

1 requiring a Subsequent or Supplemental EIR contained in Exhibit A.1 attached hereto.
2 Although the proposed modifications would result in development that differs in use than what
3 was assumed in the 2014 EIR, those modifications do not trigger the need for preparation of a
4 Subsequent or Supplemental EIR under the criteria listed in CEQA Guidelines Sections 15162
5 and 15163, respectively. The Addendum to the 2014 EIR demonstrates that no substantial
6 changes would result from the revised project modifications nor have the existing conditions in
7 the project vicinity substantially changed such that major revisions to the 2014 EIR would be
8 required. The project would not result in a new significant environmental effect or a substantial
9 increase in the severity of previously identified significant effects. Specifically, the proposed
10 development, as compared to the 2014 EIR, do not result in new or substantially greater
11 significant impacts because the scale and nature of the proposed development is sufficiently
12 similar to that analyzed in the 2014 EIR such that the impacts of the proposed development are
13 within the levels and types of environmental impacts disclosed in the 2014 EIR; and, as related
14 to the proposed addition of the amortization procedure, pursuant to CEQA Guidelines Section
15 15061(b)(3) since the project establishes procedural requirements for the establishment of
16 amortization periods and does not result in changes to the environment.

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18 **SECTION 3. General Plan.** The City Council hereby finds that the adoption of the
19 Ordinance is consistent with the General Plan Land Use Policy LU-1.1, LU-1.2 and LU-1.8
20 Housing Element Program 10 (Mixed-Use Development), and 11 (Rezoning Sites) as a matter
21 of law under Government Code section 66314(c) as further defined below:

22 **Policy LU-1.1: Ensure that all new development conforms to all applicable**
23 **provisions of the General Plan and Zoning Code;** in that, the proposed
24 changes are consistent with adopted 2021-2029 6th Cycle Housing
25 Element Programs and as recommended for changes within Programs 10
26 (Update Zoning Standards) and 11 (Rezoning Sites).

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Policy LU-1.2: Evaluate existing Specific Plans to ensure continued appropriateness in relation to the goals and policies of the General Plan and the City’s long-term vision, and to reflect planned land use. After evaluation, maintain, amend, or repeal Specific Plans, as appropriate; in that, the proposed CHCCSP Map and Text Amendments are consistent with Policies within the City’s 2013 adopted Land Use Element and 2021-2029 6th Cycle Housing Element as noted within this resolution.

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; in that, the proposed amendments to the Administrative Section of the CHCCSP address approval process that requires project compliance with Objective Design Standards (ODS) for projects reviewed ministerially and land use compliance with ODS and compatibility findings for projects requiring review by the Planning Commission.

Program 10. Update Zoning Standards; in that, the proposed amendment to the Colton HUB City Centre Specific Plan (CHCCSP) includes updating development standards, adding Objective Design Standards, and increasing allowable residential densities consistent with the City’s 2021-2029 6th Cycle Housing Element.

Program 11. Rezoning Sites; in that, overall, the revised CHCCSP project, the changes pertaining to the 6th Cycle Housing Element “Programing,” would result in the rezoning of 17 parcels totaling approximately 93.86 acres within Planning Areas (PAs) 7, 8, 9, 12, 14, 15, 16, and 19 of the CHCCSP. The rezoning includes a projected 2,226 units as identified in the Housing Element (53% of the RHNA).

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2 **SECTION 4. Specific Plan Code and Map Amendment.** Title 18, Section 18.34.040
3 (Colton’s HUB City Centre Specific Plan – Amendment No. 2) amending table of contents and
4 various provisions of sections 3, 4, 6, and 7 pertaining to land use, development standards &
5 administration of Title 18 of the Colton Municipal Code is hereby amended to read as provided
6 in Exhibit “A-2,” attached hereto and incorporated herein by reference.

7 **SECTION 5. Effective Date.** This Ordinance takes effect 30 days after its adoption.
8

9 **SECTION 6. HCD Submittal.** In accordance with Government Code section 66326, the
10 City Clerk is directed to submit a copy of this Ordinance to the California Department of
11 Housing and Community Development within 60 days after adoption.

12 **SECTION 7. Publication.** The City Clerk is directed to certify to the adoption of this
13 Ordinance and post or publish this Ordinance as required by law.

14 **SECTION 8. Custodian of Records.** The custodian of records for this Ordinance is the
15 City Clerk and the records comprising the administrative record are located at 650 N. La
16 Cadena Drive, Colton, CA 92324.

17 **SECTION 9. Severability.** If any provision of this Ordinance or its application to any
18 person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity
19 has no effect on the other provisions or applications of the Ordinance that can be given effect
20 without the invalid provision or application, and to this extent, the provisions of this Ordinance
21 are severable. The City Council declares that it would have adopted this Ordinance irrespective
22 of the invalidity of any portion thereof.

23 **SECTION 10. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING.**
24 The City Council Finds that under California Public Resources Code section 21080.17, the
25 California Environmental Quality Act (“CEQA”), pursuant to the California Environmental
26 Quality Act Guidelines, an Addendum to the 2014 EIR was prepared because the proposed

1 modifications to the CHCCSP do not result in any of the circumstances requiring a Subsequent
2 or Supplemental EIR. Although the proposed modifications would result in development that
3 differs in use than what was assumed in the 2014 EIR, those modifications do not trigger the
4 need for preparation of a Subsequent or Supplemental EIR under the criteria listed in CEQA
5 Guidelines Sections 15162 and 15163, respectively. The Addendum to the 2014 EIR
6 demonstrates that no substantial changes would result from the revised project modifications
7 nor have the existing conditions in the project vicinity substantially changed such that major
8 revisions to the 2014 EIR would be required. The project would not result in a new significant
9 environmental effect or a substantial increase in the severity of previously identified significant
10 effects. Specifically, the proposed development, as compared to the 2014 EIR, do not result in
11 new or substantially greater significant impacts because the scale and nature of the proposed
12 development is sufficiently similar to that analyzed in the 2014 EIR such that the impacts of the
13 proposed development are within the levels and types of environmental impacts disclosed in the
14 2014 EIR.

15 **SECTION 11. EFFECTIVE DATE.** This ordinance shall go into effect and be
16 in full force and operation from and after thirty (30) days after its final passage and
17 adoption.

18 **SECTION 12. PUBLICATION.** The City Clerk shall certify to the adoption of
19 this ordinance. Not later than fifteen (15) days following the passage of this ordinance,
20 the ordinance, or a summary thereof, along with the names of the City Council members
21 voting for and against the ordinance, shall be published in a newspaper of general
22 circulation in the City of Colton.

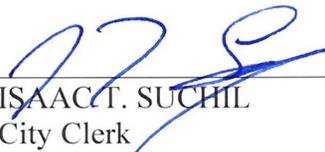
23 **SECTION 13. FILING.** The City Clerk shall submit a copy of this ordinance
24 to the Department of Housing and Community Development within 60 days after
25 adoption. The City Clerk shall also submit a Notice of Exemption within three days
26

1 after adoption.

2
3 **PASSED, APPROVED AND ADOPTED THIS 5TH DAY OF AUGUST**
4 **2025.**

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6 
7 FRANK J. NAVARRO
8 Mayor

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10 **ATTEST:**

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12 
13 ISAAC T. SUCHIL
14 City Clerk

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16 **APPROVED AS TO FORM:**

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18 
19
20 Best Best & Krieger LLP
21 City Attorney

1 **STATE OF CALIFORNIA**)
2 **COUNTY OF SAN BERNARDINO**) ss.
3 **CITY OF COLTON**)

4 **CERTIFICATION**

5
6 I, **ISAAC T. SUCHIL**, City Clerk for the City of Colton, California, do hereby certify
7 that the foregoing is a full, true and correct copy of **ORDINANCE NO. O-08-25**, duly
8 adopted by the City Council of said City, and approved by the Mayor of said City, at its
9 Regular Meeting of said City Council held on the **5th day of August 2025**, and that it was
10 adopted by the following vote, to wit:

11	AYES:	COUNCILMEMBER	Toro, Chastain, González, Echevarria, Mayor Navarro
12			
13	NOES:	COUNCILMEMBER	None
14	ABSTAIN:	COUNCILMEMBER	None
15	ABSENT:	COUNCILMEMBER	None
16			

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

19
20
21 _____
22 ISAAC T. SUCHIL
23 City Clerk
24 City of Colton

25
26
27
28 (SEAL)

Exhibit A-1 of CC Ordinance No. O-08-25

ATTACHMENT 4.1