



City of Colton Economic Development Department

Notice of Preparation of Environmental Impact Report

Subject: Notice of Preparation of a Draft Environmental Impact Report for West Valley Specific Plan Amendment Project

Lead Agency

Name: Economic Development Department
Address: 659 N. La Cadena Drive
Colton, California 92324
Contact: Candace Cassel
Economic Development Director
(909) 370-5167

Consulting Firm:

Michael Brandman Associates
621 E. Carnegie Drive, Suite 100
San Bernardino, CA 92408
Nancy M. Ferguson, Regional Manager
(909) 884-2255

The City of Colton will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. We need to know the views of your agency with regard to the statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the City when considering your permit or other approval for the project. The public is also invited to comment on the environmental issues that should be addressed in the EIR. Please send your written comments to Economic Development Director, Candace Cassel, at the address shown above.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please note that the NOP review/response period will be April 14, 2008 through May 13, 2008.

Project Title:	West Valley Specific Plan Amendment Project
Project Location:	The project site is located south of San Bernardino Avenue, east of Riverside Avenue, north of Interstate-10 and west of Hermosa Avenue, in the City of Colton, San Bernardino County, California

A Scoping Meeting will also be held to gather public input on the proposed project. As stated above, the public is invited to comment on the environmental issues that should be addressed in the EIR.

Scoping Meeting Date: April 24, 2008

Scoping Meeting Time: 6 p.m.

Scoping Meeting Location: City Council Hearing Room, inside City Hall
650 North La Cadena Drive, Colton, CA

Project Description

Summary: The proposed Specific Plan amendment includes single-family detached residences, attached condominiums and town homes, a cluster of multi-family homes, a combination elementary and intermediate (K-8) school, open space/parks and detention basins, commercial retail, a hotel, offices and an industrial business park with automobile dealership. It also includes roads, utilities, drainage plans and associated infrastructure for the various uses. See attached for an expanded description of the project, a site plan, and maps of the location and vicinity.

Proposed West Valley Specific Plan Amendment Project Description

Residential Component: Approximately 95.74 acres will be developed for residential use. There will be 307 medium-density dwelling units (DU) with 8 to 12 units per acre, another 323 courtyard and townhome units with 10 to 14 DU per acre, approximately 227 medium-high density units with 14 to 18 DU per acre, and 436 high-density multi-family units with 18+ DU per acre. Total number of homes is estimated at 1,293 DU. Additionally, in Planning Area 35, which is described below as retail space (Table 7), approximately 25 to 30 acres of the 61.8 acres defined as retail space could become residential, depending on market conditions and the relative balance of retail versus residential space. All acres, building square feet and dwelling units summarized below are best estimates. The locations of the planning areas are shown on Figure 3, Land Use Plan.

Table 1 – Residential – Medium

Planning Area	Acres	Dwelling Units
19	9.78	115
20	6.60	84
23	10.32	108
Total	26.70	307

Table 2 – Residential – Medium 1

Planning Area	Acres	Dwelling Units
8	5.14	54
10	5.13	54
12 ¹	3.72	47
18 ¹	6.62	84
22	6.58	84
Total	27.19	323

¹ Live/Work units will be permitted in the homes facing D Street.

Table 3 – Residential – Medium High

Planning Area	Acres	Dwelling Units
7	7.88	126
11	6.18	101
Total	14.06	227

Table 4 – Residential – High

Planning Area	Acres	Dwelling Units
25	9.37	234
26	2.42	61
27	5.65	141
Total	17.44	436

School Component: A K-8 school site of 16.3 acres is planned for the area that overlaps the City of Rialto and City of Colton boundaries, but the entire school site is located within the Rialto Unified School District. Of the 16.3 acres, 11.40 acres is located within the City of Rialto, and 4.81 acres within the City of Colton (Table 5). For the purposes of the environmental analysis, impacts associated with development of a school on the 16.3 acres will be included in the EIR.

Table 5 – School Site (K-8) in Colton

Planning Area	Acres	Square Feet
6	4.81	0.0
Total	4.81	0.0

Open Space Component: There are a total of 12.45 acres of open space for neighborhood parks (planning areas 5, 9, 21 and 24) interspersed throughout the residential planning areas. The City standard for the provision of park space per population is as follows: 3 acres/1,000 population. Under the proposed Specific Plan the number of dwelling units is 1293. Using 3.17 people per household, the population within the Specific Plan area at buildout would be 4,097. Therefore, the minimum amount of park space required would be 12.29 acres and the proposed minimum provided is 12.45 acres.

An additional 8.08 acres (planning areas 2, 13 and 17) have been allocated for use as open space/detention basins for storm water, which serve a dual purpose that creates a buffer between the residential component and the industrial component. Finally, 16.91-acres of open space/habitat for the Delhi-sands flower-loving fly (Planning Area 36) and other sensitive species is included in the Specific Plan.

Table 6 – Open Space

Planning Area	Acres	Square Feet
Open Space – Neighborhood Parks		
5	5.52	0.0
9	1.63	0.0
21	4.60	0.0
24	0.70	0.0
Subtotal	12.45	0.0
Open Space – Detention Basins		
2	2.56	0.0
13	2.82	0.0
17	2.70	0.0
Subtotal	8.08	0.0
Open Space - Habitat		
36	16.91	0.0
Subtotal	16.91	0.0
Total Acreage	37.44	0.0

Commercial Component: A total of approximately 72 acres will be developed for various commercial uses: 65 acres for retail with 707,632 square feet (sq. ft.) of floor space and 7.3 acres for hotel use with

160,000 sq. ft. of floor space. In addition, a total of 18.65 acres for office use with 284,358 sq. ft. of floor space is included. The commercial component is generally located south and east of the residential section.

Table 7 – Retail

Planning Area	Acres	Square Feet ¹
33	3.16	34,412
35	61.82	673,220
Total	64.98	707,632

¹ Coverage assumptions for project building square footages = 25%

Table 8 – Hotel¹

Planning Area	Acres	Square Feet
34	7.30	160,000
Total	7.30	160,000

¹ Coverage assumptions for project building square footages = 0.5 floor area ratio (FAR).

Table 9 - Office¹

Planning Area	Acres	Square Feet
28 ²	3.90	59,459
29 ²	6.45	98,337
31	5.10	77,775
32	3.20	48,787
Total	18.65	284,358

¹ Coverage assumptions for project building square footages = 35%
² Residential Uses will be permitted subject to a conditional use permit.

Industrial/Business Park Component: Approximately 86 acres of various industrial uses either exists on-site or are planned with the proposed project. 12.15 acres with 77,100 sq. ft. of floor space is already in use as an automotive business park. There is an existing 5 acre Telco building at the northwest corner of Wildrose Avenue and Valley Boulevard. A 14.51-acre business lies on the northwest corner of Wildrose Avenue and Valley Boulevard. A 6.45-acre (98,337 sq. ft. of floor space) industrial business park and a 2.5-acre open space detention basin are proposed to the west of that business. A 15.14-acre (230,825 sq. ft. of floor space) portion of the proposed business park is proposed between Wildrose Avenue and the commercial component north of Valley Boulevard and south of the open space detention basins. A 21.7-acre (331,448 sq. ft. of floor space) business park is proposed on the northwest corner of Hermosa Avenue and Valley Boulevard, extending north to “C” Street.

Table 10 – Auto Business Parks

Planning Area	Acres	Square Feet
3	15.69	239,210
15	12.15	77,100
Total	27.84	316,310

The existing Telco building in Planning Area 4 is approximately 221,700 SF. The existing Ford dealership building in Planning Area 15 is approximately 77,100 sq.ft.

Table 11 – Business Parks¹

Planning Area	Acres	Square Feet
1	6.45	98,337
4	14.51	221,700
14	7.21	109,924
16	7.93	120,901
30	21.74	331,448
Total	57.84	882,310

¹ Coverage assumptions for project building square footages = 35%

Infrastructure: The project will require the planning and construction of new roads, water supply lines, sewage lines, storm water drainage, electrical transmission lines, natural gas pipelines, and telecommunications. Existing infrastructure may be replaced or relocated. The only transit system in the project area is bus service along Valley Boulevard, Pepper Avenue, and San Bernardino Road.

Omnitrans is planning a bus rapid transit (BRT) system for the project area.

Table 12 – Major Street Rights of Way

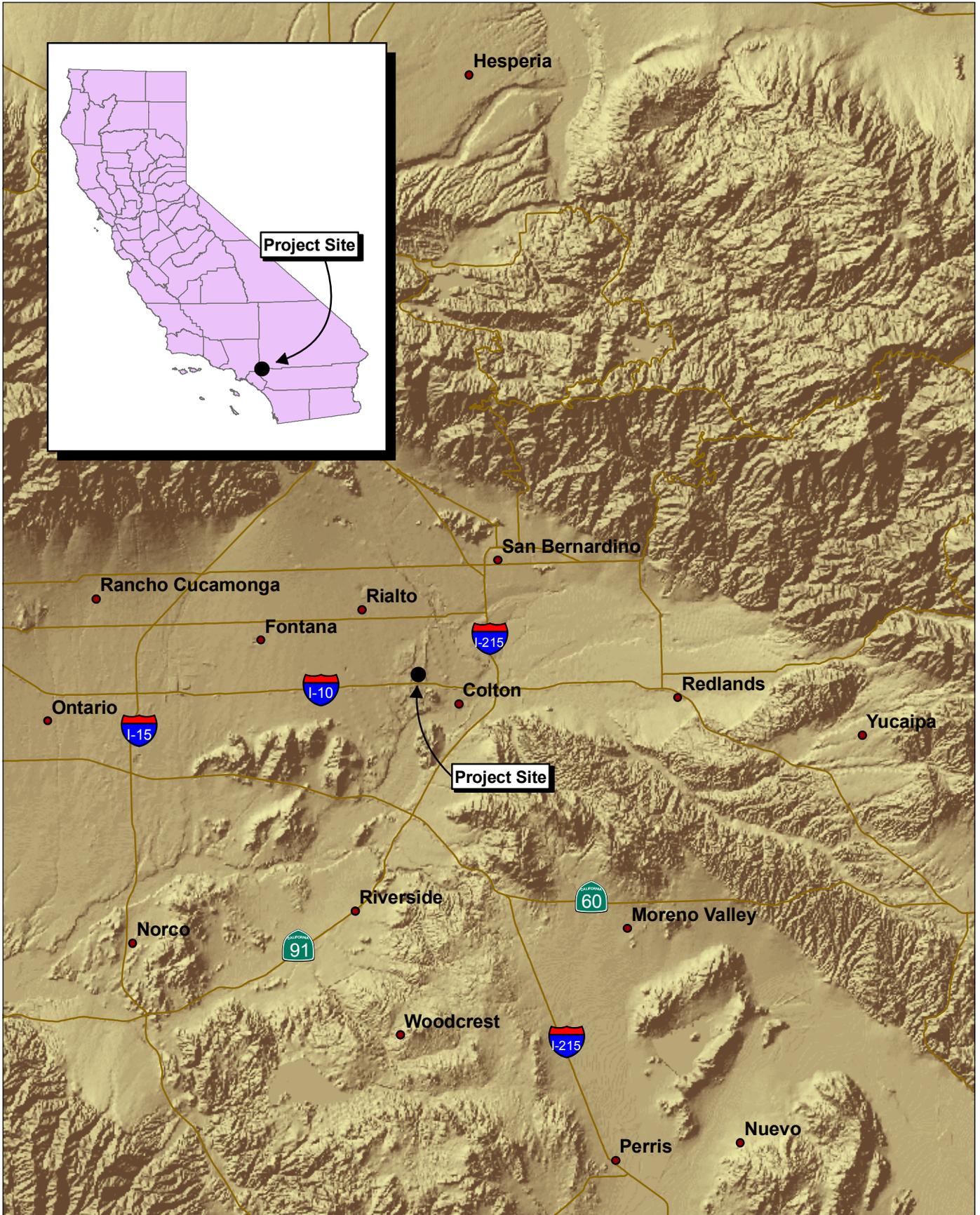
Planning Area	Acres	Square Feet
N/A	68.95	0
Total	68.95	0

ENVIRONMENTAL IMPACT REPORT

The EIR will evaluate a full range of environmental issues including but not limited to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Drainage, Hazards, Land Use, Public Services and Utilities, and Transportation/Traffic.

Date: April 14, 2008

Signature: 
 Candace Cassell
 Title: Economic Development Director
 Telephone: (909) 370-5167



Source: MBA GIS 2008



0237.0013 • 04/2008 | Exhibit1_SuperBlock_regional.mxt

Exhibit 1 Regional Location Map

WEST VALLEY SPECIFIC PLAN AMENDMENT PROJECT
NOTICE OF PREPARATION - CITY OF COLTON



Source: GOOGLE EARTH 2008.



NOT TO SCALE

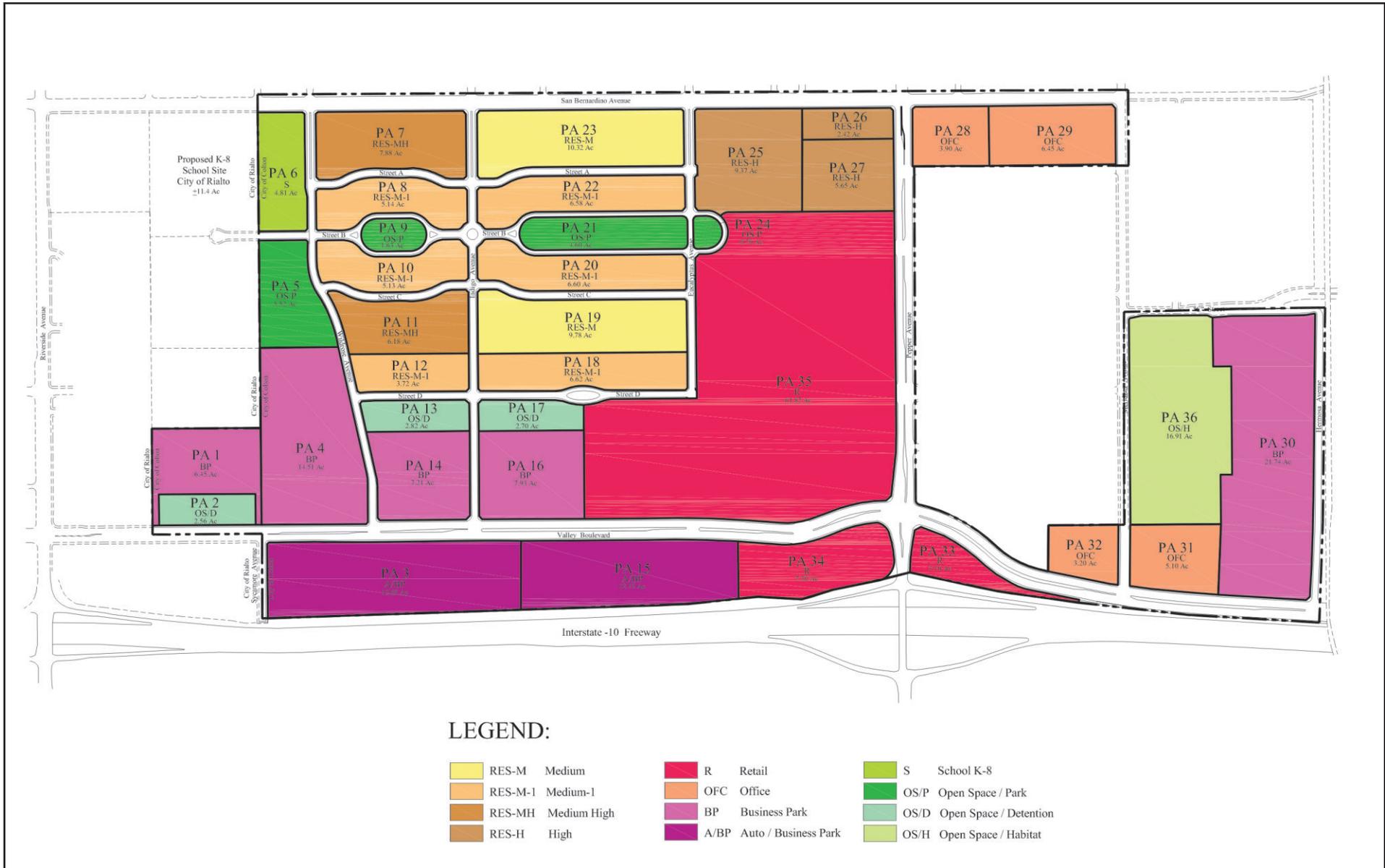
 = Project Site

Exhibit 2 Aerial Vicinity Map

Michael Brandman Associates

0237.0013 • 04/2008 | SuperBlock_vicinity.cdr

WEST VALLEY SPECIFIC PLAN AMENDMENT PROJECT
NOTICE OF PREPARATION - CITY OF COLTON



Source: JHA Consulting, Inc.



NOT TO SCALE

Michael Brandman Associates

0237.0013 • 04/2008 | SuperBlock_lu_plan.cdr

Exhibit 3 Land Use Plan

WEST VALLEY SPECIFIC PLAN AMENDMENT PROJECT
NOTICE OF PREPARATION - CITY OF COLTON

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

San Bernardino Area
211 Western Avenue
San Bernardino, CA 92411
909-383-4247
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



April 28, 2008

File No.: 840.10687.11513

Candace Cassel
City of Colton
659 N. La Cadena Drive
Colton, CA 92324
Reference: SCH# 2008040167

Dear Ms. Cassel:

This letter is in response to the "Notice of Preparation" for the West Valley Specific Plan Amendment Project, State Clearinghouse number 2008041067. A review of this report revealed this project will have a significant impact on our operations.

The Highway Patrol is responsible for handling all traffic related incidents in the unincorporated areas of the county in addition to the surrounding freeways. The proposed project estimates approximately 1,293 dwelling units, over 2.3 million square feet of commercial retail, office space, industrial development, a school and various parks will be created. The plan also includes for a hotel and an Auto Business Park all adjacent to Interstate 10. This additional increase in population will definitely increase the calls for service on the existing freeway system due to the fact that many new residents, workers and shoppers will utilize the freeways into the area. These facts are not clearly indicated in the Impact Report. In order to effectively handle the proposed increase in population growth, additional personnel and equipment will be needed in order to maintain the proper level of service to the community.

The San Bernardino Area of the California Highway Patrol respectfully requests the City of Colton and the State Clearinghouse consider these issues when reviewing this proposed project.

Please direct any questions to Lieutenant Rick Meier at (909) 383-4247.

A handwritten signature in black ink, appearing to read "C. W. Bridges".

C. W. BRIDGES, Captain
Acting Commander

RECEIVED

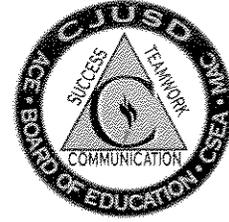
MAY 06 2008

**CITY OF COLTON
REDEVELOPMENT AGENCY**

cc: Inland Division
Special Projects Section

Colton Joint Unified School District

James A. Downs, Superintendent
Casey Cridelich, Assistant Superintendent, Business Services
Alice Grundman, Director, Facilities, Planning, and Construction



BOARD OF EDUCATION

Mr. Robert D. Armenta, Jr., *President*
Mrs. Marge Mendoza-Ware, *Vice-President*
Mr. Mel Albiso, *Clerk*
Mr. Mark Hoover
Mr. Frank A. Ibarra
Mr. Kent Taylor
Mr. David R. Zamora

Joining Together to Go the Extra Mile

April 17, 2008

Ms. Candace Cassel, Economic Development Director
City of Colton
650 N. La Cadena Drive
Colton, CA 92424

RE: Wet Valley Specific Plan

Dear Ms. Cassel:

The Colton Joint Unified School District is in receipt of your West Valley Specific Plan Amendment. The District reviewed the amendment and the site map with regard to the District boundaries.

The only area of your specific plan that is of interest to the District is the area bordered by the San Bernardino Freeway (I-10) and Hermosa Avenue. This area has Slover Mountain Continuation High School. I have included a District map for your reference.

Our current developer fees are \$4.88 for new residential construction, \$2.63 for residential additional construction, and \$.42 per sq. ft. for commercial/industrial/senior housing.

The District appreciates the opportunity to review and comment on this and other new projects. Please contact me if you have any questions or concerns.

Sincerely,

Alice H. Grundman
Director, Facilities Planning & Construction

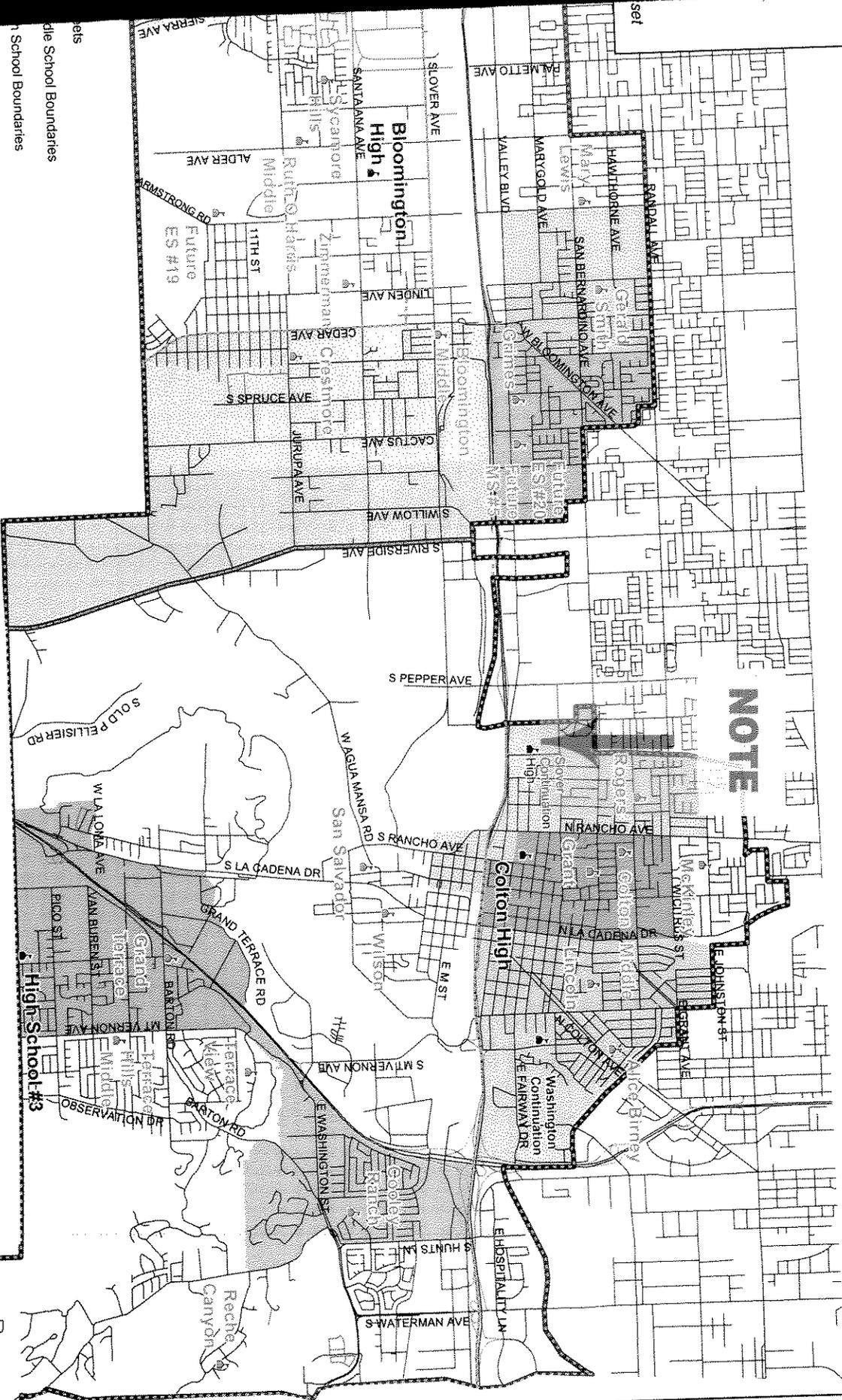
AHG:cch

RECEIVED

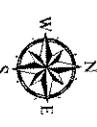
APR 22 2008

CITY OF COLTON
REDEVELOPMENT AGENCY

Colton Joint Unified School District Current Attendance Boundaries



NOTE



- RECHE CANYON
- ROGERS
- SYCAMORE HILLS
- TERRACE VIEW
- WILSON
- ZIMMERMAN

Prepared by
Davis Demographics & Planning, Inc.
January 2007



See Reche Canyon
Inset - Top Left

Colton Joint Unified School District

James A. Downs, Superintendent
Casey Cridelich, Assistant Superintendent, Business Services
Alice Grundman, Director, Facilities, Planning, and Construction

BOARD OF EDUCATION

Mr. Robert D. Armenta, Jr., *President*
Mrs. Marge Mendoza-Ware, *Vice-President*
Mr. Mel Albiso, *Clerk*
Mr. Mark Hoover
Mr. Frank A. Ibarra
Mr. Kent Taylor
Mr. David R. Zamora

April 17, 2008

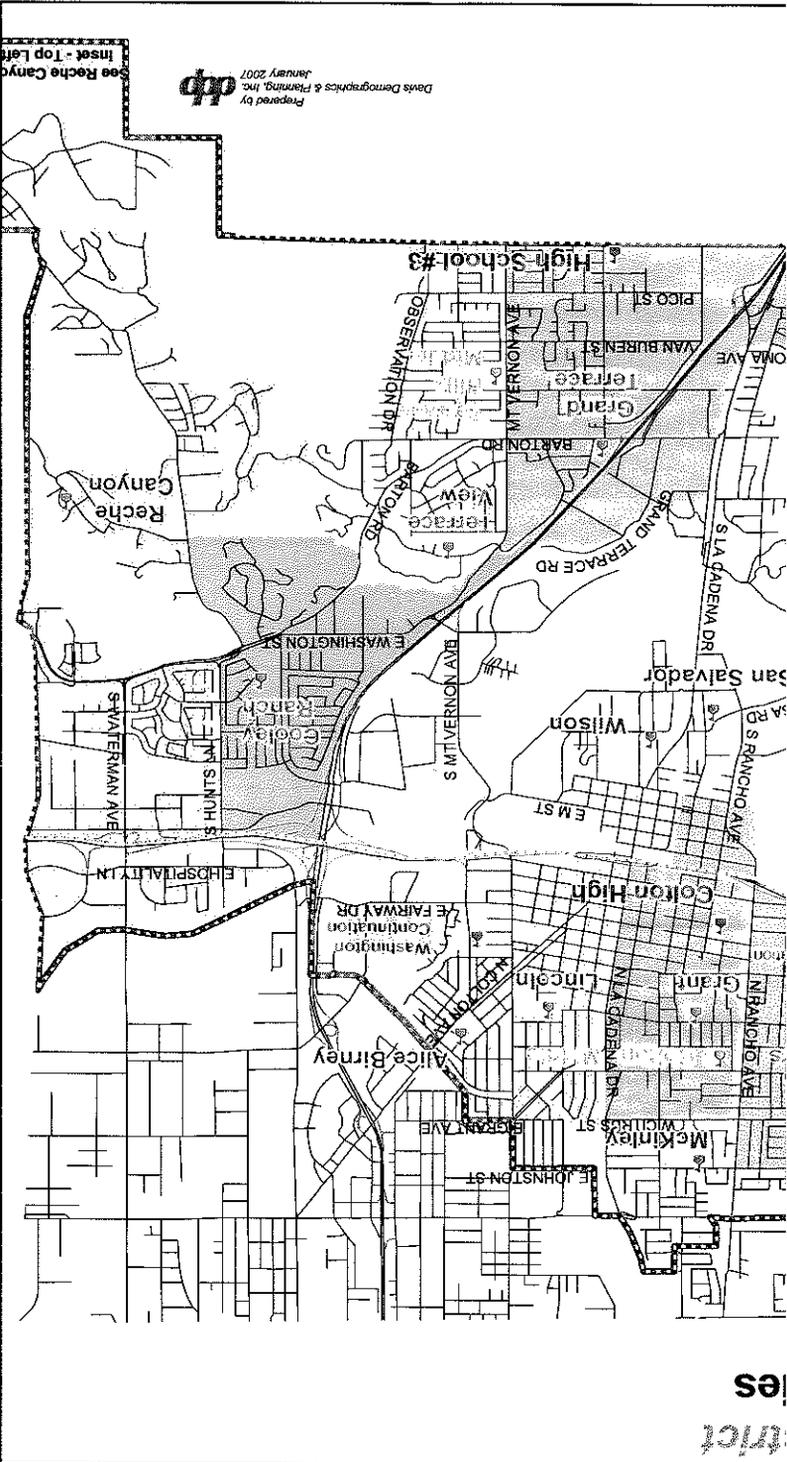
Ms. Candace Cassel, Economic Development Director
City of Colton
650 N. La Cadena Drive
Colton, CA 92424

RE: Wet Valley Specific Plan

Dear Ms. Cassel:



Joining Together to Go the Extra Mile



istrict
es

Prepared by
Davis Demographics & Planning, Inc.
January 2007

Reche Canyon
Inset - Top Left

LAND USE SERVICES DEPARTMENT

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP



ADVANCE PLANNING DIVISION
385 North Arrowhead Avenue • San Bernardino, CA 92415-0182 (909) 387-4147
<http://www.sbcounty.gov/landuseservices> Fax (909) 387-3223

JULIE RYNERSON ROCK
Director

RECEIVED

May 12, 2008

MAY 13 2008

Candace Cassel, Economic Development Director
City of Colton, Economic Development Department
659 North La Cadena, Drive
Colton, CA 92324

**CITY OF COLTON
REDEVELOPMENT AGENCY**

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT FOR THE WEST VALLEY SPECIFIC PLAN AMENDMENT PROJECT

Dear Ms. Cassel:

The County Land Use Services Department (LUSD) has reviewed the Notice of Preparation (NOP) for the above-stated project. The County LUSD agrees and supports the preparation of an Environmental Impact Report (EIR) for this proposed project. As stated in the NOP, the EIR will address potential impacts of the project regarding the following topics:

- Air Quality
- Biological Resources
- Cultural Resources
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Population and Housing
- Traffic and Transportation
- Growth Inducing Impacts
- Cumulative Impacts.

As you are aware the proposed project site encompasses the Arrowhead Regional Medical Center site. The County requests and recommends that any/all potential impacts of the proposed project upon the medical center and its operations are evaluated in the EIR, including the following:

- Structure heights, radio-transmission, glare (i.e. reflection), and visibility and safety issues regarding helicopter operations (which in this case are life-saving critical care services). Light and/or glare impacts upon take-off, landing, and normal helicopter in-flight operations should be evaluated. Structure height impacts upon helicopter flight operations including any flight limitations,

visibility and safety issues/concerns should be evaluated. Any potential communications and/or radio transmission issues/concerns such as wave interference, interruptions, disruptions, etc., should be evaluated. Any other possible conflicts with helicopter operations of the Arrowhead Regional Medical Center should be evaluated.

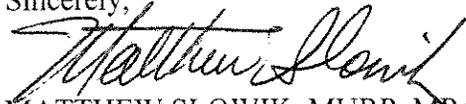
- The increased traffic generated as a result of the proposed project raises a concern this traffic may have upon emergency vehicles traveling to, or leaving from, the adjacent medical center. The proposed project will generate a substantial amount of additional traffic upon Valley Blvd., Pepper Ave., San Bernardino Ave., at the intersection of Pepper and Valley, and at the Pepper Ave./I-10 Interchange. What impact will the additional traffic resulting from the proposed project (as well as cumulative traffic) have upon response/delay times of emergency vehicles traveling to, or leaving from the Arrowhead Regional Medical Center.

Please include and evaluate the above-stated issues in the EIR. Also, please send a copy of the Draft and Final EIRs (when prepared) to:

MATTHEW SLOWIK, MURP, MPA
Senior Planner, Advance Planning Division
Land Use Services Department
385 N. Arrowhead Ave., 1st Flr.
San Bernardino, CA 92415-0182

If you have any questions, please call me at (909) 387-3472, and/or e-mail me at mslowik@lusc.sbcounty.gov.

Sincerely,



MATTHEW SLOWIK, MURP, MPA
Senior Planner
Advance Planning Division
Land Use Services Department

MS:kf

Cc: Daniel Flores, Fifth District Field Representative
Carrie Hyke, Advance Planning Division

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP



SOLID WASTE MANAGEMENT DIVISION
222 West Hospitality Lane, Second Floor • San Bernardino, CA 92415-0017 • (909) 386-8701
Administration/Engineering Fax (909) 386-8900
Fiscal Section/Operations Fax (909) 386-8786
Solid Waste Programs/Planning Fax (909) 386-8964

VANA R. OLSON
Director of Public Works

PETER H. WULFMAN
Solid Waste Division Manager

April 28, 2008

City of Colton Economic Development Department
650 N. La Cadena Drive
Colton, CA. 92324
Attn: Ms. Candace Cassel

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE WEST VALLEY SPECIFIC PLAN AMENDMENT, CITY OF COLTON

Dear Ms. Cassel:

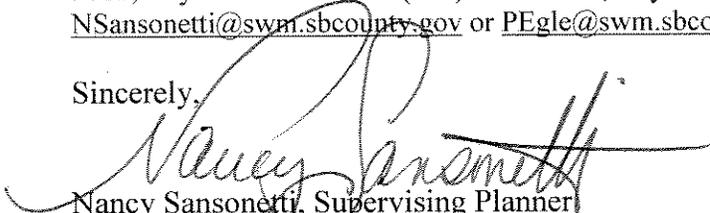
Thank you for the opportunity to comment on the above-referenced document and project.

The County of San Bernardino Solid Waste Management Division is responsible for the management and oversight of all County landfill and waste transfer operations. As such, we would request that the following issues be addressed:

- The creation of a new waste stream with this development and its impact on existing landfill capacity and traffic (Information provided should include waste generation pre and post construction, estimated tonnage, existing approved tonnage at receiving landfill(s), potential increase in traffic at development site [creation of new streets], traffic to the landfill itself, etc.);
- Requirements for handling recycling, construction and demolition debris (Information should include existing recycling programs);
- Whether any hazardous waste will be generated, and, if so, types and quantities, including proposed disposal method(s) (Information should address pre and post construction; i.e., will any hazardous materials be used during demolition and/or construction and the types/quantities of hazardous waste expected after project completion);
- Availability of commercial waste haulers and expected increases in traffic due to expanded hauler routes to serve the proposed development.

Should you have any questions or comments, please feel free to contact me or Patrick Egle by phone at (909) 386-9012; by facsimile at (909) 386-8964, by mail to the address listed above, or by e-mail to NSansonetti@swm.sbcounty.gov or PEgle@swm.sbcounty.gov.

Sincerely,



Nancy Sansonetti, Supervising Planner
Planning & Permitting Section

RECEIVED
MAY 05 2008
CITY OF COLTON
REDEVELOPMENT AGENCY

Ecc: Peter Wulfman, Division Manager – County of San Bernardino Solid Waste Management Division

MARK H. UFFER
County Administrative Officer

NORMAN A. KANOLD
Assistant County Administrator
Public and Support
Services Group

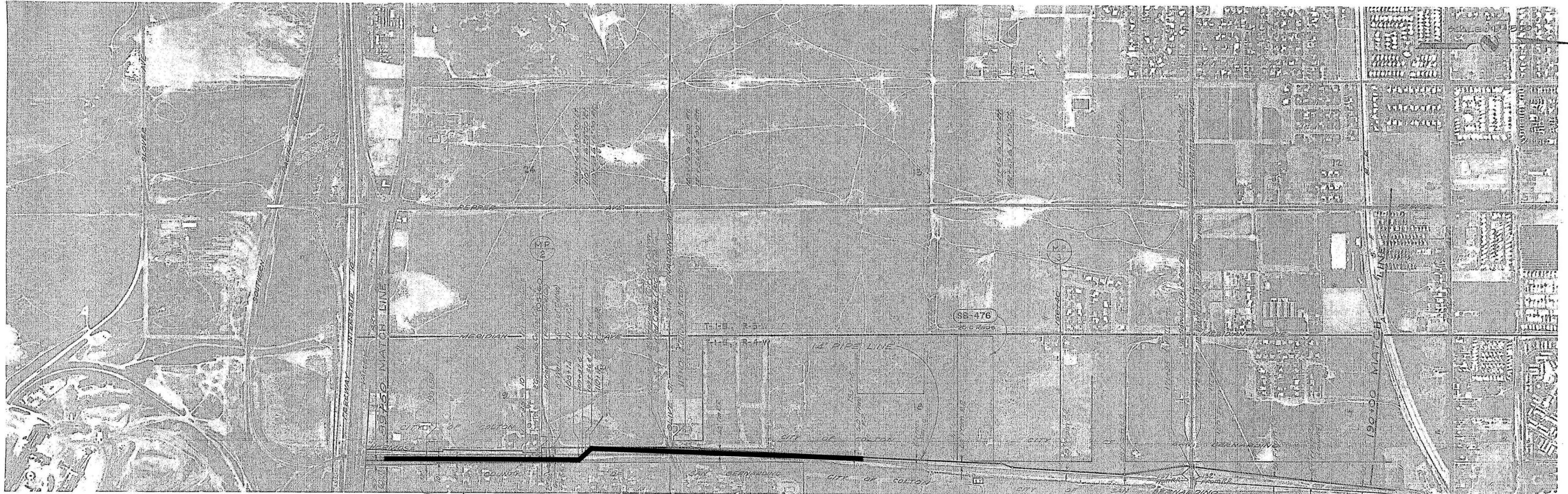
GRAD MITZELFELT . . . First District
PAUL BIANE . . . Second District
JOSIE GONZALES . . .

Board of Supervisors
DENNIS HANSBERGER
GARY C. OVITT
. . . Fifth District

Third District
Fourth District

VEGETATION

TERRAIN



From Fence SAN BERNARDINO COUNTY, CALIFORNIA

PROFILE

1700

1700

1700

1200

1200

1200

700

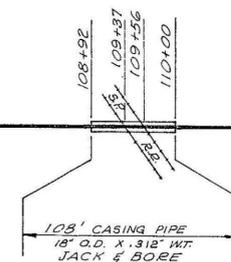
700

700

112+15, POT HOLE 12-05-02
DNP 3" x 1" COV.

PIPE DETAIL

89+50



10,050' 14" O.D. X .312" W.T. LINE PIPE

190+00

MISC. DETAILS

GENERAL NOTES

SPECIAL CONDITIONS		ELECTROLYSIS TEST LEADS	
FM STA TO COVER	FM STA TO COVER	TYPE	STATION LOCATION 2" PIPE LENGTH
104+15 - 104+30 4	118+63 - 118+66 9	2	110+01 S.P.R.P. Opposite Side
104+30 - 105+08 5	118+66 - 118+69 10		
105+08 - 106+75 6	118+69 - 118+75 11		
106+75 - 108+65 5	118+75 - 118+80 10		
108+65 - 107+00 4	118+80 - 118+85 9		
108+00 - 108+92 4	118+85 - 118+90 8		
110+00 - 110+50 4	118+90 - 119+00 7		
110+50 - 110+50 4	119+00 - 119+38 6		
111+75 - 113+15 4	119+38 - 119+55 7		
116+45 - 116+75 4	119+50 - 119+65 8		
118+75 - 118+00 3	119+65 - 119+75 7		
118+00 - 118+50 4	119+75 - 119+85 6		
118+50 - 118+54 5	119+85 - 119+95 5		
118+54 - 118+57 6	119+95 - 120+05 4		
118+57 - 118+60 7	123+40 - 123+40 4		
118+60 - 118+63 8	129+00 - 130+20 4		
	185+30 - 185+70 4		

SOURCE NUMBER: MLAC101706002

REVISION NUMBER	DATE	REVISION DESCRIPTION	DRAWN BY	CHECKED BY	PROJECT MGR.
1	03-06-04	ADDED POT HOLE INFORMATION	BJZ	BJZ	JCC
0	10-07-70	AS BUILT N.B.&S.	F.B.	V.G.H.	

CALNEV PIPE LINE COMPANY
 1901 Slover Avenue Bloomington, California

14 INCH PETROLEUM PRODUCTS PIPELINE
 M.P. 1.7 TO M.P. 3.6

DESIGNED BY: CALNEV
 DRAWN BY: CALNEV
 CHECKED BY: CALNEV
 JOB NO.: 69-12.01
 FIELD BOOK

PLANS PREPARED BY: CALNEV PIPE LINE COMPANY
 BLOOMINGTON, CALIFORNIA

NESTE, BRUDIN & STONE
 CIVIL ENGINEERS
 SAN BERNARDINO, CALIFORNIA

SHEET 2 OF 84 SHEETS
 DRAWING NO. ML-001



SFPP, L.P.
Operating Partnership

May 8, 2008

ENG 4-2-1 (1.7 to 2.2 - ML 001)
File Reference #08-320-1

RECEIVED

MAY 12 2008

CITY OF COLTON
REDEVELOPMENT AGENCY

Ms. Candace Cassel
Economic Development Director
Economic Development Department
City of Colton
659 N. La Cadena Drive
Colton CA 92324

RE: West Valley Specific Plan Amendment Project – S/O San Bernardino Avenue, E/O Riverside Avenue,
N/O Interstate 10, W/O Hermosa Avenue

Dear Ms. Cassel:

This is in reply to City's Notice of Preparation of Draft Environmental Impact Report received at this office on April 16, 2008 concerning the above referenced development.

Enclosed is a copy of drawing ML-001 sheet 2 that depicts the general alignment of Kinder Morgan's (KM) 14-inch high pressure refined petroleum products pipeline that runs along Hermosa Avenue.

Exact pipeline location can only be determined by pothole. The pothole work must be performed by hand excavation and in the presence of a pipeline representative by contacting KM Area Manager, Mr. B. Toepfer (909) 873-5152 at least two weeks prior to commencement of any work near the pipeline.

When preliminary project plans have been formulated, based upon the field determination of substructure information, please forward a full sized set of drawings showing the 14-inch pipeline in plan and profile (based on surveyed pothole data) relative to the planned improvements and existing conditions. Upon review of the plans we will provide you with the necessary provisions for pipeline protection when working near this facility.

Sincerely,

D. R. Quinn
Manager, Pipeline Relocations

T: Quinn/letters/eng4-2-1/08-320-1

Enclosure

cc: Bill Toepfer w/copy of City's letter and maps

May 12, 2008

Candace Cassel, Economic Development Director
City of Colton, Economic Development Department
659 North La Cadena, Drive
Colton, CA 92324

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT FOR THE WEST VALLEY SPECIFIC PLAN AMENDMENT PROJECT

Dear Ms. Cassel:

The County Land Use Services Department (LUSD) has reviewed the Notice of Preparation (NOP) for the above-stated project. The County LUSD agrees and supports the preparation of an Environmental Impact Report (EIR) for this proposed project. As stated in the NOP, the EIR will address potential impacts of the project regarding the following topics:

- Air Quality
- Biological Resources
- Cultural Resources
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Population and Housing
- Traffic and Transportation
- Growth Inducing Impacts
- Cumulative Impacts.

As you are aware the proposed project site encompasses the Arrowhead Regional Medical Center site. The County requests and recommends that any/all potential impacts of the proposed project upon the medical center and its operations are evaluated in the EIR, including the following:

- Structure heights, radio-transmission, glare (i.e. reflection), and visibility and safety issues regarding helicopter operations (which in this case are life-saving critical care services). Light and/or glare impacts upon take-off, landing, and normal helicopter in-flight operations should be evaluated. Structure height impacts upon helicopter flight operations including any flight limitations,

visibility and safety issues/concerns should be evaluated. Any potential communications and/or radio transmission issues/concerns such as wave interference, interruptions, disruptions, etc., should be evaluated. Any other possible conflicts with helicopter operations of the Arrowhead Regional Medical Center should be evaluated.

- The increased traffic generated as a result of the proposed project raises a concern this traffic may have upon emergency vehicles traveling to, or leaving from, the adjacent medical center. The proposed project will generate a substantial amount of additional traffic upon Valley Blvd., Pepper Ave., San Bernardino Ave., at the intersection of Pepper and Valley, and at the Pepper Ave./I-10 Interchange. What impact will the additional traffic resulting from the proposed project (as well as cumulative traffic) have upon response/delay times of emergency vehicles traveling to, or leaving from the Arrowhead Regional Medical Center.

Please include and evaluate the above-stated issues in the EIR. Also, please send a copy of the Draft and Final EIRs (when prepared) to:

MATTHEW SLOWIK, MURP, MPA
Senior Planner, Advance Planning Division
Land Use Services Department
385 N. Arrowhead Ave., 1st Fl.
San Bernardino, CA 92415-0182

If you have any questions, please call me at (909) 387-3472, and/or e-mail me at mslowik@lud.sbcounty.gov.

Sincerely,

MATTHEW SLOWIK, MURP, MPA
Senior Planner
Advance Planning Division
Land Use Services Department

MS:kf

Cc: Daniel Flores, Fifth District Field Representative
Carrie Hyke, Advance Planning Division

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 384
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



May 5, 2008

RECEIVED

MAY 06 2008

Ms. Candace Cassel, Planner
 CITY OF COLTON COMMUNITY DEVELOPMENT DEPARTMENT
 659 N. La Cadena Drive
 Colton, CA 92324

CITY OF COLTON
 REDEVELOPMENT DEPARTMENT

Sent by FAX to: 909-370-5196
 Number of pages: 2

Re: Tribal Consultation Per Government Code §§ 65352.3, 65352.4 and 65562.5 (SB 18) for Specific Plan Amendment on approx. 290-acres, a Mixed-Use Development including Residential, Commercial, Infrastructure Improvements and Open Space; City Colton Economic Development Department, San Bernardino County, California

Dear Ms. Cassel:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state agency designated for the protection of Native American Cultural Resources. Attached is a consultation list of tribes with traditional lands or cultural places located within the Project Area of Potential Effect (APE).

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS contact 916-653-7278 or www.ohp.ca.gov) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use.' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with generally accepted ethnographic, anthropological, archeological research and oral history. Also, the Area of Traditional Use is an issue appropriate for the government-to-government consultation process.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

Dave Singleton
 Program Analyst

Attachment: Native American Tribal Consultation List

**Native American Tribal Consultation List
San Bernardino County
May 5, 2008**

Cahuilla Band of Indians
Anthony Madrigal, Jr., Chairperson
P.O. Box 391760 Cahuilla
Anza, CA 92539
tribalcouncil@cahuilla.net
(951) 763-2631

Ramona Band of Cahuilla Indians
Manuel Hamilton, Chairperson
P.O. Box 391670 Cahuilla
Anza, CA 92539
admin@ramonatribe.com
(951) 763-4105

San Manuel Band of Mission Indians
James Ramos, Chairperson
6569 Community Center Drive Serrano
Highland, CA 92346
(909) 864-8933
(909) 864-3724 - FAX

Morongo Band of Mission Indians
Robert Martin, Chairperson
11581 Potrero Road Cahuilla
Banning, CA 92220 Serrano
Robert_Martin@morongo.org
(951) 849-8807
(951) 755-5200

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel, CA 91778
ChiefRBwife@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 483-3564 cell

Serrano Nation of Indians
Goldie Walker
6588 Valaria Drive Serrano
Highland, CA 92346
(909) 862-9883

San Luis Rey Band of Mission Indians
Russell Romo, Chairman
2064 Old Pomerado Road Luiseno
Poway, CA 92064
(858) 748-1586

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
61 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva
Los Angeles, CA 90021
office @tongvatribe.net
(213) 489-5001 - Office
(909) 262-9351 - cell

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
www.nahc.ca.gov
ds_nahc@pacbell.net



April 15, 2008

Ms. Candace Cassel, Economic Development Director

CITY OF COLTON

659 N. La Cadena Drive
Colton, CA 92324

Re: SCH# 2008041067: CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for the West Valley Specific Plan and Mixed-Use Development, City of Colton, San Bernardino County, California

Dear Ms. Cassel:

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state agency designated for the protection of California's Native American cultural resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per the California Code of Regulations § 15064.5(b)(c) (CEQA Guidelines). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:
 - If a part or the entire (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
 - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact. In many cases a culturally-affiliated Native American tribe or person will be the only source of information about the existence of a cultural resource.
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f) of the California Code of Regulations (CEQA Guidelines). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

RECEIVED

APR 21 2008

CITY OF COLTON
ECONOMIC DEVELOPMENT AGENCY

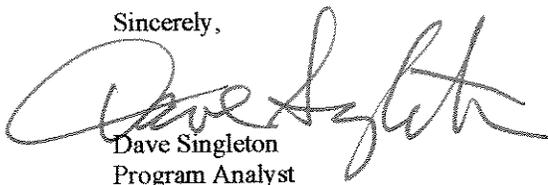
√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigations plans.

- CEQA Guidelines §15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American groups, identified by the NAHE, to ensure the appropriate and dignified treatment of Native American human remains and any associated grave goods.
- Health and Safety Code §7050.5, Public Resources Code §5097.98 and CEQA Guidelines §15064.5(d) mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in CEQA Guidelines §15370 when significant cultural resources are discovered during the course of project planning or execution.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: Native American Contact List.

Cc: State Clearinghouse

**Native American Contacts
San Bernardino County
April 15, 2008**

Cahuilla Band of Indians
Anthony Madrigal, Jr., Chairperson
P.O. Box 391760 Cahuilla
Anza, CA 92539
tribalcouncil@cahuilla.net
(951) 763-2631

(951) 763-2632 Fax

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resource Center
P.O. Box 1477 Luiseno
Temecula, CA 92593
(951) 308-9295 Ext 8106
(951) 676-2768
(951) 506-9491 Fax

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, vice chairman
P.O. Box 391670 Cahuilla
Anza, CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

San Manuel Band of Mission Indians
James Ramos, Chairperson
26569 Community Center Drive Serrano
Highland, CA 92346
(909) 864-8933
(909) 864-3724 - FAX
(909) 864-3370 Fax

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel, CA 91778
ChiefRBwife@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 Fax

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva
Los Angeles, CA 90021
office@tongvatribes.net
(213) 489-5001 - Office
(909) 262-9351 - cell
(213) 489-5002 Fax

Gabrielino Band of Mission Indians of CA
Ms. Susan Frank
PO Box 3021 Gabrielino
Beaumont, CA 92223
(951) 897-2536 Phone/Fax

Morongo Band of Mission Indians
Robert Martin, Chairperson
11581 Potrero Road Cahuilla
Banning, CA 92220 Serrano
Robert.Martin@morongo.org
(951) 849-8807
(951) 755-5200
(951) 922-8146 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.99 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#2008041067; CEQA Notice of Preparation (NOP) DEIR for West Valley Specific Plan *Amendment; City of Colton; San Bernardino County, California.

**Native American Contacts
San Bernardino County
April 15, 2008**

Serrano Nation of Indians
Goldie Walker
6588 Valaria Drive
Highland, CA 92346
(909) 862-9883
Serrano

Soboba Band of Luiseno Indians
Harold Arres, Cultural Resources Manager
P.O. Box 487
San Jacinto, CA 92581
Luiseno
harres@soboba-nsn.gov
(951) 654-2765
FAX: (951) 654-4198

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#2008041067; CEQA Notice of Preparation (NOP) DEIR for West Valley Specific Plan "Amendment; City of Colton; San Bernardino County, California.



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

April 11, 2008

To: Reviewing Agencies

Re: West Valley Specific Plan Amendment Project
SCH# 2008041067

Attached for your review and comment is the Notice of Preparation (NOP) for the West Valley Specific Plan Amendment Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

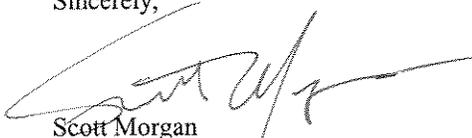
Please direct your comments to:

Candace Cassel
City of Colton
659 N. La Cadena Drive
Colton, CA 92324

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

RECEIVED

APR 16 2008

CITY OF COLTON
REDEVELOPMENT AGENCY

**Document Details Report
State Clearinghouse Data Base**

SCH# 2008041067
Project Title West Valley Specific Plan Amendment Project
Lead Agency Colton, City of

Type NOP Notice of Preparation
Description The proposed Specific Plan includes a mix of single-family detached residences, attached condominiums and town homes, a cluster of multi-family homes, a K-8 school, open space as parks, habitat and detention basins, a commercial area consisting of retail, a hotel, offices and several industrial business park sites to include an automobile dealership. The proposed project also includes construction of associated utility and transportation infrastructure.

Lead Agency Contact

Name Candace Cassel
Agency City of Colton
Phone (909) 370-5167 **Fax**
email
Address 659 N. La Cadena Drive
City Colton **State** CA **Zip** 92324

Project Location

County San Bernardino
City Colton
Region
Cross Streets Valley Boulevard, Hermosa Avenue, San Bernardino Avenue
Parcel No. multiple
Township 1S **Range** 5W **Section** 24 **Base** SBBM

Proximity to:

Highways I-10 (located south)
Airports
Railways Union Pacific
Waterways Santa Ana River Channel
Schools 16 (elementary & high)
Land Use Commercial, Industrial, Residential, Golf Course, Open Space

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Social; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6; Office of Emergency Services; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 8; Air Resources Board, Major Industrial Projects; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8; Department of Housing and Community Development

Date Received 04/11/2008 **Start of Review** 04/11/2008 **End of Review** 05/12/2008

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
David Johnson

California Coastal Commission
Elizabeth A. Fuchs

Colorado River Board
Gerald R. Zimmerman

Dept. of Conservation
Sharon Howell

California Energy Commission
Dale Edwards

Cal Fire
Allen Robertson

Office of Historic Preservation
Wayne Donaldson

Dept of Parks & Recreation
Environmental Stewardship Section

Central Valley Flood Protection Board
Mark Herald

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Dept. of Water Resources
Resources Agency
Nadell Gayou

Conservancy

fish and Game
 Dept. of Fish & Game
Scott Flint
Environmental Services Division

Fish & Game Region 1
Donald Koch

Fish & Game Region 1E
Laurie Harnsberger

Fish & Game Region 2
Jeff Drongesen

Fish & Game Region 3
Robert Floerke

Fish & Game Region 4
Julie Vance

Fish & Game Region 5
Don Chadwick
Habitat Conservation Program

Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program

Fish & Game Region 6 I/M
Gabrina Gatchel
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture

Dept. of General Services
Public School Construction

Dept. of General Services
Robert Sleppy
Environmental Services Section

Dept. of Health Services
Veronica Malloy
Dept. of Health/Drinking Water

Independent Commissions/Boards

Delta Protection Commission
Debbie Eddy

Office of Emergency Services
Dennis Castrillo

Governor's Office of Planning & Research
State Clearinghouse

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Ken Lewis

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Marina Brand

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

Caltrans - Division of Aeronautics
Sandy Hesnard

Caltrans - Planning
Terri Pencovic

California Highway Patrol
Shirley Kelly
Office of Special Projects

Housing & Community Development
Lisa Nichols
Housing Policy Division

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Jeff Pulverman

Caltrans, District 4
Tim Sable

Caltrans, District 5
David Murray

Caltrans, District 6
Moses Stiles

Caltrans, District 7
Vin Kumar

Caltrans, District 8
Dan Kopulsky

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Ryan P. Chamberlain

CalEPA

Air Resources Board
Airport Projects
Jim Lerner

Transportation Projects
Ravi Ramalingam

Industrial Projects
Mike Tollstrup

California Integrated Waste Management Board
Sue O'Leary

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Steven Herrera
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other



EDNA E. DAVIS HERRING
Superintendent

182 East Walnut Avenue

Rialto, California 92376-3598

Telephone (909) 820-7700

FAX (909) 873-2489

RIALTO UNIFIED SCHOOL DISTRICT

**BOARD OF
EDUCATION**

Joanne T. Gilbert

Walter S. Hawkins

John R. Kazalunas, Ed.D.

Dan L. Mays

Dennis Mobley

May 8, 2008

Ms. Candace Cassel
Economic Development Department
City of Colton
659 N. La Cadena Drive
Colton, CA 92324

JOSEPH G. DAVIS, Ed. D.
Deputy Superintendent
Business Services

Project: West Valley Specific Plan Amendment

Dear Ms. Cassel:

This letter is in response to the Notice of Preparation of a Draft Environmental Impact Report for the above-mentioned project. The proposed project includes a variety of land uses including single-family detached residences, attached condominiums and townhouses, a cluster of multi-family homes, an elementary school, and open space/parks.

The project is located in the City of Colton, however it falls within the boundaries of the Rialto Unified School District.

Impact on School Facilities

The Rialto Unified School District requests that the EIR address the impact the proposed development will have on the provision of school services by the School District.

The Rialto Unified School District currently operates 17 elementary schools, five middle schools, and three comprehensive high schools, with a capacity of 22,000 students and has a current enrollment in excess of 29,000.

Because we are already at or above capacity, a school has been sited and planned to accommodate the students expected to be generated by the project. The projected 1,293 dwellings are expected to generate approximately 500 elementary students, 194 middle school students, and 321 high school students yielding 1,015 K-12 students.

◆ Youth: Our Most Valuable Resource ◆

◆ Rialto is a Drug, Alcohol and Tobacco FREE District ◆

School Location

The 11.4 acre school site is located within the City of Rialto, outside the scope of the project, and, therefore, the 16.91 acres (PA-36) Delhi-sands flower-loving fly habitat does not mitigate the acreage set aside for the K-8 school site. The Rialto Unified School District is requesting that the entire 16.3 acres dedicated to the K-8 school site be completely encompassed within the scope of the West Valley Specific Plan. This would ensure the 16.91 acre habitat would mitigate the entire acreage dedicated to the school site. The school site is unacceptable where it is currently located if not covered under the mitigation plan for the fly.

Transportation, Traffic, and Safety

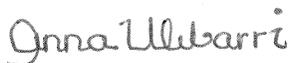
The District requests assurance that the project will not create any potential safety and transportation concerns for our students. San Bernardino Avenue and Riverside Avenue are already very busy streets, and the proposed development will generate increased traffic. The District requests that because of the increase, that "Suggested Safe Routes to School" also be addressed in the EIR.

Mitigation Fees

The District will require payment of its Level 2 School Facility Fees, currently \$6.77 per square foot, on residential development in the project, and commercial fees of \$0.42 per square foot, or such amounts that are in effect at the time building permits are sought.

Do not hesitate to contact me at (909) 421-7555 if you require further clarification.

Sincerely,



Anna Ulibarri, Director
Facilities Planning

AU/kn

cc: Joseph Davis, Deputy Superintendent



RIALTO UNIFIED SCHOOL DISTRICT

EDNA E. DAVIS HERRING
Superintendent

182 East Walnut Avenue

Rialto, California 92376-3598

Telephone (909) 820-7700

FAX (909) 873-2489

BOARD OF EDUCATION

Joanne T. Gilbert

Walter S. Hawkins

John R. Kazalunas, Ed.D.

Dan L. Mays

Dennis Mobley

JOSEPH G. DAVIS, Ed. D.
Deputy Superintendent
Business Services

May 8, 2008

Ms. Candace Cassel
Economic Development Department
City of Colton
659 N. La Cadena Drive
Colton, CA 92324

Project: West Valley Specific Plan Amendment

Dear Ms. Cassel:

This letter is in response to the Notice of Preparation of a Draft Environmental Impact Report for the above-mentioned project. The proposed project includes a variety of land uses including single-family detached residences, attached condominiums and townhouses, a cluster of multi-family homes, an elementary school, and open space/parks.

The project is located in the City of Colton, however it falls within the boundaries of the Rialto Unified School District.

Impact on School Facilities

The Rialto Unified School District requests that the EIR address the impact the proposed development will have on the provision of school services by the School District.

The Rialto Unified School District currently operates 17 elementary schools, five middle schools, and three comprehensive high schools, with a capacity of 22,000 students and has a current enrollment in excess of 29,000.

Because we are already at or above capacity, a school has been sited and planned to accommodate the students expected to be generated by the project. The projected 1,293 dwellings are expected to generate approximately 500 elementary students, 194 middle school students, and 321 high school students yielding 1,015 K-12 students.

RECEIVED

MAY 12 2008

CITY OF COLTON
REDEVELOPMENT AGENCY

◆ Youth: Our Most Valuable Resource ◆

◆ Rialto is a Drug, Alcohol and Tobacco FREE District ◆

School Location

The 11.4 acre school site is located within the City of Rialto, outside the scope of the project, and, therefore, the 16.91 acres (PA-36) Delhi-sands flower-loving fly habitat does not mitigate the acreage set aside for the K-8 school site. The Rialto Unified School District is requesting that the entire 16.3 acres dedicated to the K-8 school site be completely encompassed within the scope of the West Valley Specific Plan. This would ensure the 16.91 acre habitat would mitigate the entire acreage dedicated to the school site. The school site is unacceptable where it is currently located if not covered under the mitigation plan for the fly.

Transportation, Traffic, and Safety

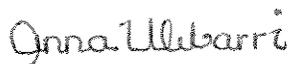
The District requests assurance that the project will not create any potential safety and transportation concerns for our students. San Bernardino Avenue and Riverside Avenue are already very busy streets, and the proposed development will generate increased traffic. The District requests that because of the increase, that "Suggested Safe Routes to School" also be addressed in the EIR.

Mitigation Fees

The District will require payment of its Level 2 School Facility Fees, currently \$6.77 per square foot, on residential development in the project, and commercial fees of \$0.42 per square foot, or such amounts that are in effect at the time building permits are sought.

Do not hesitate to contact me at (909) 421-7555 if you require further clarification.

Sincerely,



Anna Ulibarri, Director
Facilities Planning

AU/kn

cc: Joseph Davis, Deputy Superintendent

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP



825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130

VANA R. OLSON
Director of Public Works

April 17, 2008

File #10(ENV)-4.01

Candace Cassel, Economic Development Director
City of Colton
Economic Development Department
659 N. La Cadena Drive
Colton, CA 92324

RE: NOTICE OF PREPARATION OF DRAFT EIR FOR WEST VALLEY SPECIFIC PLAN AMENDMENT PROJECT

Dear Ms. Cassel:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project.

After reviewing the submitted document, our Department would like to receive a copy of the environmental document and any technical reports/studies that will be prepared for this project, when they become available. At that time, our Department will review the project and provide comments.

Sincerely,

Frank Molina for
NARESH P. VARMA, P.E., Chief
Environmental Management Division

NPV:FM:mb/CEQA Rec'd_Colton_West Valley SP Amend_EIR Reqst'd

cc: Frank Molina
VRO/MK Reading File

RECEIVED

APR 21 2008

**CITY OF COLTON
REDEVELOPMENT AGENCY**

MARK H. UFFER
County Administrative Officer

NORMAN A. KANOLD
Assistant County Administrator
Public and Support
Services Group

Board of Supervisors
BRAD MITZELFELT First District
PAUL BLANE Second District
JOSIE GONZALES Fifth District
DENNIS HANSBERGER Third District
GARY C. OVITT Fourth District

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP



825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130

VANA R. OLSON
Director of Public Works

April 17, 2008

File #10(ENV)-4.01

Candace Cassel, Economic Development Director
City of Colton
Economic Development Department
659 N. La Cadena Drive
Colton, CA 92324

RE: NOTICE OF PREPARATION OF DRAFT EIR FOR WEST VALLEY SPECIFIC PLAN AMENDMENT PROJECT

Dear Ms. Cassel:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project.

After reviewing the submitted document, our Department would like to receive a copy of the environmental document and any technical reports/studies that will be prepared for this project, when they become available. At that time, our Department will review the project and provide comments.

Sincerely,

NARESH P. VARMA, P.E., Chief
Environmental Management Division

NPV:FM:mb/CEQA Rec'd_Colton_West Valley SP Amend_EIR Reqst'd

cc: Frank Molina
VRO/MK Reading File

RECEIVED

APR 21 2008

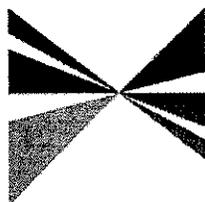
**CITY OF COLTON
REDEVELOPMENT AGENCY**

MARK H. UFFER
County Administrative Officer

NORMAN A. KANOLD
Assistant County Administrator
Public and Support
Services Group

Board of Supervisors
BRAD MITZELFELT First District
PAUL BLANE Second District
JOSIE GONZALES Fifth District
DENNIS HANSBERGER Third District
GARY C. OVITT Fourth District

SOUTHERN CALIFORNIA



**ASSOCIATION OF
GOVERNMENTS**

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

Officers

President

Gary Ovitt, San Bernardino County

First Vice President

Richard Dixon, Lake Forest

Second Vice President

Harry Baldwin, San Gabriel

Immediate Past President

Yvonne B. Burke, Los Angeles County

Policy Committee Chairs

Administration

Ronald O. Loveridge, Riverside

**Community, Economic and
Human Development**

Jon Edney, El Centro

Energy and Environment

Debbie Cook, Huntington Beach

Transportation and Communications

Alan D. Wapner, Ontario

May 8, 2008

Ms Candace Cassell, Economic Development Director
City of Colton – Economic Development Department
659 N. La Cadena Drive
Colton, CA 92324
(909) 370-5167

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the West Valley Specific Plan Amendment Project - SCAG No. I20080226

Dear Ms. Cassell,

Thank you for submitting the **Notice of Preparation (NOP) of a Draft Environmental Impact Report for the West Valley Specific Plan Amendment Project - SCAG No. I20080226**, to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed the aforementioned NOP and has determined that the proposed project is regionally significant per the California Environmental Quality Act (CEQA) Guidelines (Section 15125(d) and 15206). The project proposes a specific plan amendment that includes 95.74 acres for residential use; 72 acres for commercial uses; and 86 acres of various industrial uses. CEQA requires that EIRs discuss any inconsistencies between the proposed project and applicable general plans and regional plans (Section 15125 [d]). If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided. We expect the DEIR to specifically cite all SCAG policies and address the manner in which the project is consistent, not-consistent, or not applicable to these policies and provide supportive analysis as to why it is consistent, not-consistent, or not applicable.

Policies of SCAG's Regional Comprehensive Plan and Guide (RCPG), Regional Transportation Plan (RTP), and Compass Growth Vision (CGV) that may be applicable to your project are outlined in the attachment. The RCPG, RTP and CGV can be found on the SCAG web site at: <http://scag.ca.gov/igr>. For ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format (example attached).

The attached detailed comments are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. **Please provide a minimum of 45 days for SCAG to review the DEIR and associated plans when these documents are available.** If you have any questions regarding the attached comments, please contact Christine Fernandez at (213) 236-1923. Thank you.

Sincerely,

Jacob Lieb, Program Manager
Environmental Planning Division

DOCS#145788

**COMMENTS ON THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL
 IMPACT REPORT FOR THE WEST VALLEY SPECIFIC PLAN AMENDMENT- SCAG NO.
 I20080226**

PROJECT DESCRIPTION

The proposed Specific Plan amendment includes single-family detached residences, attached condominiums and town homes, a cluster of multi-family homes, a combination elementary and intermediate (K-8) school, open space/parks and detention basins, commercial retail, a hotel, offices, and an industrial business park with automobile dealership. It also includes roads, utilities, drainage plans, and associated infrastructure for the various uses. The amendment will contain the following components:

- **Residential component:** 95.74 acres with a total estimated number of 1,293 dwelling units.
- **School component:** 16.3 acres for a K-8 school.
- **Open space component:** 12.45 acres for neighborhood parks; 8.08 acres for storm water detention basins/land buffer between residential and industrial areas; and 16.91 acres for sensitive species habitat.
- **Commercial component:** 72 acres for various commercial uses.
- **Industrial/Business Park component:** 86 acres for various industrial uses

The project site is located south of San Bernardino Avenue, east of Riverside Avenue, north of Interstate 10 and west of Hermosa Avenue in the City of Colton, San Bernardino County, California.

CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the draft EIR.

Regional Growth Forecasts

The DEIR should reflect the most current SCAG forecasts, which are the 2004 RTP (April 2004) Population, Household and Employment forecasts. The forecasts for your region, subregion, and cities are as follows:

Adopted SCAG Regionwide Forecasts¹

	2010	2015	2020	2025	2030
Population	19,208,661	20,191,117	21,137,519	22,035,416	22,890,797
Households	6,072,578	6,463,402	6,865,355	7,263,519	7,660,107
Employment	8,729,192	9,198,618	9,659,847	10,100,776	10,527,202

Adopted San Bernardino Association of Governments (SANBAG) Forecasts¹

	2010	2015	2020	2025	2030
Population	2,059,420	2,229,700	2,397,709	2,558,729	2,713,149
Households	618,782	686,584	756,640	826,669	897,739
Employment	770,877	870,491	972,243	1,074,861	1,178,890

Adopted SANBAG – Unincorporated Area Forecasts¹

	2010	2015	2020	2025	2030
Population	329,293	357,214	384,773	411,188	436,515
Households	104,352	116,091	128,197	140,270	152,477
Employment	77,387	84,619	92,000	99,448	106,997

Adopted City of Colton Forecasts ¹

	2010	2015	2020	2025	2030
Population	62,086	68,087	74,004	79,676	85,117
Households	18,429	20,777	23,205	25,630	28,088
Employment	34,784	40,467	46,265	52,103	58,021

1. The 2004 RTP growth forecast at the regional, county and subregional level was adopted by RC in April, 2004. City totals are the sum of small area data and should be used for advisory purposes only.

The Draft 2008 RTP Baseline Growth Forecast (built upon subregion/local jurisdiction input) was released on November 1, 2007 by the Community, Economic and Human Development Committee (CEHD) along with the Draft 2008 RTP and RCP for public review and comment. You may wish to review these forecasts to determine compatibility with any Project Forecasts. The following 2035 forecasts are provided for your reference for the City of Colton, San Bernardino Subregion (Unincorporated and COG), and SCAG Region. The forecasts for the intervening years (2010, 2015, 2020, 2025, and 2030) will be included in the 2008 RTP Baseline Growth Forecast.

2035 Forecasts ¹	Population	Households	Employees
City of Colton	76,838	26,132	29,349
SANBAG - Unincorporated Area	398,157	127,949	49,046
SANBAG	1,045,814	354,552	315,289
SCAG Region	24,056,000	7,710,000	10,287,000

1. Source: Draft 2008 RTP Baseline Growth Forecast
 (http://scag.ca.gov/forecast/downloads/RTP_baseline_forecasts_1001.xls)

- 3.01 *The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies shall be used by SCAG in all phases of implementation and review.*
- 3.03 *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

- 3.04 *Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*
- 3.05 *Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.*
- 3.06 *Support public education efforts regarding the costs of various alternative types of growth and development.*
- 3.08 *Encourage subregions to define an economic strategy to maintain the economic vitality of the subregion, including the development and use of marketing programs, and other economic incentives, which support attainment of subregional goals and policies.*
- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*

- 3.10 Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

- 3.11 Support provisions and incentives created by local jurisdictions to attract housing growth in job-rich subregions and job growth in housing-rich subregions.*
- 3.12 Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the # of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- 3.13 Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- 3.14 Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*
- 3.15 Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*
- 3.16 Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*
- 3.17 Support and encourage settlement patterns, which contain a range of urban densities.*
- 3.18 Encourage planned development in locations least likely to cause adverse environmental impact.*
- 3.19 Support policies and actions that preserve open space areas identified in local, state, and federal plans.*
- 3.20 Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.*
- 3.21 Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*
- 3.22 Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*
- 3.23 Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY

The Growth Management goals to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*
- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

AIR QUALITY CHAPTER

The Air Quality Chapter core actions related to the proposed project include:

- 5.07 *Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community-based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulation can be assessed.*
- 5.11 *Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional, and local) consider air quality, land use, transportation, and economic relationships to ensure consistency and minimize conflicts*

OPEN SPACE AND CONSERVATION CHAPTER

The Open Space and Conservation Chapter goals related to the proposed project include:

- 9.01 *Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region.*
- 9.02 *Increase the accessibility to open space lands for outdoor recreation.*
- 9.03 *Promote self-sustaining regional recreation resources and facilities.*
- 9.04 *Maintain open space for adequate protection to lives and properties against natural and manmade hazards.*
- 9.05 *Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipments.*
- 9.08 *Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.*

WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS

The Water Quality Chapter goals related to the proposed project include:

- 11.02 *Encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.*
- 11.07 *Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

REGIONAL TRANSPORTATION PLAN

The 2004 Regional Transportation Plan (RTP) also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals:

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*

GROWTH VISIONING

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

A portion of the City of Colton is located within a Compass 2% Strategy Area, where development is intended to balance employment, housing, and services to reduce vehicle trips and emissions, enhance livability, expand prosperity, and increase sustainability. Please demonstrate how the project does or does not support these principles. More information and maps can be found at <http://www.compassblueprint.org/2percent/areas>.

Principle 1: Improve mobility for all residents.

- GV P1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3** *Encourage transit-oriented development.*
- GV P1.4** *Promote a variety of travel choices*

Principle 2: Foster livability in all communities.

- GV P2.1** *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2** *Promote developments, which provide a mix of uses.*
- GV P2.3** *Promote "people scaled," walkable communities.*
- GV P2.4** *Support the preservation of stable, single-family neighborhoods.*

Principle 3: Enable prosperity for all people.

- GV P3.1** *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2** *Support educational opportunities that promote balanced growth.*
- GV P3.3** *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4** *Support local and state fiscal policies that encourage balanced growth*

GV P3.5 Encourage civic engagement.

Principle 4: Promote sustainability for future generations.

GV P4.1 Preserve rural, agricultural, recreational, and environmentally sensitive areas.

GV P4.2 Focus development in urban centers and existing cities.

GV P4.3 Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.

GV P4.4 Utilize "green" development techniques

CONCLUSION

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

SUGGESTED SIDE BY SIDE FORMAT - COMPARISON TABLE OF SCAG POLICIES

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggested format is as follows:

The complete table can be found at: http://www.scag.ca.gov/igr/doc/IGR_PoliciesFillinTable.doc

SCAG RCPG (RTP and/or CGV) Policies		
Growth Management Chapter		
Policy Number	Policy Text	Statement of Consistency, Non-Consistency, or Not Applicable
3.01	The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies shall be used by SCAG in all phases of implementation and review.	Consistent: Statement as to why Not-Consistent: Statement as to why Not Applicable: Statement as to why
3.02	In areas with large seasonal population fluctuations, such as resort areas, forecast permanent populations. However, appropriate infrastructure systems should be sized to serve high-season population totals.	Consistent: Statement as to why Not-Consistent: Statement as to why Not Applicable: Statement as to why
3.03	The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.	Consistent: Statement as to why Not-Consistent: Statement as to why Not Applicable: Statement as to why
Etc.	Etc.	Etc.

Donna Figueredo

From: Christine Fernandez [fernande@scag.ca.gov]
Sent: Tuesday, May 13, 2008 4:06 PM
To: Donna Figueredo
Subject: SCAG comments for the West Valley Specific Plan Amendment Project
Attachments: SCAGcomments_I20080226.pdf

Dear Ms. Cassell,

Attached are comments from the Southern California Association of Governments regarding the NOP for the West Valley Specific Plan Amendment Project -- SCAG No. I20080226.

Please contact me if you have questions or have difficulty with the attached file.

Christine Fernandez

Assistant Regional Planner

Southern California Association of Governments

818 W. 7th St., 12th Floor

Los Angeles, CA 90017

(213) 236-1923

(213) 236-1963 (fax)

fernande@scag.ca.gov



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

April 18, 2008

RECEIVED

APR 24 2008

CITY OF COLTON
REDEVELOPMENT AGENCY

Ms. Candace Cassel
Economic Development Director
Economic Development Department
659 N. La Cadena Drive
Colton, CA 92324

Dear Ms. Cassel:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the West Valley Specific Plan Amendment Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Gordon Mize, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3302 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

Program Supervisor, CEQA Section

Planning, Rule Development and Area Sources

SS:CB:AK

SBC080415-04AK

Control Number

RECEIVED

Neil Derry
Region Manager
Public Affairs Department

MAY 19 2008

CITY OF COLTON
REDEVELOPMENT AGENCY

May 12, 2008

Candace Cassel, Economic Development Director
City of Colton Economic Development Department
659 N. La Cadena Drive
Colton, California 92324

Re: Notice of Preparation (NOP) of a Draft Environmental Impact Report (Draft EIR) for
the West Valley Specific Plan Amendment Project

Dear Ms. Cassel:

Southern California Edison (SCE) appreciates the opportunity to provide comment on the NOP for the Draft EIR for the West Valley Specific Plan Amendment. The project description in the NOP indicates the proposal is for an amendment to a specific plan that will allow for the development of various residential land uses, including single family homes, attached condos, town homes, and multi-family residential uses totaling 1,293 dwelling units, and for the development of 707,632 square feet of commercial retail, 160,000 square feet of hotel use, 284,358 square feet of office, 316,310 square feet of auto business park, 882,310 square feet of business park, a 16 acre K-8 school site and 37 acres of open space and neighborhood parks. The project is stated to be located south of San Bernardino Avenue, east of Riverside Avenue, north of Interstate-10 and west of Hermosa Avenue in the City of Colton.

In the event the proposed project impacts SCE facilities or its land related rights, please forward five (5) sets of plans depicting SCE's facilities and associated land rights to the following location:

Real Estate Operations
Southern California Edison Company
14799 Chestnut Street, Westminster, CA 92683

If it is determined that the project impacts SCE's facilities and other SCE resources, these impacts would need to be addressed and agreed to in writing by SCE prior to finalizing the development plan.

Please be advised when development plans result in the need to relocate existing SCE electrical facilities at or above 50 kV, the SCE construction may have environmental consequences subject to CEQA provisions, as implemented by the CPUC. If those environmental consequences are identified and addressed in the CEQA process for the larger project by the local agency, SCE may not be required to pursue mandatory CEQA review through the CPUC's General Order 131-D (GO 131-D) process. If the SCE facilities are not adequately addressed in the Draft EIR and the proposed relocation of facilities could result in significant environmental impacts, the additional CEQA review for the power line portion of the project could delay the project for up to two years or longer.

We hope that these comments will assist you in the preparation of the Draft EIR for this project and look forward to reviewing the Draft EIR upon its completion. If you have any questions regarding this letter, do not hesitate to contact me at (909) 930-8501.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil Derry', with a large, sweeping flourish extending to the right.

Neil Derry
Public Affairs Region Manager
Southern California Edison Company

RECEIVED

JUN 11 2008



CITY OF COLTON
REDEVELOPMENT AGENCY

Department of Toxic Substances Control



Linda S. Adams
Secretary for
Environmental Protection

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630

Arnold Schwarzenegger
Governor

June 6, 2008

Ms. Candace Cassel
Economic Development Director
City of Colton
659 North La Cadena Drive
Colton, California 92324

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
(EIR) FOR THE WEST VALLEY SPECIFIC PLAN PROJECT, COLTON
(SCH#2008041067)

Dear Ms. Cassel:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation (NOP) for an Environmental Impact Study and Initial Study for the above-mentioned project. The following project description is stated in your document: "The proposed Specific Plan includes single-family detached residences, attached condominiums and townhomes, a cluster of multi-family homes, a K-8 school, open space as parks, habitat and detention basins, a commercial area consisting of retail, a hotel, offices and several industrial business park sites to include an automobile dealership. The proposed project also includes construction of associated utility and transportation infrastructure." DTSC has the following comments; please address if applicable.

- 1) The EIR should identify the current or historic uses at the project site that may have resulted in a release of hazardous wastes/substances, and any known or potentially contaminated sites within the proposed Project area. For all identified sites, the EIR should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the pertinent regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - Envirostor: A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).

- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents. Please see comment No. 14 below for more information.
 - 3) All environmental investigations, sampling and/or remediation for the site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found should be clearly summarized in a table.
 - 4) Proper investigation, sampling and remedial actions overseen by the respective regulatory agencies, if necessary, should be conducted at the site prior to the new development or any construction. All closure, certification or remediation approval reports by these agencies should be included in the EIR.

- 5) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a Border Zone Property.
- 6) If buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 7) Project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 8) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. If it is found necessary, a study of the site and a health risk assessment overseen and approved by the appropriate government agency and a qualified health risk assessor should be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 9) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.

Ms. Candace Cassel
June 6, 2008
Page 4 of 5

- 10) Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 11) If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).
- 12) If during construction/demolition of the project, the soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented.
- 13) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.
- 14) EnviroStor is a database primarily used by the California Department of Toxic Substances Control, and is accessible through DTSC's website. DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.
- 15) In future CEQA documents please provide the contact person's email address. Also, if the project title changes, please provide historical project title(s).

If you have any questions regarding this letter, please contact Ms. Teresa Hom, Project Manager, at thom@dtsc.ca.gov or by phone at (714) 484-5477.

Sincerely,



Greg Holmes
Unit Chief

Brownfields and Environmental Restoration Program - Cypress Office

cc: See next page.

Ms. Candace Cassel
June 6, 2008
Page 5 of 5

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov.

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
gmoskat@dtsc.ca.gov

CEQA#2135