or Engineer, and
3 submitted to the Community Development Director along with the general Building plans for
review and Approval.

4 **18.26.170 Special Provisions. Specified Uses within Chapter 18.48 (Special Provisions) of
this code.**

5 **SECTION 8.** Sections 18.28.130 and 170 of Chapter 18.28 (M-2 Heavy Industrial) of
6 Title 18 of the Colton Municipal Code, pertaining to Special Provision requirements is hereby
7 amended to read as follows with modified text is shown in boldface underline (**text**) and deleted
8 text is shown in strikethrough (~~text~~) with existing text to remain unchanged shown without
9 boldface underline nor strikethrough:

8 **18.28.130 - Landscaping.**

9 Landscaping Shall be provided for the Development of any Lot with a minimum Landscaping
10 coverage of fifteen percent of the Lot Area. The Landscaping Shall provide a mixture of
11 shrubs, trees, groundcover, flowers and lawns throughout the entire Front Yard area, Side
12 Yard areas, Parkways and throughout Open Spaces not occupied by access ways, parking
13 areas and Sidewalks. One tree per three **customer/employee and truck/trailer** Parking
14 Spaces Shall be provided and planted throughout the landscaped areas. Twenty-five percent of
15 the trees Shall be of twenty-four-inch box size, another twenty-five percent of thirty-six-inch
16 box size, and the remainder May be a minimum of fifteen-gallon size. Landscape and
17 irrigation plans Shall be prepared by a licensed Landscape Architect or Engineer, and
18 submitted to the Community Development Director along with the general Building plans for
19 review and Approval.

15 **18.28.170 Special Provisions. Specified Uses within Chapter 18.48 (Special Provisions) of
this code.**

17 **SECTION 9.** Section 18.48.134 Truck and Trailer Storage or Parking of Chapter 18.48
18 (Special Provisions) of Title 18 of the Colton Municipal Code, pertaining to , is hereby added to
19 Warehouse Logistics and Distribution and Truck and Trailer Storage; Parking; Business Park;
20 and General Warehouses read as follows with new text is shown in boldface underline (**text**)
21 and deleted text is shown in strikethrough (~~text~~), and updated text in **bold underline** with
22 existing text to remain unchanged shown without boldface underline nor strikethrough:

21 **18.48.134 Warehouse, Truck and Trailer Storage/Parking and Business Park**

22 **Purpose: In response to community concerns on the environmental, operational, aesthetic,
23 proximity to residential zones and noise concerns, this special provision includes new
24 standards for the following specified industrial uses listed herein.**

- 24 • **Business Park**
- 25 • **Truck and Trailer Storage and Parking**
- 26 • **Warehouses, General**
- 27 • **Warehouse Logistics and Distribution**

26 **Section 18.06.060—Uses Permitted of this Code requires a Conditional Use Permit or
27 prohibits the uses in specified zones. The following special standards shall apply when
28 conditionally permitted in addition to development standards listed in each zone and/or
other local, state or federal codes applicable to such uses:**

1 A. Proximity to Residential Zone.

- 2 1. Within 800 feet of a Residential zone, limit operations, including loading,
3 unloading, staging and storage of trucks and trailers to between the hours of
4 7:00 a.m. and 7:00 p.m. Monday through Friday, between the hours of 8:00
5 a.m. and 5:00 p.m. Saturdays, and shall be prohibited on Sundays and state and
6 federal holidays unless a noise study prepared by a qualified professional can
7 demonstrate that noise related to operations during these house will not exceed
8 the City’s adopted noise standards within adjacent Residential zone.

9 B. Building Placement.

- 10 1. Any warehouse greater than ~~107,811~~ 108,900 square feet in size, the building
11 loading dock shall be located a minimum of three-hundred (300) feet away
12 measured from the property line of the sensitive receptor to the nearest dock
13 door which does not exclusively serve electric trucks. ~~using a~~ (setback
14 measurements shall use a straight line method).
- 15 2. Each project located within 1,000 feet of a Sensitive Receptor or Residential
16 Zone shall provide design analysis to minimize impacts on Sensitive Receptors
17 and residential uses of entrance and exit points to the site.

18 C. Architectural Design:

- 19 1. All buildings and structures shall incorporate enhanced architectural
20 treatments on all sides visible from public view. Enhanced architectural
21 treatments include combinations of accent building materials,
22 windows/spandrel glass, reveals, metal eyebrow accents, cornices, etc.
- 23 2. “Cool pavement” materials shall be utilized to reduce heat island effects.
- 24 3. Site plan drawings shall identify the type of climate control and air filtration
25 systems in warehouse facilities to promote worker well-being.
- 26 4. Signage for directional guidance for vehicles entering and existing the facility
27 shall be provided on-site, including directional guidance to the nearest truck
28 route.
1. Each project shall provide on-site signage for directional guidance to trucks
2. entering and exiting the facility to minimize potential impacts on Sensitive
3. Receptors.

D. Screening Standards:

1. Industrial uses shall be screened from Sensitive Receptors, public right-of-way,
2. and residential zones using appropriate wall design, incorporating landscaping
3. and/or increased wall heights.
4. Loading areas, docks, truck wells and internal circulation routes shall be
5. oriented away (or fully screened) from residential neighborhoods, schools,
6. parks, day care centers, nursing homes, hospitals or other public places and
7. from public rights-of-way to the extent feasible to the satisfaction of the
8. Approving Authority.
9. All items stored outside, including trucks and trailers within parking areas and
10. courts, shall be completely screened from public view, by a combination of
11. buildings and/or solid screen walls of either decorative concrete masonry block
12. or decorative concrete tilt-up walls. Screen walls shall not be located within any
13. required front yard or street side building or landscape setback area.
14. All items stored outside, including trucks and trailers within parking areas,
15. shall not exceed eight (8) feet in height unless a taller wall (with approval of
16. Variance) is provided to effectively screen along street frontages.

- 1 5. A combination of eight (8) foot tall metal or masonry fencing and a five (5) foot
2 wide landscape planter may be provided in lieu of solid fencing along the side of
3 the side and rear property lines in areas where the site is not visible to the
4 public. A combination of trees and shrubs shall be provided to ensure adequate
5 screening.
- 6 6. Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided
7 for all solid screen walls facing a public right-of-way.
- 8 E. Stormwater: Underground stormwater chambers shall be provided to avoid the
9 need for aboveground basins. Alternatively, aboveground basins may be permitted
10 if the depth of the basin does not require fencing and can be planted with shrubs
11 and groundcover so as to appear as part of the landscaped area of the site.
- 12 F. Parking Requirements:
 - 13 1. All passenger vehicle parking lots, drive aisles or truck courts, and outdoor
14 storage areas shall be paved with “cool pavement” materials; no areas shall
15 remain unfinished and all areas of a developed site shall be finished with a
16 permanent surface or permanent landscaping materials and irrigation.
 - 17 2. Sufficient space, including additional overflow areas, shall be provided to
18 accommodate all maneuvering, queuing, stacking, loading, unloading, and
19 parking of vehicles on-site to avoid queuing, stacking, loading, unloading, and
20 parking of vehicles off-site on adjacent streets.
 - 21 3. The facility site plan shall base truck vehicle space specifications, loading,
22 parking and stacking specifications, and maneuvering standards on the Surface
23 Transportation Act (STAA) and California Standard design vehicle.
- 24 G. Landscape Standards:
 - 25 1. All outdoor storage uses (including truck storage) shall incorporate a minimum
26 of fifteen (15) foot deep landscaped setbacks along all public street frontages
27 with a combination of trees, shrubs, and groundcover. Parking of motor vehicles
28 is not permitted within the required setback area.
 2. All outdoor storage uses shall provide a minimum ten (10) foot wide landscape
planter at the base of any buildings and screening walls that are visible from and
face street frontages. Planting within these planters ~~any setback, planter or~~
landscape buffer areas shall consist of a combination of ~~small to medium scale~~
trees ~~15-inch, 24-inch and 36-inch box trees~~, shrubs, and groundcover vegetation
to soften the edge of the building or screen wall, and shall be consistent with
subsections 18.24.130, 18.26.130, and 12.28.130 – Landscaping.
 3. Trees shall be planted every ~~thirty~~ ~~twenty~~ (320) linear feet within all landscaped
planters on-site. Two (2) rows of trees shall be provided within all landscape
setbacks adjacent to public streets. A minimum of fifty percent (50%) of the
trees on-site shall consist of evergreen broadleaf tree species to ensure year-
round coverage.
 4. A preliminary landscape plan shall be required when submitting a Planning
application, showing general location of the trees, shrubs, and ground cover.
The landscaping areas should be lushly landscaped with adequate number
and placement of landscaping including but not limited to trees, shrubs,
bushes, groundcover, and rocks/boulders. The proposed landscape plan
should ensure a unified and cohesive design theme while considering
appropriateness to climatic conditions, soil conditions, and concern for
maintenance and water conservation.

1 H. Noise.

- 2 1. A Transportation Demand Management measures for industrial uses with over
3 one hundred employees to reduce work-related vehicle trips shall be provided,
4 prior to occupancy.
5 2. Compliance with Title 18 – The City Noise Standards shall be met. The project
6 shall not cause noise levels to exceed City Noise Standards within residential
7 zones or other sensitive land uses for projects within 800 or 1,000 feet of a
8 residential zone.

9 I. Security Standards.

- 10 1. All outdoor storage shall be secured and incorporate security cameras that are
11 connected to the City’s enforcement system to the satisfaction of the Police
12 Chief.

13 J. Operational Standards

- 14 1. Warehousing and distribution facilities generating more than 50 truck trips per
15 day, as determined by the most recent Institute of Traffic Engineers (ITE) Trip
16 Generation Rate for the specific land use, shall prepare an Operations and
17 Truck Route Plan shall be submitted for review and approval by the City
18 Engineer as part of the Conditional Use Permit application.
19 i. The plan shall describe the operational characteristics of the proposed
20 use, including but not limited to, hours of operation, projected number of
21 employees, types of items permitted to be stored (outdoors) at the site,
22 and the proposed truck routing to and from the facility to the designated
23 truck routes that avoids passing residential, educational, park and
24 recreational use areas to the greatest extent feasible.
25 ii. The plan shall also include physical and operational measures for
26 preventing truck queuing, stopping, and parking on public streets.
27 2. The operator of the warehouse, storage and/or trucking use shall be
28 responsible for implementing and monitoring the Operations and Truck
Route Plan during all operations, including but not limited to posting the
plan and educating truck drivers on the approved routes.
3. Drivers shall not sleep or reside within any vehicle on-site overnight or for
any extended duration of time.
4. Idling of trucks queued or operated onsite shall not exceed 5 minutes.
5. All on-site equipment, such as forklifts and yard trucks, shall be electric
with necessary electric charging stations provided.
6. All facility or tenant-owned and operated fleet equipment with a gross
vehicle weight rating greater than 14,000 pounds accessing the site shall
meet or exceed 2010 model-year emissions equivalent engine standards are
currently defined in the California Code of Regulations Title 13, Division 3,
Chapter 1, Article 4.5, Section 2025.
7. Operators shall address any parking, traffic, noise or safety issues within
forty-eight hours of being notified by the city that an issue exists.
8. Prior to the issuance of a Business Occupancy Permit or Business
License for any new tenant or operator of a warehouse or truck, trailer
storage facility, a new or revised Operations and Truck Route Plan
prepared by a licensed traffic engineer associated with the new tenant
shall be submitted for review and approval by the City Engineer,

1 demonstrating that the proposed operations and project traffic
2 associated with the new tenant or operator is the same or less than the
3 project traffic and operations assume in the approved entitlements for
4 the facility.

5 9. Where transport by temperature-controlled trucks or trailers is
6 proposed, on-site electrical hookups shall be provided at loading docks.
7 Idling or use of auxiliary truck engine power to power climate-control
8 equipment shall be prohibited.

9 **K. Air Quality**

10 1. Warehouses and distribution facilities generating 150 or more truck
11 trips per day, as determined by the most recent Institute of Traffic
12 Engineers (ITE) Trip Generation Rate for the specific land use or within
13 1000 feet of a sensitive receptor, shall prepare a Health Risk Assessment
14 (HRA) in accordance with South Coast Air Quality Management District
15 (SCAQMD) Guideline for the new development or substantial
16 enlargement of industrial uses.

17 2. Each project shall provide specific design criteria to minimize exposure
18 to diesel emissions for residential neighborhoods, schools, parks,
19 playgrounds, day care centers, nursing homes, hospitals, and other
20 public places (Sensitive Receptors) situated in close proximity to the
21 industrial uses.

22 3. Each project shall provide and be in compliance with CEQA (California
23 Environmental Quality Act), and prepare an SCAQMD URBEMIS
24 (South Coast Air Quality Management District) and EMFAC (Emission
25 Factor) computer models to identify the significance of air quality
26 impacts on Sensitive Receptors.

27 **SECTION 10.** CEQA. The City Council finds that this Ordinance is not subject to the
28 California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and Sections
15060(b)(3). The activity is not subject to CEQA because it will not result in a direct or
reasonably foreseeable indirect physical change in the environment, and the activity is covered
by the general rule that CEQA applies only to projects, which have the potential for causing a
significant effect on the environment. Where it can be seen with certainty that there is no
possibility that the activity may have a significant effect on the environment, the activity is not
subject to CEQA. The proposed amendments propose regulatory and administrative
amendments to the zoning code. Additional environmental review will be conducted on
projects that are affected by these changes.

SECTION 11. Custodian of Records. The documents and materials that constitute the
record of proceedings on which this Ordinance is based are located at the City Clerk's office
located at 650 N. La Cadena Drive, Colton, California 92324. The custodian of these records is
the City Clerk.

SECTION 12. Severability. If any section, sentence, clause or phrase of this Ordinance
or the application thereof to any entity, person or circumstance is held for any reason to be
invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other
provisions or applications of this Ordinance which can be given effect without the invalid
provision or application, and to this end the provisions of this Ordinance are severable. The

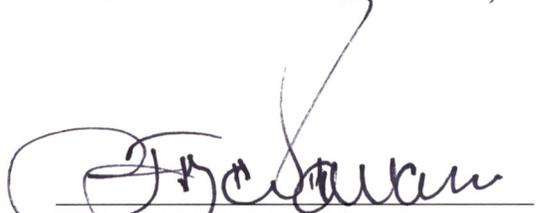
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City Council of the City of Colton hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 13. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

SECTION 14. Publication. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the Ordinance, or a summary thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Colton.

PASSED, APPROVED AND ADOPTED THIS 21st DAY OF FEBRUARY, 2023.


FRANK J. NAVARRO
Mayor

ATTEST:


CAROLINA R. PADILLA
City Clerk

APPROVED AS TO FORM:


BEST BEST & KRIEGER LLP
City Attorney

