





1 **Policy LU-11.3:** Increase and diversify local employment opportunities and retain and  
2 accommodate industrial development that is compatible with City objectives for safety,  
3 environmental and visual quality, and employment and revenue generation.

4 Existing buildings at the project site are occupied but are underutilized due to the age of the  
5 buildings that are not employing the latest logistics technology. Development of two new high  
6 cube warehouses would increase employment at the project site, providing additional jobs in the  
7 local area.

8 **Policy LU-11.4:** Explore economic opportunities based on access to freeways and railroads, such  
9 as the creation of an intermodal facility or inland port.

10 The project site is located within 1,050 feet of the recently upgraded Barton Road interchange with  
11 the I-215 Freeway, and is also proximate to La Cadena Drive, a main thoroughfare in the City of  
12 Colton that leads to onramps to the I-215 freeway to the south at Iowa Street, and the I-10 freeway  
13 to the north.

14 B. The project is consistent with the City of Colton Municipal Code Development  
15 Standards for the Light Industrial M-1 Zone.

16 1. The project will provide for adequate on-site vehicular parking, and vehicular and  
17 pedestrian circulation which will not create safety hazards onto adjacent public right-of-  
18 way based on the provision of an adequate number of driveways, driveways with restrictions  
19 (large trucks and passenger vehicles in separate driveways), driveway widths and queuing  
20 for trucks as well as passenger-size vehicles, the site's location on a major street that will  
21 be improved to City of Colton standards along the entire frontage of subject site in sufficient  
22 width and capacity to accommodate projected traffic generation, and the proposed  
23 improvements along Barton Road to replace the outdated bridge over the unused UPRR  
24 railroad right-of-way;

25 2. The bulk, location and height of the proposed building will not be detrimental or injurious  
26 to other development in the neighborhood and will not result in the loss of or damage to  
27 unique natural or topographic features of the site that are important to the environmental  
28 quality of life for the citizens of Colton, and the development is feasible in a manner that  
will avoid such detrimental or injurious results or such loss or damage. The proposed  
building on the north side of Barton Road is separated from residential and commercial uses  
on the north by Walnut Ave. with the closest single-family residence located approximately  
75 feet north of the project site's north property line. The building setbacks from the north  
property line of Building 1 would range between 65 to 162 feet. The distance between the  
new building and the residences range between 150 and 195 feet. On the east, the site is  
bounded by the SCE powerline corridor, the UPRR railroad right-of-way, and single family  
residential on large lots fronting on Grand Terrace Road in the City of Grand Terrace.  
Residences front along this street with outbuildings and other improvements in the rear of  
properties further separating the residences from the project site. To be conservative,  
measurements between proposed Building 1 and the residential properties to the east were

1 taken from the outbuildings and not the main residences. Building 1 setbacks from the east  
2 property line are between 125 and 200 feet. The distance between Building 1 and the  
3 residences on Grand Terrace Road ranges between 300 and 700 feet, taking into account  
4 the new drive aisle/parking lot, the existing SCE powerline corridor and UPRR railroad  
5 right-of-way. Regarding the bulk of the building, the City has recently adopted Ordinance  
6 0-01-21 to allow industrial building heights of up to 50 feet; the new buildings would be 50  
7 feet from finished floor to the top of the building walls (building design screens rooftop  
8 equipment including HVAC and solar).

9 3. The project includes perimeter and on-site landscaping that provides adequate screening  
10 protection to neighboring properties from detrimental features of the proposed development  
11 that could be avoided by adequate landscaping, including a variety of trees, shrubs and  
12 ground cover;

13 4. The project provides exterior lighting that is adequate for human safety and will not  
14 diminish the value and/or usability of adjacent property since proposed on-site lighting will  
15 conform to City of Colton standards and conditions requiring minimum amount of  
16 illumination necessary for safety and security while also not resulting in glare onto adjacent  
17 property and streets;

18 5. The exterior design of the buildings and structures will not be injurious or detrimental to  
19 the environmental or historic features of the immediate neighborhood in which the proposed  
20 development is located and will not cause irreparable damage to property in the adjacent  
21 neighborhood, to the City and to its citizens since the proposed building will provide an  
22 architectural style consistent with similar new industrial buildings in the City;

23 6. The proposed development will not impose an undue burden upon off-site public utilities,  
24 including sewer, water, storm drains and electricity where all facilities are located adjacent  
25 to the project site. The project is responsible for providing on-site utilities that would be  
26 connected to all city offsite City utilities.

27 **SECTION 2.** The Planning Commission has reviewed the EIR and all comments received  
28 regarding the EIR and, based on the whole record before it, finds: (i) that the EIR was prepared in  
compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no  
substantial evidence that the project will have a significant effect on the environment, with the  
exception of one impact related to Vehicle Miles Traveled (VMT) where the proposed project, even  
with the implementation of Transportation Demand Management (TDM) measures would not  
reduce project generated VMT to a less than significant level. Based on that determination, a  
Statement of Overriding Considerations was prepared finding that the benefits of the project  
outweighed the VMT impact. The Planning Commission further finds that the EIR reflects the  
independent judgment and analysis of the Planning Commission. The Planning Commission has  
also reviewed and considered the Mitigation Monitoring Program for the project that has been  
prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that  
such Program is designed to ensure compliance with the mitigation measures during project  
implementation (construction and operation). Based on these findings, the Planning Commission  
hereby certifies the Environmental Impact Report and adopts the related Mitigation Monitoring  
Program.

1           **SECTION 3.** Based upon the findings set forth in Sections 1 and 2 of this Resolution, the  
2 Planning Commission hereby approves the Architectural and Site Plans, for the two new Logistics  
3 Warehouse buildings (540,920 sf and 419,920 sf respectively) including ancillary office space at  
4 the subject site; the Conditional Use Permit to: (1) allow overnight parking for trucks/trailers, (2)  
5 24-hour operation, and (3) building height of 50 feet; and the approval of TPM 20146 for the  
6 consolidation of 12 parcels into two parcels (one north and one south of Barton Road); subject to  
7 the attached conditions of approval (Exhibit “A”), the attached environmental mitigation measures  
8 (Exhibit “B”), and the attached mitigation monitoring program (Exhibit “C”).

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

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

15           **SECTION 6.** The Secretary shall certify the adoption of this Resolution.

16           PASSED, APPROVED, AND ADOPTED this 23<sup>th</sup> day of November, 2021.

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Planning Commission Chairperson  
Richard C. Prieto

ATTEST:

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Planning Commission Secretary  
Mark R. Tomich, AICP

I hereby certify that the foregoing is a true copy of a Resolution adopted by the  
Planning Commission of the City of Colton at a meeting held on November 23, 2021, by the  
following vote of the Planning Commission:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Planning Commission Secretary  
Mark R. Tomich, AICP

**EXHIBIT A”**

**CONDITIONS OF APPROVAL**

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

**HOLD HARMLESS**

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

**PLANNING DIVISION (909)370-5079**

1. The Applicant shall meet and comply with all requirements of all reviewing agencies and shall comply with all applicable local, state, and federal rules, laws, and regulations.
2. All conditions are final unless appealed to the City Council within 10 days of the issuance of the conditions in accordance with the provisions of Colton Municipal Code Section 18.58.100. This approval is not considered final until the Applicant signs the attached acknowledgement of conditions of approval and submits the executed form to the Development Services Department.
3. This approval is for the following discretionary actions associated with the Barton Road Logistics Center including:
  - a) Architectural and Site Plan Review to allow the construction and operation of two new warehouse buildings (540,920 sq. ft. and 419,920 sq. ft., respectively);
  - b) Conditional Use Permit for Truck and Trailer storage, for 24-hour operation, and for building heights of 50 feet;
  - c) Tentative Parcel Map (TPM) 20146 to consolidate 12 parcels into 2 parcels;
4. The site operation shall be limited to warehouse uses with ancillary office uses. A change of use to another permitted or conditionally permitted use allowed within the M-1 zone may require Minor Architectural & Site Plan Review for review of parking compliance.
5. Prior to issuance of a grading permit for Parcel 2 (south of Barton Road) the applicant shall submit documentation showing the final alignment of Driveway 2 per an agreement with Elsinore Valley Municipal Water District (EVMWD) and the City of Colton.
6. Prior to the issuance of a certificate of occupancy for the first building, to reduce potential noise impacts from operation of backup alarms on trucks, “yard goats” and forklifts, future tenants shall incorporate an alternative warning system to the sound-based backup alarm to ensure

1 that operation of this type of on-site equipment would not result in a substantial permanent  
2 increase in ambient noise levels in excess of the City's noise performance threshold, or  
3 otherwise cause a nuisance to the surrounding residential neighborhoods. Such an alternative  
4 warning system may consist of flashing lights on yard goats or the use of a flag person to direct  
5 the yard goat operator. The alternative warning system shall be implemented during operation of  
6 the third shift (10:00 pm to 7:00 am) Monday through Saturday and all day Sunday. The  
7 effectiveness of this condition shall be monitored based on input from the surrounding  
8 residents.

- 9 7. Prior to certificate of occupancy of the first building, the site will be posted with signs stating  
10 that no truck or trailer parking shall be allowed on public streets. All truck and trailer parking  
11 shall be on-site, or at another parking truck/trailer parking facility.
- 12 8. Prior to the certificate of occupancy of the first building, the applicant or future tenant shall  
13 submit a Traffic Management Plan for review and approval by the City Engineer that states  
14 how truck drivers are to avoid use of local streets. There shall be no trucks allowed on Terrace  
15 Avenue, Walnut Avenue, Grand Terrace Road or other local street identified by City staff  
16 (Colton or Grand Terrace). Further, the plan shall indicate how this requirement shall be  
17 implemented on a truck-by-truck basis by providing the plan to drivers or their respective  
18 trucking companies for distribution prior to entering the site.
- 19 9. Prior to issuance of the first building permit, the applicant shall annex to Community Facilities  
20 District (CFD) No. 2021-2 for maintenance services for public facilities associated with the  
21 project, as provided by Section 53313 of the Mello Roos Community Facilities Act of 1982.  
22 The applicant shall make a non-refundable deposit of toward the cost of CFD annexation, as  
23 applicable.
- 24 10. Any plans submitted for building plan check and construction plans for this project shall  
25 contain an exact reproduction of the signed Resolution of Approval (full size) on one or more  
26 of its sheets. The sheet(s) are for information only to all parties involved in the  
27 construction/grading activities and are not required to be wet sealed/stamped by a licensed  
28 Engineer/Architect.
11. 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 Planning Commission to make a determination.
12. All exterior building colors shall match the color and material board on file with the Planning  
Division. Any revision to the approved building colors shall be submitted to the Planning  
Division for review and approval.

- 1 13. The site shall be developed and maintained in accordance with the approved plans which  
2 include site plans, architectural elevations, exterior materials and colors, landscaping plans,  
3 and grading plans on file in the City, the conditions contained herein, and the Zoning Code.
- 4 14. All site, grading, landscape, irrigation and street improvement plans shall be coordinated for  
5 consistency prior to issuance of any permits
- 6 15. All exterior building colors shall match the color and material board on file with the Planning  
7 Division. Any revision to the approved building colors shall be submitted to the Planning  
8 Division for review and approval.
- 9 16. Prior to implementation of the first building permit, the applicant shall submit a perimeter  
10 wall/fence plan to the Development Services Department. The plan shall show changes in  
11 the existing retaining wall along the east side of the Building 1 site, as well as the replacement  
12 of the existing chain link fencing/barbed wire along the top of the existing retaining wall along  
13 Terrace Avenue between Barton Road and Walnut Ave. In addition to new landscaping along  
14 the north property line on Walnut Ave., the applicant shall also construct and maintain a new  
15 concrete block wall. Per Colton Municipal Code Section 18.38.040 – Height and Location –  
16 Nonresidential Zones - If any walls are proposed to exceed the maximum permitted height of  
17 8 feet plus up to a 3-foot berm, for a total of 11 feet, within the M-1 zone, a Variance  
18 application must be submitted and approved by the Planning Commission.
- 19 17. Prior to issuance of grading or building permits, provide a precise lighting plan including a  
20 photometric diagram, site plan, elevations, and fixture information showing the location,  
21 height, and design of wall-mounted and building-mounted lighting, and method of shielding.
- 22 18. Prior to issuance of building permits, the applicant shall submit a landscape and irrigation  
23 plan that meets all the requirements of the Colton Zoning Code (CMC 18.24.130).
- 24 19. Prior to the submittal of applications for building permits for tenant occupancy, start of  
25 business operations and/or issuance of a certificate of occupancy and/or issuance of a business  
26 license, future occupants shall obtain a business occupancy permit (BOP) from the  
27 Development Services Department.
- 28 20. All signs shall conform to the City of Colton Sign Ordinance (Chapter 18.50 of the Colton  
Municipal Code). Prior to the installation of any signs, the Applicant shall obtain proper  
permits from the Development Services Department. The development Services Director  
shall review and shall have sole responsibility to approve or deny said signs.
21. The Applicant and/or Property Owner shall, at all times, operate and maintain the property so  
as not to constitute a nuisance in the community.
22. The site operation shall be limited to warehouse uses with ancillary office uses. A change of  
use to another permitted or conditionally permitted use allowed within the M-1 zone will  
require Minor Architectural & Site Plan Review for review of parking compliance.
23. All heating and air conditioning equipment, including ducts, meters, plumbing lines and  
~~tanks, shall be architecturally screened from public view with the use of masonry wall when~~

- 1 mounted at grade or with the use of parapet wall when roof mounted. Plumbing vent pipes,  
2 all heater flues and all roof penetrations shall be gathered and concealed from view in the  
3 same manner and painted to match roof color. The Applicant shall supply a section drawing  
4 indicating the parapet height and all proposed roof equipment. In the event additional  
5 screening is necessary, it shall be approved by the Planning Division and installed prior to  
6 final inspection and occupancy.
- 7 24. Electrical and other service facilities shall be located within an interior electrical room or  
8 approved comparable location. All electrical service facilities shall be totally screened from  
9 public view and as approved by the Planning Division.
- 10 25. The Applicant shall underground all new utilities, and utility drops, and shall underground all  
11 existing overhead utilities to the closest power pole off-site, except: (1) where existing  
12 overhead utilities cross over the BNSF Railroad right-of-way; (2) where such undergrounding  
13 is to occur in concert with the Barton Road Bridge Removal and Replacement project; or (3)  
14 where the City of Colton’s pole that connects the primary power line from across the freeway.
- 15 26. During grading and construction phases, the construction manager shall serve as the contact  
16 person in the event that dust or noise levels become disruptive to surrounding businesses. A  
17 sign shall be posted at the project site with the contact information.
- 18 27. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical  
19 equipment installed by the developer shall be inconspicuously located and screened, as  
20 approved by the Development Services Director. Location of this equipment shall be clearly  
21 noted on landscape construction documents.
- 22 28. The building permits for this project must be issued within one-year from the date of approval  
23 or the approval will become invalid. A time extension may be granted under the provision set  
24 forth in Section 18.58.070 of the Colton Municipal Code.
- 25 29. The Applicant shall comply with all environmental mitigation measures adopted with this  
26 Resolution and attached thereto as Exhibit “B.”
- 27 30. The applicant shall be responsible for the development of four public electric vehicle charging  
28 stations per the Climate Action Plan Screening Tables completed for the project. Charging  
stations shall be placed in locations at the project (two at each building) immediately  
accessible to the public, or at off-site locations determined in consultation with the Planning  
Division, with input from the Sustainability Division. The applicant shall provide the funding  
for these charging stations prior to the issuance of the project’s first building permit.
31. The applicant has proposed two high-cube transload warehouses that were evaluated in the  
project level EIR. There is a possibility that at least one of these buildings will house a  
fulfillment/ecommerce (last-mile) tenant which has a higher trip generation rate than a high-  
cube facility. Therefore, prior to issuance of occupancy permits for one or both buildings  
where a fulfillment/ecommerce tenant is proposed, the applicant shall prepare a subsequent  
traffic impact analysis, and related studies (e.g., Air Quality, GHG, Noise) as required at the  
time that the change in use is proposed. ~~The Development Services Director or his/her  
designee shall then determine whether a subsequent EIR is required.~~

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2 32. Applicant has requested that City consider, negotiate and execute a Development Agreement  
3 pursuant to California Government Code, Section 65864 et. seq. and Colton Municipal Code  
4 Section 18.58.102. The Development Agreement is intended to provide Developer with more  
5 certainty in the development construction process and provide City with certain public  
6 benefits. The Development Agreement shall be approved and recorded against the Property,  
7 prior to the issuance of any grading or building permits for the Project.

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10 **CODE ENFORCEMENT/POLICE DEPARTMENT (909) 370-5114**

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

16  
17 2. Loitering: Loitering is prohibited on or about the premises. No exterior fixtures or furnishings  
18 at or adjacent to the location that encourage loitering and nuisance behavior, including  
19 exterior pay telephones.

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

28 4. The applicant shall grant “right of access” by the city or agent to remove graffiti.

1. Exterior Lighting: All lightning will be maintained in good working order. All lighting shall  
be shown on the required plot plans. Lighting shall be designed and installed in such a manner  
that provides adequate lamination to all parking spaces, stalls, walkways, corridors, and  
stairways, ensuring 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 seventy-two (72) hours.

6. 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

- 1 a minimum of 1” letters. In addition, the sign will indicate the name of the private towing  
2 company and phone number above the police department name and phone.
- 3 7. Disabled Parking: All disabled parking spaces will comply with Americans with Disabilities  
4 Act (ADA) requirements and Vehicle Code 22511.8. In addition, disabled parking will be  
5 clearly indicated by all three indicia: 1) blue wheel stop and/or curb, 2) blue sign with white  
6 wheelchair symbol at head of space, and 3) blue field with wheelchair symbol and blue  
7 striping painted on the ground. All parking lot entrances will be posted in accordance with  
8 Vehicle Code 22511.8(d).
- 9 8. Storage: Parking and trash areas will not be used for storage of hazardous materials, including  
10 but not limited to tires, waste oil, and inoperable or unregistered vehicles. Property manager  
11 or tenant shall promptly abate hazardous materials or inoperable vehicles. General exterior  
12 storage areas will be screened from public view.
- 13 9. Signage: Applicant will fully comply with Colton Municipal Code Section 18.50 Sign  
14 Ordinance as amended. Temporary promotional signs require a permit and must be authorized  
15 by Development Services prior to display. Refer to Code Section 18.50 for additional signage  
16 permitting and requirements.
- 17 10. Advertisements: Handbills or advertisements may be distributed in public places person-to-  
18 person but will not be placed or left upon unoccupied vehicles or otherwise left unattended in  
19 public places.
- 20 11. Special Events: Per Colton Municipal Code Chapter 5.44, applicant shall not conduct,  
21 operate, maintain, organize, advertise, or sell or furnish tickets for a special event or permit  
22 the subject property to be used for any special event without first obtaining a special event  
23 permit. Special events include, but are not limited to, sales events where merchandise, goods,  
24 or vehicles are displayed for sale on the property, political functions, fundraising events by  
25 non-profit entities, and events featuring motivational or educational speakers. The Special  
26 Event Committee may expressly grant a minor variance of conditions specific to individual  
27 special events.
- 28 12. Surveillance Monitoring: Should permittee install a video surveillance monitoring system,  
the video system shall be capable of recording a clear view of all areas of the subject property  
including, but not limited to, parking lots, walkways, corridors, all sides of buildings, the  
perimeter landscape and grass areas. Recordings shall be retained for a minimum of 30 days.  
Copies of recordings will be provided to the Colton Police Department upon request.
13. After hours Contact Information: Permittee will ensure after hours contact person information  
is kept current and on file with the Colton Police Department dispatch center. Ideally there  
should be several responsible persons available to respond in case of emergency; each should  
be a key holder with knowledge of alarm reset codes, available to respond within 20-30  
minutes, and of sufficient authority to facilitate a board up or other emergency repair  
measures.
14. Right of Access: Permittee shall grant “right of access” to the City of Colton and its employees  
~~or agents for the purposes of monitoring compliance with these Conditional Use Permit~~

1 conditions, patrolling, investigating crimes, and enforcing laws and ordinances on the subject  
2 property. Permittee shall grant “right of access” to the City of Colton and its employees or  
3 agents to remove graffiti and to determine if the applicant is in compliance with these  
4 conditions.

4 **BUILDING & SAFETY DIVISION (909 370-5079)**

- 5 1. The Applicant shall comply with the latest adopted edition of the following codes: California  
6 Building Standards Code (Title 24, California Code of Regulations) Building Code and its  
7 appendices and standards. The 2019 edition of the California Codes became effective for all  
8 permit applications submitted after January 1, 2020.
- 8 a. Building Code
  - 9 b. Building Security Code
  - 10 c. Electrical Code
  - 11 d. Energy Efficiency Standards
  - 12 e. Fire Code and its appendices and standards
  - 13 f. Green Code
  - 14 g. Mechanical Code and its appendices and standards
  - 15 h. Plumbing Code and its appendices and standards
- 16 2. The project developer/applicant shall comply with the City of Colton Water Efficient  
17 Landscape Ordinance. The developer shall provide the Building and Safety division with all  
18 information regarding with the project’s water efficient requirements and compliance and  
19 methods.
- 19 3. The requirements of the San Bernardino County Department of Environmental Health  
20 Services and the South Coast Air Quality Management District shall be satisfied prior to the  
21 issuance of any permit if hazardous materials are stored and/or used
- 21 4. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection  
22 with a construction project shall comply with City Code and Regulations.
- 22 5. All property lines, easement lines, etc. shall be located and/or relocated in such a manner as  
23 to not cause any existing structure to become non-conforming with the requirements of the  
24 latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
- 25 6. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that  
26 direct illumination does not infringe onto adjoining properties.
- 26 7. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification.  
27 Plans shall include all project revisions and changes to original design. The CD will also  
28 include the project’s energy calculations (Title 24) structural calculations, all additional  
supporting documents and all other pertinent information. It will be the responsibility of the

1 developer and/or the building or property owner(s) to bear all costs required for this process.  
2 The CD will be presented to the Building and Safety Division for review and approval prior  
3 to final inspection and building occupancy. The CD will become the property of the Colton  
4 Building and Safety Division at that time.

- 4 8. All signs shall be Underwriters Laboratories, Listed or equal.
- 5 9. The Parcel map shall record prior to the issuance of the first building permit.
- 6 10. If hazardous substances are used and/or stored, a technical opinion and report, identifying and  
7 developing methods of protection from the hazards presented by the hazardous materials may  
8 be required. This report shall be prepared by a qualified person, firm, or corporation and  
9 submitted to the Building & Safety Division. This report shall also explain the proposed  
10 facility's intended methods of operation and list all of the proposed materials, their quantities,  
11 classifications, and the effects of any chemical (material) inter-mixing in the event of an  
12 accident or spill.
- 13 11. The existing parcels on that portion of the project site south of Barton Road shall be combined  
14 into a single parcel, or a lot line adjustment shall be done so that the proposed structure does  
15 not cross any property line and complies with all requirements of the California Building  
16 Code, prior to any building permits being issue.
- 17 12. Applicant or future tenant(s) shall submit tenant improvement plans for review and approval  
18 prior to commencement of any tenant improvements. Tenant improvement plans shall show  
19 furniture arrangement and all life safety components. (i.e., Accessible path of travel, aisles,  
20 emergency lights, and emergency exit sings, exits, etc.).
- 21 13. The removal and demolition of existing structures requires a Demolition Permit. It shall be  
22 as per separate plan review submittal.

23 **FIRE DEPARTMENT (909) 370-5100**

- 24 1. The development shall conform with all the requirements of the City of Colton's Municipal  
25 Code requiring on-site fire protection prior to construction.
- 26 2. Access roadways (minimum 26 feet clear width) shall be provided in accordance with the  
27 City's Municipal Code.
- 28 3. A municipal water supply system (public fire hydrants) shall be provided, capable of  
providing the required fire flow for the proposed type of construction. Minimum fire flow  
for this project shall be 4,000 g.p.m.
4. On-site fire hydrants shall be required for this project and installed prior to the bringing of  
combustible materials onto the site. Detailed drawings with supporting calculations shall be  
submitted to the Fire Department/Fire Safety Division for review, approval, and permit  
issuance prior to installation.
5. 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

- 1 issuance, and prior to installation. A current fire flow test will be required by an independent  
2 contractor. Arrangements shall be made for Fire Department to witness test.
- 3 6. Premise identification shall be provided in accordance with the City's' Security Ordinance  
4 #0-13-89, Section XV (commercial). Building shall have internally or externally lighted  
5 numbers that are a minimum of 12" in height with a minimum 1 ½' stroke. Numerals shall be  
6 Arabic and contrasting to the background. Additional numbering shall be required on the roof  
7 of the structure with a minimum 20' in height and 3' stroke.
- 8 7. Where access to or within a structure is restricted due to secured openings, a "Knox" rapid  
9 entry key system will be required. The key box or switch shall be located in an accessible  
10 location, as determined by the Fire Department.
- 11 8. If temporary fencing is used to enclose the construction site, at least two (2) means of  
12 unobstructed access must be installed and maintained in locations as to give maximum access  
13 to all parts of the site, and in accordance with the Fire Department's requirements.
- 14 9. A Fire Department Permit will be required for your operations in accordance with Section  
15 105 of the International Fire Code. The fire permit shall be obtained from the Fire Safety  
16 Division of the Fire Department.
- 17 10. Visible hazard identification signs (placards) in accordance with the International Fire Code  
18 and as specified by N.F.P.A 704 shall be provided and placed at the entrances to locations  
19 where hazardous materials are stored, dispensed, or used in quantities.
- 20 11. Portable fire extinguishers shall be required for this project. Size, type, and locations shall be  
21 determined by the fire department's field inspector.
- 22 12. The proposed facility's use and/or operations shall be designed and maintained in accordance  
23 with the 2015/2016 editions of the International Fire and Building Codes / California Fire and  
24 Building Codes (Title 24).
- 25 13. Deferred plan submittals to the Fire Department and separate permits from the Fire  
26 Department are required on the following:
- 27 a. automatic fire suppression/sprinkler systems
  - 28 b. fire alarms
  - c. onsite fire mains and fire hydrants
  - d. high piled combustible storage
  - e. protected aboveground fuel storage tanks / dispensing
14. 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.
15. The applicant shall comply with all Fire Department requirements as noted during the  
business occupancy process. (B.O.P.)

1 16. Further corrections may be added when all requested information has been obtained.

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

3 A. STREET IMPROVEMENTS

4 1. Construct all street improvements consisting of curb, gutter, sidewalk, A.C. pavement,  
5 driveway approaches, handicap access ramps, streetlights, street signs, and roadway striping,  
6 etc., as per the approved Street Improvement Plans and City of Colton Standard  
7 Specifications. For Barton Road, the applicant shall widen Barton Road along the project's  
8 frontage to its ultimate width (100 feet) from the project's western boundary to the project's  
9 eastern boundary consistent with the City's Standard Specifications. The project may not  
10 stripe the second eastbound and westbound through lanes until such time in the future when  
11 there are additional receiving lanes to the east and west of the project. The developer shall  
12 delineate Public, Private and one-way streets on the site plan. The developer shall be  
13 responsible for any needed public improvements for the "interim public street condition" due  
14 to the varying phases of construction between the development site and Barton Road Bridge  
15 Removal Project.

16 2. Remove existing, and construct new pavement where the pavement section  
17 shall be determined using a Traffic Index ("TI") as follows:

18 - along the southern project frontage at Walnut Avenue between Terrace Avenue and  
19 Burns Avenue, a Traffic Index of "8.5".

20 - along the east side of Terrace Avenue between Walnut Avenue and Barton Road, a  
21 Traffic Index of "8".

22 - along both sides of Barton Road between Terrace Avenue and the westerly right-of-way  
23 line of the Union Pacific Railroad a Traffic Index of "10" (in areas not in the city's limits  
24 of construction for the Barton Road Bridge and roadway reconstruction project).

25 - along both sides of De Berry Street between the proposed project entrance and La Crosse  
26 Avenue a Traffic Index of 9.5".

27 The pavement section shall be designed by a California registered Geotechnical Engineer  
28 using "R" values from the project site and submitted to the City Engineer for approval.  
Alternatively, depending on the existing street condition of each street and as approved by  
the City Engineer, a street overlay can be performed to preserve existing pavement  
improvements.

29 3. The applicant has submitted a request for the vacation of a portion of S. Terrace Ave. and  
30 ("Street Vacation Request") is necessary to facilitate the construction of improvements that  
31 are needed for the Project. The street vacation was be made pursuant to California Streets &  
32 Highways Code, Section 8320 et seq. Such street vacation requires that certain hearings and  
33 procedures be followed, culminating in a hearing before the City Council where such a request  
34 is considered. The Street Vacation Request<sup>15</sup> shall be considered prior to the issuance of any

1 grading or building permit for planned Building 2 (site situated south of Barton Road) of the  
2 Project. Should the Colton City Council approve the Street Vacation Request and it is  
3 determined that the City of Colton owns an underlying fee interest in the land comprising the  
4 vacated area, the Applicant shall:

4 A. Prior to the issuance of any grading or building permit for planned Building 2 of the  
5 Project, negotiate a land sale agreement with the City of Colton to transfer ownership of  
6 the vacated area to the Applicant for their use in complying with the conditions of  
7 approval for the Project. It is understood that should the Street Vacation Request be  
8 approved, the Applicant will likely enter into subsequent land sale agreements to further  
9 transfer ownership of the vacated area to other parties to facilitate their construction of  
10 improvements required for planned Building 2 of the Project.

8 Alternatively, should the Colton City Council approve the Street Vacation Request and  
9 it is determined that the City of Colton does not own the underlying fee interest in the  
10 land comprising the vacated area, City shall provide documents necessary to the owners  
11 of the vacated area, including quit claim deeds, reflecting the fact that City has vacated  
12 and released its interests in the vacated area. Nothing contained in this condition shall  
13 be construed to require the City Council to approve the Street Vacation Request.

12 4. Prior to the issuance of any grading or building permits for planned Building 2 of the Project,  
13 the Applicant shall provide proof, satisfactory to the Development Director and City  
14 Engineer, that all property, easements and/or agreement have been obtained and/or executed  
15 with owners of property along Barton Road and S. Terrace Avenue needed to construct  
16 improvements that are required for planned Building 2 of the Project and reflected on the  
17 Applicant's Improvement Plans."

16 5. The Developer shall landscape and maintain all parkway and unpaved areas within the public  
17 right-of-way fronting the project. An irrigation system with automatic sprinklers shall be  
18 installed within any landscaped open space areas, including between the sidewalk and the  
19 development at the right-of-way line.

19 6. The Developer shall submit a request to the City to vacate South Terrace Avenue between  
20 Barton Road and De Berry Street and a portion of De Berry Street, east of South Terrace  
21 Avenue, as approved by the City Engineer, and shall pay for any costs associated with the  
22 requested vacation application before issuance of building permits. Should the vacation  
23 request be approved by the City Council, and it is determined that the City owns the underling  
24 fee interest, Applicant shall negotiate in good faith the payment of fair market value for the  
25 underlying fee ownership.

23 7. Since De Berry Street shall terminate at the new proposed project entrance, the developer  
24 shall design a commercial cul-de-sac to accommodate truck turn-around and a commercial  
25 driveway approach for proposed Building 2 on the north and a new commercial driveway  
26 approach for the existing property at 280 De Berry Street on the south, as approved by the  
27 City Engineer and in accordance with the City Standard Drawings.

27 8. Prior to issuance of building permits for Building 2, the applicant shall submit an emergency  
28 evacuation plan for businesses located along La Crosse Ave. and De Berry St. for review by

- 1 the Fire and Police Departments, and approval by the Development Services Director. The  
2 evacuation plan shall identify the means of access for vehicles into and through the Building  
3 2 site during emergencies. Access would be from Barton Road to De Berry St. in order to  
4 access La Crosse Ave., or from La Crosse Ave. and De Berry St. to access Barton Road.
- 5 9. The Developer shall construct facilities to mitigate traffic impacts as identified by the traffic  
6 impact study and as listed in Draft EIR mitigation measure TRANS 2 or pay fair share of  
7 proposed mitigation measures as identified in Exhibit B, mitigation measures TRANS 1a and  
8 1b.
- 9 10. In the event road right-of-way or off-site easements are required to comply with these  
10 Conditions of Approval, the Developer shall obtain such right-of-way or easements. In the  
11 event the City is required to condemn the right-of-way or easement, the Developer shall enter  
12 into an agreement with the City for the acquisition of such right-of-way or easement pursuant  
13 to Government Code Section 66462.5 and pay for all costs associated with the condemnation  
14 process.
- 15 11. The Developer shall dedicate along the property frontage as may be required to provide a  
16 property line – corner cutback at the corner of Walnut Avenue and Terrace Avenue as well  
17 as Terrace Avenue and Barton Road. Nothing shall be constructed or planted in the corner  
18 cut-off area which does or will exceed 30 inches in height required to maintain an appropriate  
19 corner sight distance, as approved by the City Engineer.
- 20 12. The Developer shall dedicate 2 feet along the east side of Terrace Avenue between Walnut  
21 Avenue and Barton Road fronting the site to accommodate a minimum of a local industrial  
22 street classification in accordance with the City Standard Drawings.
- 23 13. All project site fronting public improvements must meet ADA accessibility standards.
- 24 14. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk  
25 and/or curb shall have City approved deep root barriers installed in accordance with the  
26 standard drawings.
- 27 15. Each proposed commercial driveway approach shall be constructed in accordance with the  
28 City Standard Drawings. Each proposed driveway approach shall be constructed so the top of  
“X” is 3 feet from the property line. Nothing shall be constructed or planted in the corner cut-  
off area which does or will exceed 30 inches in height required to maintain an appropriate  
corner sight distance.
16. Each proposed commercial driveway approach shall have a curb ramp meeting current ADA  
accessibility standards along both sides of the approach. The developer shall ensure that an  
appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and  
shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to  
the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements  
shall be provided on-site to construct a path of travel meeting ADA guidelines.
17. All traffic striping improvements shall be installed with thermoplastic material as approved  
by the City Engineer.

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2 18. The developer shall construct a barrier along the west side of Terrace Ave between Barton  
3 Road and Walnut Street where the BNSF railroad right-of-way is located at a grade difference  
4 of four (4) feet or greater below the existing road. The type of barrier and location shall be  
5 approved by the City of Colton and the City of Grand Terrace and shall be coordinated with  
6 the barrier required by the City of Grand Terrace for the Grant T-1 trailer/container storage  
7 facility located north of the Barton Road Logistics Center.

8  
9 *B. GRADING*

- 10 1. Submit to the City Public Works Department a preliminary grading plan of a scale of 1" =  
11 20' prepared by a civil engineer registered in the State of California. The grading plan shall  
12 include a topographic contour map of the site and 15 feet beyond the property lines, with a  
13 one-foot contour interval. This contour map shall be prepared within the last 12 months.
- 14 2. The property's street and grading shall be designed in a manner that perpetuates the existing  
15 natural drainage patterns with respect to tributary drainage area, outlet points and outlet  
16 conditions; otherwise, a drainage easement shall be obtained from the affected property  
17 owners for the release of concentrated or diverted storm flows. A copy of the recorded  
18 drainage easement shall be submitted to the City of Colton for review prior to the recordation  
19 of the final map.
- 20 3. Offsite drainage facilities shall be located within publicly dedicated drainage easements  
21 obtained from the affected property owner(s). The document(s) shall be recorded and a copy  
22 submitted to the City of Colton prior to recordation of the final map.
- 23 4. Provide plan and profile for all storm drainage work. The Storm Drain Plan for the proposed  
24 development shall be accompanied by hydrology and hydraulic analysis prepared by a  
25 licensed engineer and shall be designed per the San Bernardino County Hydrology Manual  
26 employing the rational method. The project may only discharge downstream an amount of  
27 storm run-off equivalent to the historic flow discharged prior to project development.
- 28 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:~~

1  
2           *“No contaminated water shall be allowed to discharge on sidewalks, gutter, storm  
3 drains, parkways and driveways at any time.”*

- 4 9. File a Notice of Intent and obtain an NPDES Construction Activity General Permit from the  
5 State Regional Water Quality Control Board and submit a copy of each to the Engineering  
6 Division. Ensure that Best Management Practices (BMPs) are followed, per NPDES  
7 requirements to reduce storm water runoff during construction and thereafter. Temporary  
8 erosion control measures shall be implemented immediately following rough grading to  
9 prevent deposition of debris into downstream properties or drainage facilities.
- 10 10. Submit a Storm Water Pollution Prevention Plan (SWPPP) to the Office of the City Engineer  
11 which specifies Best Management Practices (BMPs) that will prevent all construction  
12 pollutants from contacting storm water and with the intent of keeping all products of erosion  
13 from moving off site into receiving waters for review.
- 14 11. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt concrete  
15 pavement over 4 inches crushed aggregate base with a minimum subgrade of 24 inches at  
16 95% relative compaction, or equal. If an alternative pavement section is proposed, the  
17 proposed pavement section shall be designed by a California registered Geotechnical  
18 Engineer using "R" values from the project site and submitted to the City Engineer for  
19 approval.

20 C. WATER AND WASTEWATER REQUIREMENTS

- 21 1. The development shall meet all the requirements as set forth by the water/wastewater  
22 department for water, sewer and pre-treatment facilities.
- 23 2. All construction shall conform to the current edition of the specifications for public works  
24 construction (green book), and the current standards and specifications of the City of Colton  
25 Water / Wastewater Department.
- 26 3. Submit Sewer Improvement Plans to the City Engineer for review and approval. The proposed  
27 sewer shall connect into the City’s sewer system.
- 28 4. As part of the submittal package, a sewer feasibility study shall be provided for approval.
5. All sewer lines shall be extra strength vitrified clay pipes, or SDR26 and the sewer main shall  
be a minimum of 8” diameter or the size will be finalized during the design phase.
6. A sewer check valve shall be provided with a finished pad elevation lower than the rim  
elevation of the immediate up-stream sewer manhole.
7. Show on the plans the location of sewer mainline, nearest manhole, lateral serving the project  
and configuration of tie-in the mainline.
8. A note shall be placed on the plans stating that the lateral location shall be marked on the curb  
with “S” for sewer.

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*D. FEES*

1. A Plan Check fee for final map review and 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 shall be paid prior to the final map going to the City Council for approval in accordance with the fee schedule in effect at the time the fees are paid. Public Works permits are required prior to construction within the public right of way.
3. Sewer Connection fees shall be paid prior to the issuance of building permits in accordance with the fee schedule in effect at the time the fees are paid.
4. Water Connection fees shall be paid prior to the issuance of building permits in accordance with the fee schedule in effect at the time the fees are paid.
5. A Traffic Signal Mitigation fee shall be paid, if warranted, prior to the issuance of building permits.

*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
  - b) Street and Storm Drain
  - c) Sewer & Water Plans
  - d) Precise Grading and Plot Plan
  - e) Parcel Map
  - f) Electrical Improvement Plan
  - g) Traffic Signing & Striping Plan
  - h) Landscaping and Irrigation Plan
2. Submit a Rough and Precise Grading Plan to the Office of the City Engineer 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 any grading activity.
3. A licensed traffic engineer shall prepare and submit a preliminary traffic analysis to the City of Colton for review and approval prior to recordation of the final map.
4. 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.
5. All street centerline monument ties shall be submitted to the City Engineering Division.
6. ~~Submit a copy of the Title Report to the City Engineering Division.~~

- 1 7. All plans, including grading plans shall be drawn on 24" x 36" 4 mil Mylar.
- 2
- 3 8. Final Map shall be accompanied by closure calculations, vesting deeds, title report and record  
4 maps of adjoining properties.
- 5 9. Original drawings shall be revised to reflect As-Built conditions by the Design Engineer prior  
6 to final acceptance of the work by the City. Water service lines, water meters, sewer laterals  
7 and electric, irrigation lines, etc., within the street right-of-way and 5' outside of the street  
8 right-of-way shall be shown on the As-Built Water/Sewer Plans. Construction plans for gas,  
9 telephone, electric and cable TV etc., shall be submitted to the City for records.
- 10 10. A small index map shall be included on the title sheet of each set of plans, showing the overall  
11 layout of the public improvements.
- 12 11. A map of the proposed development drawn to scale 1" = 200', showing the outline of streets  
13 and street names, shall be submitted to the City to update the City wall atlas map.
- 14 12. An original mylar of the final map (after it is recorded) shall be provided to the City for the  
15 City's map files.
- 16 13. The street name signs and traffic control devices shall be relocated or installed as required per  
17 the approved plans and City of Colton Standard Specifications.
- 18 14. Contact all affected agencies as may be required, (Army Corps of Engineers, California  
19 Department of Fish & Wildlife, Regional Water Quality Control Board, San Bernardino  
20 County Public Works Department, and San Bernardino County Flood Control & Water  
21 Conservation District, etc.), and obtain any necessary approvals with regards to the proposed  
22 development. Submit copies of correspondence with the agencies to the Engineering  
23 Division.
- 24 15. Submit improvement plans to all affected utilities, including the Gas Company, Cable  
25 Companies, Verizon California, etc., prior to issuance of the Building Permit and transmit  
26 correspondence to the Engineering Division.

27 *F. CONSTRUCTION & MAINTENANCE OF PUBLIC IMPROVEMENTS*

- 28 1. All required water lines and fire hydrants shall be installed and made operable before any  
building permits are issued. This may be done in phases if the construction work is in progress  
for emergency vehicles.
2. Vehicular access shall be maintained at all times to all parts of the proposed development,  
where construction work is in progress, for emergency vehicles.
3. All precautions shall be taken to prevent washouts, undermining and subsurface 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

- 1 to have been damaged. All of the additional work, testing, etc., shall be at the expense of the  
2 Developer.
- 3 4. All required public improvements shall be completed, tested and approved by the Engineering  
4 Division prior to the issuance of any Certificate of Occupancy for such development.
- 5 5. A standard agreement for Construction of Public Improvements for the proposed  
6 development shall be executed prior to final map approval.
- 7 6. All damaged, destroyed, or modified pavement legends, traffic control devices, traffic  
8 signing, traffic striping, and streetlights, associated with the proposed development shall be  
9 replaced in accordance with the City Standard Drawings and prior to issuance of a Certificate  
10 of Occupancy.
- 11 7. Construction signing, lighting and barricading shall be provided during all phases of  
12 construction in accordance with City Standards. As a minimum, all construction signing,  
13 lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control of the  
14 latest CA MUTCD (California Manual on Uniform Traffic Control Devices).
- 15 8. In accordance with Section 9.27.190 (E) of the City of Colton Municipal Code, the applicant  
16 shall immediately remove any graffiti present before construction, during construction, and  
17 post construction.

14 **G. STUDIES & REPORTS**

- 15 1. Submit a soils report prepared by a registered geologist or soils engineer. This report should  
16 be based on soil samples taken from the site and should analyze the existing geotechnical  
17 conditions of the site to determine if the existing soil is adequate for the development and safe  
18 from hazardous or deleterious materials. The report should also satisfactorily address the  
19 compaction and soil stability characteristics of the site. The number of soil borings performed  
20 on the site shall be strategically located throughout the site.
- 21 2. Submit a Traffic Analysis for review and approval by the City. Traffic Analysis shall identify  
22 all traffic related impacts and mitigations during construction of the project.
- 23 3. The applicant shall submit a Water Quality Management Plan (WQMP) specifically  
24 identifying Best Management Practices (BMPs) that will be used onsite to reduce the  
25 pollutants into the storm drain system prior to issuance of grading permit. Forms are available  
26 at the City of Colton Public Works Department.
- 27 4. Submit drainage/hydrology study calculations and a hydraulic analysis for both developed  
28 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 surrounding properties, or a drainage  
easement acceptance letter from the adjacent landowner must be obtained.

**ELECTRICAL UTILITY DEPARTMENT (909) 370-5104**

1. General Conditions and Requirements: (New Service)

- 1 a. It has been determined that the City of Colton will provide service to this project. The  
2 project applicant/developer shall comply with all customer service policies and service  
3 requirements of the City of Colton Electric Utility Department.
  - 4 b. The developer shall, when electric service is required, provide the Colton Electric Utility  
5 Department with all information necessary to determine the project's electric  
6 distribution and service requirements, including continuous load calculations and single  
7 line diagram. Developer shall provide the electric site AUTOCAD plans to the Electric  
8 Department when a new service design is necessary. Send AUTOCAD plans to  
9 [adunning@coltonca.gov](mailto:adunning@coltonca.gov)
  - 10 c. The Auto Cad plans shall include:
    - 11 i. proposed building(s) footprint, existing utilities, utilities pole, proposed  
12 transformers, address, vicinity map, center lines, contact person, property / right of  
13 way lines, set back lines, station numbers, address, and assessor's parcel number. 1"  
14 = 20' scaling.
    - 15 ii. For private property, plans shall show an easement covering the facilities located on  
16 their property.
    - 17 iii. Plans shall include any notes pertaining to design/planning of electrical system.
    - 18 iv. Customer / Developer shall email approved plan(s) and/or contact Electric Utility  
19 Planning/Engineering Department for any design / planning information
  - 20 d. The developer shall, when required, and at their own expense, install all conduit and  
21 vault systems associated with underground electric line extensions and street-lighting  
22 as per the Electric Utility's approved design. The developer shall pay all fees and  
23 charges associated with the Electric Utility's cost to provide electric service, including  
24 underground and overhead line extensions and street-lighting. The developer shall  
25 provide utility easements for all existing and proposed utility owned electric facilities  
26 within private property.
  - 27 e. Plans will only be approved via electronic copies along with the hardcopy. Please send  
28 PDF plans to [adunning@coltonca.gov](mailto:adunning@coltonca.gov). This is during plan check phase.
2. Conditions Specific to the Project:
- a. The Electric Department shall be notified if any interconnection (Solar, generator etc.)  
being made prior to construction
  - b. New circuit expansion is needed to accommodate the new load on owner/contractor  
expense.

## **SUSTAINABILITY DIVISION**

1. The Developer shall comply with Colton Municipal Code Chapter 6.16, Garbage, Refuse and  
Recycling.
2. The Developer shall submit for review and approval a completed site plan and building  
recycling plan to the City's Building and Safety Division, per the requirements of Colton  
Municipal Code Section 15.58.030. 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. Label on plans recycling, organics, and trash containers in an  
enclosure to meet the square footage needs.

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3. The Developer shall show on site plans where EV charging stations are to be located.

1 **EXHIBIT “B” - ENVIRONMENTAL MITIGATION MEASURES**

2 THE APPLICANT SHALL COMPLY WITH ALL MITIGATION MEASURES AS SET FORTH  
3 BELOW:

4 **AIR QUALITY**

5 **AIR-1** The following measures shall be applied during construction of the project:

- 6 • Use super-compliant architectural coatings for all on-site architectural coating  
7 activities. These coatings are defined as those with volatile organic compound Volatile  
8 Organic Compound (VOC) less than 10 grams per liter. South Coast Air Quality  
9 Management District (SCAQMD) provides a list of manufacturers that provide this  
10 type of coating.
- Keep lids closed on all paint containers contained on-site when not in use to prevent  
11 VOC emissions and excessive odors.
- Use compliant low VOC cleaning solvents to clean paint application equipment.
- Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.

12 **BIOLOGICAL RESOURCES**

13 **BIO-1a Special-status Plant Protection** Prior to any vegetation removal or ground-disturbing  
14 activities, a qualified Biologist shall conduct a protocol-level rare plant survey according  
15 to the 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native  
16 Plant Populations and Sensitive Natural Communities at the appropriate time of year to  
17 determine if smooth tarplant and other special-status plants are present on the project  
18 site in areas of suitable habitat, focusing on the vacant lot in the center of the project site  
19 and along the utility easement east of the project site. Field surveys shall be scheduled to  
20 coincide with known blooming periods of the species, and/or during periods of  
21 physiological development that are necessary to identify the plant species of concern.  
22 The rare plant surveys should be conducted between April and September to identify ~~the~~  
~~plant~~ special-status plants during ~~its~~ their blooming periods. Reference sites (nearby  
accessible occurrences of the plants) shall be utilized to determine whether those special-  
status plants are identifiable at the times of year the botanical field surveys take place  
and to obtain a visual image of the special-status plants, associated habitat, and associated  
natural communities. If no smooth tarplant or other special-status plant species are found  
within the project site, then the project will not have any impacts to the species and no  
additional mitigation measures are necessary.

23 If the qualified Biologist determines smooth tarplant or other special-status plants exists  
24 on-site, then a California Department of Fish and Wildlife (CDFW)-approved habitat  
25 mitigation credits or occupied replacement lands shall be purchased and conserved and  
26 managed in perpetuity at a minimum 2:1 ratio (acres mitigated to acres impacted)  
27 depending on species impacted or a rare plant mitigation plan shall be developed for  
28 review and approval by City of Colton staff and the CDFW. The plan shall include  
measures to salvage seed and topsoil from the project site at times of year when plants  
have gone to seed. The plan shall also include success criteria to ensure germination and  
recruitment to support a sustainable population at an on-site or off-site location. The plan

1 shall be implemented prior to construction. Seed or salvaged topsoil shall be distributed  
2 at a suitable location on-site, as determined by a qualified Biologist. The qualified  
3 Biologist will determine whether there is a suitable location on-site that could support  
4 translocated smooth tarplant or other special-status plant seed. If a suitable location is  
5 not available on-site, then seeds shall be distributed off-site at a nearby location with  
6 suitable habitat, as determined by the qualified Biologist in concurrence with City staff.  
7 City staff will approval of the translocation site from the CDFW.

8 Additionally, a Worker Environmental Awareness Program (WEAP) shall be  
9 implemented to educate construction workers about the presence of special-status species  
10 or other sensitive resources, and to instruct them on proper avoidance measures and  
11 practices for protecting biological resources and contacts and procedures in case species  
12 are injured or encountered during construction.

13 **BIO-1b Nesting Bird Protection** Pursuant to Fish and Game Code Sections 3503 and 3503.5,  
14 to prevent impacts to birds and their nests by the proposed project, tree removal shall be  
15 limited to outside the nesting season (generally, raptor nesting season is January 1  
16 through September 15; and passerine bird nesting season is February 1 through  
17 September 1) and will adhere to the provisions of the City’s Tree Preservation Ordinance.  
18 Pre-construction surveys shall be conducted 3 days prior to of project activities in all  
19 suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures, at  
20 the appropriate time of day/night, during appropriate weather conditions to verify the  
21 absence of active nests. Pre-construction surveys should focus on both direct and indirect  
22 evidence of nesting, including nest locations and nesting behavior (e.g., copulation,  
23 carrying of food or nest materials, nestbuilding, removal of fecal sacks, flushing suddenly  
24 from atypically close range, agitation, aggressive interactions, feigning injury or  
25 distraction displays, or other behaviors).

26 If an active nest is located during pre-construction surveys, United States Fish and  
27 Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW)  
28 (as appropriate) shall be notified regarding the status of the nest and the qualified  
Biologist shall immediately establish a conservative buffer surrounding the nest, as  
indicated below. Construction activities shall be restricted as necessary to avoid  
disturbance of the nest until it has been determined by a qualified Biologist that the  
juveniles have fledged or are independent of the nest.

Restrictions shall include the establishment of exclusion zones (no ingress of personnel  
or equipment at a minimum radius of 300 feet around an active raptor nest and a 100-  
foot radius around an active passerine bird nest), or at a distance determined by the  
qualified Biologist that will prevent project-related disturbances ~~to~~ A qualified Biologist  
will delineate the buffer using materials that will not provide perching habitat for  
predatory bird species that could prey on the burrowing owls. The buffer zone ~~will~~ shall  
be maintained around the active nest site(s) until the young have fledged and are foraging  
independently, as confirmed by the qualified Biologist.

26 **BIO-1c Burrowing Owl Surveys**

- 27 1. On the parcel parcels where the activities are proposed, the Biologist shall perform a  
28 series of breeding season and non-breeding season surveys ~~of~~ within the proposed  
disturbance footprint and a 500-foot <sup>26</sup>radius from the perimeter of the proposed footprint

1 to identify burrows and/or burrowing owls. The surveys shall take place near the  
2 sunrise or sunset in accordance with California Department of Fish and Wildlife  
3 Wildlife's (CDFW) guidelines provided in Staff Report on Burrowing Owl Mitigation  
4 (Department of Fish and Game, March 2012). All burrows or burrowing owl shall be  
5 identified and mapped. During the breeding season (February 1–August 31), a series  
6 of three surveys shall document whether burrowing owl are nesting on or directly  
7 adjacent to the project site. During the non-breeding season (September 1– January  
8 31), a series of three surveys shall document whether burrowing owl are using habitat  
9 on or directly adjacent to the project site. Survey results shall be valid only for the  
10 season during which the survey is conducted.

- 11 2. If burrowing owl are not discovered, further mitigation is not required. If burrowing  
12 owl are observed during the breeding season or non-breeding season surveys, the  
13 applicant shall: (1) notify the CDFW within 7 days of burrowing owl detection and (2)  
14 conduct an impact assessment in accordance with Staff Report on Burrowing Owl  
15 Mitigation prior to commencing project activities to determine appropriate mitigation,  
16 including the acquisition and conservation of occupied replacement habitat at no less  
17 than a 2:1 ratio and perform the following measures to limit the impact on the  
18 burrowing owl.
- 19 3. No more than 14 days and 3 days prior to the first ground-disturbing activities, a  
20 qualified Biologist ~~to~~ shall conduct a pre-construction survey of the project site. The  
21 survey shall establish the presence or absence of western burrowing owl and/or habitat  
22 features and evaluate use by owls in accordance with CDFW's survey guidelines  
23 provided in Staff Report on Burrowing Owl Mitigation (Department of Fish and Game,  
24 March 2012). If no burrowing owls are found during the clearance survey, a letter shall  
25 be prepared by the qualified Biologist documenting the results of the survey. The letter  
26 shall be submitted to the CDFW prior to construction.
- 27 4. If an active burrowing owl nest is discovered or signs thereof are observed during the  
28 pre-construction clearance survey, construction activities shall avoid the occupied area.  
Avoidance shall include the establishment of a 500-foot non-disturbance buffer zone.  
If determined appropriate, a smaller buffer may be established by the qualified  
Biologist following monitoring and assessments of the Project's effects on the  
burrowing owls.
5. If it is not possible to avoid occupied burrows, passive relocation shall be implemented  
if a qualified Biologist has determined there are no nesting owls and/or juvenile owls  
are no longer dependent on the burrows. A qualified Biologist, in coordination with the  
applicant and the City, shall prepare and submit a passive relocation program in  
accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial  
Burrow and Exclusion Plans) of the CDFW's Staff Report on Burrowing Owl  
Mitigation (CDFG 2012) for CDFW review/approval prior to the commencement of  
disturbance activities on-site. The relocation plan must include all of the following and  
as indicated in Appendix E: Owls shall be excluded from burrows in the immediate  
impact zone and within a 500-foot buffer zone (or other qualified-Biologist determined  
buffer) by installing one-way doors in burrow entrances. These doors shall be in place  
for 48 hours prior to excavation of burrows. The project area shall be monitored twice  
daily for 1 week to confirm that the owl has abandoned the burrow. Burrows should be  
excavated using hand tools and refilled to prevent reoccupation. Plastic tubing or a  
similar structure shall be inserted ~~in the tunnels during excavation to maintain an~~  
~~escape route for any owls inside the burrow. When a qualified Biologist determines~~

1 that burrowing owls are no longer occupying the project site and passive relocation is  
2 complete, construction activities may begin. A final letter report shall be prepared by  
3 the qualified Biologist documenting the results of the passive relocation. The letter  
4 shall be submitted to the CDFW.

- 5 6. Prior to passive relocation, suitable replacement burrows site(s) shall be provided  
6 within adjacent open space lands at a ratio of 2:1 and permanent conservation and  
7 management of burrowing owl habitat such that the habitat acreage, number of burrows  
8 and burrowing owl impacts are replaced consistent with the Staff Report on Burrowing  
9 Owl Mitigation including its Appendix A within designated adjacent conserved lands  
10 identified through coordination with the CDFW and the City. A qualified Biologist  
11 shall confirm the natural or artificial burrows on the conservation lands are suitable for  
12 use by the owls. Monitoring and management of the replacement burrow site(s) shall  
13 be conducted, and a reporting plan shall be prepared. The objective shall be to manage  
14 the replacement burrow sites for the benefit of burrowing owls (e.g., minimizing weed  
15 cover), with the specific goal of maintaining the functionality of the burrows for a  
16 minimum of 2 years.

## 17 CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES

### 18 **TCR-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing 19 Activities**

- 20 A. The project applicant/lead agency shall retain a Native American monitor from (or  
21 approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the “Kizh” or  
22 the “Tribe”) - the direct lineal descendants of the project location. The monitor shall  
23 be retained prior to the commencement of any “ground-disturbing activity” for the  
24 subject project, at all project locations (i.e., both on-site and any off-site locations  
25 that are included in the project description/definition and/or required in connection  
26 with the project, such as public improvement work). “Ground-disturbing activity”  
27 includes, but is not limited to, pavement removal, potholing, auguring, grubbing,  
28 tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be provided to the lead agency  
prior to the earlier of the commencement of any ground-disturbing activity for the  
project, or the issuance of any permit necessary to commence a ground-disturbing  
activity.
- C. The project applicant/developer shall provide the Tribe with a minimum of 30 days  
advance written notice of the commencement of any project ground-disturbing  
activity so that the Tribe has sufficient time to secure and schedule a monitor for  
the project.
- D. The project applicant/developer shall hold at least one (1) pre-construction  
sensitivity/ educational meeting prior to the commencement of any ground-  
disturbing activities, where at a senior member of the Tribe will inform and educate  
the project’s construction and managerial crew and staff members (including any  
project subcontractors and consultants) about the TCR mitigation measures and  
compliance obligations, as well as places of significance located on the project site  
(if any), the appearance of potential TCRs, and other informational and operational

1 guidance to aid in the project’s compliance with the TCR mitigation measures.

- 2 E. The monitor will complete daily monitoring logs that will provide descriptions of  
3 the relevant ground disturbing activities, the type of construction activities  
4 performed, locations of ground-disturbing activities, soil types, cultural-related  
5 materials, and any other facts, conditions, materials, or discoveries of significance  
6 to the Tribe. Monitor logs will identify and describe any discovered TCRs,  
7 including but not limited to, Native American cultural and historical artifacts,  
8 remains, places of significance, etc., (collectively, tribal cultural resources, or  
9 “TCR”), as well as any discovered Native American (ancestral) human remains and  
10 burial goods. Copies of monitor logs will be provided to the project applicant/lead  
11 agency upon written request.
- 12 F. Native American monitoring for the project shall conclude upon the latter of the  
13 following: (1) written confirmation from a designated project point of contact to the  
14 Tribe that all ground-disturbing activities and all phases that may involve ground-  
15 disturbing activities on the project site and at any off-site project location are  
16 complete; or (2) written notice by the Tribe to the project applicant/lead agency that  
17 no future, planned construction activity and/or development/construction phase  
18 (known by the Tribe at that time) at the project site and at any off-site project  
19 location possesses the potential to impact TCRs.

20 **TCR-2 Discovery of TCRs, Human Remains, and/or Grave Goods**

- 21 A. Upon the discovery of a TCR, all construction activities in the immediate vicinity  
22 of the discovery (i.e., not less than the surrounding 50 feet) shall cease. The Tribe  
23 shall be immediately informed of the discovery, and a Kizh monitor and/or Kizh  
24 archaeologist will promptly report to the location of the discovery to evaluate the  
25 TCR and advise the project manager regarding the matter, protocol, and any  
26 mitigating requirements. No project construction activities shall resume in the  
27 surrounding 50 feet of the discovered TCR unless and until the Tribe has completed  
28 its assessment/evaluation/recovery of the discovered TCR and surveyed the  
surrounding area.
- 29 B. The Tribe will recover and retain all discovered TCRs in the form and/or manner  
the Tribe deems appropriate in its sole discretion, and for any purpose the Tribe  
deems appropriate, including but not limited to, educational, cultural and/or historic  
purposes.
- 30 C. If Native American human remains and/or grave goods are discovered or  
recognized on the project site or at any off-site project location, then all  
construction activities shall immediately cease. Native American “human remains”  
are defined to include “an inhumation or cremation, and in any state of  
decomposition or skeletal completeness.” (Pub. Res. Code § 5097.98 (d)(1).)  
Funerary objects, referred to as “associated grave goods,” shall be treated in the  
same manner and with the same dignity and respect as human remains. (Pub. Res.  
Code § 5097.98 (a), d)(1) and (2).)

1 reported to the County Coroner (Health & Safety Code § 7050.5(c); 14 Cal. Code  
2 Regs. § 15064.5(e)(1) (B)) , and all ground-disturbing project ground-disturbing  
3 activities on site and in any other area where the presence of human remains and/or  
4 grave goods are suspected to be present, shall immediately halt and remain halted  
5 until the coroner has determined the nature of the remains. (14 Cal. Code Regs. §  
6 15064.5(e).) If the coroner recognizes the human remains to be those of a Native  
7 American or has reason to believe they are Native American, he or she shall  
8 contact, within 24 hours, the Native American Heritage Commission, and Public  
9 Resources Code Section 5097.98 shall be followed.

- 10
- 11 E. Thereafter, construction activities may resume in other parts of the project site at a  
12 minimum of 200 feet away from discovered human remains and/or grave goods, if  
13 the Tribe determines in its sole discretion that resuming construction activities at  
14 that distance is acceptable and provides the project manager express consent of that  
15 determination (along with any other mitigation measures the Tribal monitor and/or  
16 archaeologist deems necessary). (14 Cal. Code Regs. § 15064.5(f).)
- 17 F. Preservation in place (i.e., avoidance) is the preferred manner of treatment for  
18 discovered human remains and/or grave goods.
- 19 G. Any historic archaeological material that is not Native American in origin (non-  
20 TCRs) shall be curated at a public, non-profit institution with a research interest in  
21 the materials, such as the Natural History Museum of Los Angeles County or the  
22 Fowler Museum, if such an institution agrees to accept the material. If no institution  
23 accepts the archaeological material, it shall be offered to a local school or historical  
24 society in the area for educational purposes.

25 **TCR-3 Procedures for Burials, Funerary Remains, and Grave Goods**

- 26 A. Any discovery of human remains and/or grave goods discovered and/or recovered  
27 shall be kept confidential to prevent further disturbance.
- 28 B. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be  
implemented for all discovered Native American human remains and/or grave  
goods. Tribal Traditions include, but are not limited to, the preparation of the soil  
for burial, the burial of funerary objects and/or the deceased, and the ceremonial  
burning of human remains.
- C. If the discovery of human remains includes four (4) or more burials, the discovery  
location shall be treated as a cemetery and a separate treatment plan shall be  
created.
- D. The prepared soil and cremation soils are to be treated in the same manner as bone  
fragments that remain intact. Associated “grave goods” (aka, burial goods or  
funerary objects) are objects that, as part of the death rite or ceremony of a culture,  
are reasonably believed to have been placed with individual human remains either  
at the time of death or later, as well as other items made exclusively for burial  
purposes or to contain human remains. Cremations will either be removed in bulk  
or by means necessary to ensure complete recovery of all sacred materials.

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- E. In the case where discovered human remains cannot be fully recovered (and documented) on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to divert the project while keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.
- F. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. The site of reburial/repatriation shall be agreed upon by the Tribe and the landowner, and shall be protected in perpetuity.
- G. Each occurrence of human remains and associated grave goods will be stored using opaque cloth bags. All human remains, grave goods, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items will be retained and shall be reburied within six months of recovery.
- H. The Tribe will work closely with the project’s qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

**GEOLOGY AND SOILS, PALEONTOLOGY**

**GEO-1** The effects of seismic shaking on structures shall be reduced through conformance with the applicable recommendations from the 2019 NorCal Engineering report, with incorporation of the amended recommendations and review contained in the Leighton Consulting, Inc. Geologic and Geotechnical Review. Construction of the proposed project shall also comply with the Structural Engineers Association of California, the California Building Standards Code (CBC), and/or other local governing agencies’ codes or requirements. This has the purpose of promoting safety in the event of a large earthquake and minimizing damage.

**GEO-2a** In addition to implementation of the Best Management Practices (BMPs) recommended in the Water Quality Management Plan (WQMP), temporary erosion control measures shall be provided during construction, as required by current grading codes. Such measures typically include temporary catchment basins and/or sandbagging to control runoff and contain sediment transport within the project site. Appropriate

1 implementation of these erosion control measures would reduce the impact resulting  
2 from erosion to less than significant.

3 **GEO-2b** Any vegetation and/or demolition debris shall be removed and hauled from proposed  
4 grading areas prior to the start of grading operations. Existing vegetation shall not be  
5 mixed or disposed into the soils. Any removed soils may be reutilized as compacted fill  
6 once any deleterious material or oversized materials (in excess of 8 inches) is removed.  
7 Grading operations shall be performed in accordance with the Specifications for  
8 Placement of Compacted Fill as presented in the Geotechnical Engineering Investigation  
9 prepared by NorCal Engineering on January 25, 2019.

10 **GEO-3a** Remedial removals of potentially compressible soil will be required in structural areas  
11 on-site. Potentially compressible soils, which were estimated to be 1 to 7 feet thick from  
12 the surface, shall be removed. Furthermore, over excavation shall accommodate slab and  
13 foundations to be underlain by a fill blanket at least 2 feet thick. Actual removal depths  
14 may vary based the project geotechnical consultant's observations of subsurface  
15 conditions during grading.

16 **GEO-3b** Due to the potential for differential settlement of foundations placed on compacted fill  
17 and native materials, all foundations including floor slab areas shall be underlain by a  
18 uniform compacted fill blanket at least 2 feet in thickness. This fill blanket shall extend  
19 a minimum of 5 horizontal feet outside the edges of foundations or equidistant to the  
20 depth of fill placed, whichever is greater.

21 **GEO-3c** All disturbed soils or fill materials (approximately the first 1 to 7 feet below ground  
22 surface) shall be removed to competent native materials. The exposed surface shall be  
23 scarified to a depth of 12 inches, brought to within 2 percent optimum moisture content,  
24 and compacted to a minimum of 90 percent of the laboratory standard outlined in  
25 American Society of Testing and Materials (ASTM) D-1557 standards prior to the  
26 placement of any additional compacted fill soils, foundations, or slabs-on-grade and  
27 pavement. Furthermore, grading shall extend a minimum of 5 horizontal feet outside of  
28 the edges of the foundations or equidistant to the depth of fill placed, whichever is  
greater. Additionally, remedial removals and over-excavation shall be performed until  
potentially compressible soils have been removed, or to 2 feet below building  
foundations, whichever is deeper. In addition to the removal and compaction of soils on-  
site, any imported material shall be similar to the upper soils encountered at the project  
site. Care shall be taken to provide or maintain adequate lateral support for all adjacent  
improvements and structures at all times during the grading operations and construction  
phase. Adequate drainage away from the structures, pavement and slopes shall be  
provided at all times.

**GEO-4** Geotechnical foundation and retaining wall recommendations shall consider soils with  
medium expansion potential. When soils have an expansion index of 20 or more, special  
attention shall be given to the project design and maintenance. The Expansive Soil  
Guidelines provided in the Geotechnical Engineering Investigation shall be reviewed by  
the engineers, architects, owner, maintenance personnel, and other interested parties and  
shall be implemented during the design of the project and future property maintenance.

1  
2 **GEO-5** In the event that buried paleontological resources are discovered during construction,  
3 operations shall stop in the immediate vicinity of the find and a qualified Paleontologist  
4 shall be consulted to determine whether the resource requires further study. The qualified  
5 Paleontologist and shall make recommendations to the Lead Agency on the measures that  
6 shall be implemented to protect the discovered resources, including but not limited to  
7 excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of  
8 the CEQA Guidelines.

9  
10 If the resources are determined to be unique resources as defined under Section 15064.5  
11 of the CEQA Guidelines, mitigation measures shall be identified by the qualified  
12 Paleontologist and recommended to the Lead Agency. Appropriate mitigation measures  
13 for significant resources could include but are not limited to avoidance, data recovery, and  
14 excavations of the finds, collection, identification, preparation, and preservation of the  
15 fossilized materials, curation in an appropriate establishment, and preparation of an  
16 itemized findings report.

17  
18 No further grading shall occur in the area of the discovery until the Lead Agency approves  
19 the measures to protect these resources. Any paleontological materials recovered as a  
20 result of mitigation shall be donated to a qualified scientific institution approved by the  
21 Lead Agency where they would be afforded long-term preservation to allow future  
22 scientific study.

## 23 **GREENHOUSE GAS EMISSIONS**

24 **GHG-1** Prior to the issuance of the certificate of occupancy, the applicant shall provide  
25 documentation to the City of Colton demonstrating that the project would achieve  
26 additional annual greenhouse gas (GHG) emission reductions of 4,744 (MT) carbon  
27 dioxide equivalent (CO<sub>2</sub>e) per year, based on current estimates of the project-related  
28 GHG emissions. These reductions shall be achieved by implementing the following  
measure:

Prior to the issuance of the certificate of occupancy for the proposed project, the project  
applicant shall provide the City with documentation demonstrating the purchase of  
voluntary carbon credits pursuant to the following performance standards and  
requirements: the carbon offsets shall achieve real, permanent, quantifiable, verifiable,  
and enforceable reductions as set forth in California Health and Safety Code Section  
38562(d)(1); and ii. one carbon offset credit shall mean the past reduction or  
sequestration of one metric ton of carbon dioxide equivalent that is “not otherwise  
required” (CEQA Guidelines § 15126.4(c)(3)). The purchase shall be through a verified  
GHG emissions credit broker in an amount sufficient to offset operational GHG  
emissions of no less than 4,744 MT CO<sub>2</sub>e per year for the first 30 years of project  
operations, based on current estimates of the project-related GHG emissions.  
Alternatively, the project applicant may purchase the total amount estimated over the  
lifetime of the proposed project (30 years), which is estimated to be 142,320 MT CO<sub>2</sub>e.  
Copies of emission estimates and offset purchase contract(s) shall be provided to the  
City for review and approval prior to the issuance of the certificate of occupancy for the  
proposed project.

1 **GHG-1a** Prior to issuance of building permits, the applicant shall provide documentation to the  
2 City of Colton Planning Department demonstrating that the proposed project shall  
3 implement features that shall achieve at least 75 points from the City of Colton’s  
4 Greenhouse Gas Emissions Screening Tables or achieve equivalent emission reductions  
5 from other measures approved by the City of Colton.

6 **GHG-1b** Prior to issuance of building permits, the applicant shall provide documentation to the  
7 City of Colton Planning Department demonstrating that the project design provides  
8 electrical vehicle charging infrastructure for both automobiles and trucks. The project  
9 design shall incorporate electric vehicle charging spaces within a minimum of 6 percent  
10 of all vehicle parking spaces and a minimum of eight percent of all spaces shall be  
11 designated for clean air vehicles, consistent with the applicable California Green  
12 Building Standards Code Nonresidential Mandatory Measures (Section 5.106). The  
13 project design and site plans shall designate at a minimum 6 percent of all truck parking  
14 spaces for zero-emission truck trailer charging.

15  
16 Electric vehicle charging spaces must provide electrical vehicle charging infrastructure  
17 to support future installation of electric vehicle supply equipment and shall meet the  
18 design space requirements of California Green Building Standards Code Section  
19 5.106.5.3.2.

20 **GHG-1c** Prior to issuance of building permits, the applicant shall provide documentation to the  
21 City of Colton Planning Department demonstrating that the project design provides  
22 infrastructure to support the use of electric-powered forklifts and/or other electric-  
23 powered interior vehicles. All buildings shall be designed to provide infrastructure to  
24 support the use of electric-powered forklifts and/or other electric-powered interior  
25 vehicles.

26 **GHG-1d** Prior to issuance of building permits, the applicant shall provide documentation to the  
27 City of Colton Planning Department demonstrating that the project design provides  
28 infrastructure to support the use of exterior electric yard trucks and electric on-site  
vehicles. All buildings shall provide infrastructure to support use of electric exterior  
yard trucks and on-site vehicles. The operation of yard trucks that are used to move  
trailers and on-site vehicles within the project site shall be powered by electricity unless  
the project applicant can reasonably demonstrate that such equipment is not available  
for a particular task.

**NOISE**

**NOI-1:** Implementation of the following multi-part mitigation measure is required to reduce  
potential construction period noise impacts:

- The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
- The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.
- The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.

- At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.
- The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.
- The construction contractor shall ensure that all on-site construction activities, including the operation of any tools or equipment used in construction, drilling, repair, alteration, grading or demolition work, are limited to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, Saturday; with no such activity permitted on Sundays or Federal holidays.

### **TRANSPORTATION/CIRCULATION**

**TRANS-1a City of Colton Fair Share Fees.** Prior to the issuance of building permits, the Project Applicant shall pay the project's fair share amount of \$24,421 for the improvements identified in Table 1-3 of the Traffic Impact Analysis at intersections located within the City of Colton, or as agreed to by the City and Project Applicant.

**TRANS-1b Caltrans Fair Share Fees.** The Developer's fair-share amount for the intersections that either share a mutual border with or are wholly located within the jurisdiction of Caltrans that have recommended improvements which are not covered by a pre-existing fee program is \$4,297. Developer shall be required to pay the amount shown above to the City of Colton prior to the issuance of building permits. The City of Colton shall hold Developer's Fair Share contribution in trust and shall apply Developer's Fair Share Contribution to any fee program adopted or agreed upon by the City of Colton and other agencies.

**TRANS-3 Site Adjacent Roadways and Site Access.** Prior to project construction permits, the applicant shall demonstrate on project site plans the following:

- South Terrace Avenue and Barton Road (No. 10) – Project to vacate the south leg of the intersection.
- Driveway 1 and Walnut Avenue (No. 11) – Project shall install a stop control on the northbound approach and a shared left-right turn lane.
- Driveway 2 and Barton Road (No. 12) - Project shall install a stop control on the northbound approach and a shared left-right turn lane. Project shall install a stop control on the southbound approach and a right turn lane. The Project shall construct the driveway (on the north side of Barton Road) to prohibit left turns in to and left turns out of the northern leg of Driveway 2.
- Driveway 3 and Barton Road (No. 13) – Project to install a stop control on the northbound approach and a shared left-right turn lane. Driveway 4 and Walnut Avenue (No. 14) – Project to install a stop control on the northbound approach and a shared left-right turn lane.
- Driveway 5 and Barton Road (No. 15) – Project to install a stop control on the southbound approach and a shared left-right turn lane.

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- Driveway 6 and Driveway 7/De Berry Street (No. 16) – Project to install a stop control on the southbound approach and a shared left-right turn lane.
- Barton Road is an east-west oriented roadway that bisects the project site.
- Project to construct Barton Road at its ultimate full-section width as a Major Arterial (100-foot right-of-way) from the project’s western boundary to the project’s eastern boundary consistent with the City’s standards. The project may not stripe the second eastbound and westbound through lanes until such time in the future when there are additional receiving lanes to the east and west of the project.

City of Colton Engineering Department staff shall verify that all:

- On-site traffic signing and striping should be implemented agreeable with the provisions of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and in conjunction with detailed construction plans for the project site.
- Sight distance at each project access point should be reviewed with respect to standard Caltrans and City of Colton sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.