



Initial Study

Roquet Ranch Specific Plan
DAP-001-228

CITY OF COLTON
650 N. La Cadena Drive
Colton, California 92324
www.ci.colton.ca.us

June 22, 2016

Initial Study

Roquet Ranch Specific Plan

Prepared for:



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1.0 Introduction

1.0 INTRODUCTION

1.1 Document Purpose

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study (IS) assesses the potential of the proposed Roquet Ranch Specific Plan (the "Project", and as further described in Section 2.0) to affect the physical environment. The Project proposes to develop the 336.2-acre site with 874 residential dwelling units, including 450 Low Density (2.1-8.0 dwelling units per acre [d.u./ac]) detached homes, 293 Medium Density (8.1-16 d.u./ac) detached paired and conventional detached single-family homes, and 131 High Density (16.1-22 d.u./ac) attached townhomes. The Project also proposes the development of the following non-residential uses: 1.2 acres of Neighborhood Commercial use on the southeastern portion of the site, 22.3 acres of recreational open space (located primarily on the northwest portion of the site), 199.7 acres of open space preserved as natural habitat (Open Space-Resources), a 0.8-acre fire station site, and a 10.3-acre school site. In the case that the Colton Joint Unified School District selects not to develop a school facility within Planning Area 12, the Planning Area shall be developed with up to 165 attached townhomes. Additionally, in the case that the City of Colton Fire Department selects not to develop a fire station within Planning Area 13, the Project proposes developing the Planning Area with 11 attached townhomes. If Planning Areas 12 and 13 are not developed for use as an elementary school and fire station, respectively, the total maximum number of dwelling units within the Roquet Ranch Specific Plan Area would be increased to 1,050. The Project also proposes the construction of a hierarchical roadway circulation system to serve the Roquet Ranch community.

As part of the City of Colton's permitting process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines §15063. This Initial Study is a preliminary analysis prepared by the City of Colton Planning Division, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and analysis that will be required for the Project and the type of CEQA compliance document that will be prepared. This Initial Study is an informational document that provides an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

The following information is provided in this Introduction: 1) the location of the proposed Project; 2) Project summary; 3) CEQA Objectives; 4) CEQA Requirements for Environmental Setting and Baseline Conditions; 5) Initial Study Findings; 6) Format and Content of the Initial Study; and 6) Initial Study Processing.

1.2 Project Location

The Roquet Ranch Project Site comprises 336.2 acres of land within the southwestern portion of the City of Colton, California known as La Loma Hills. The Project site is predominantly undeveloped, with the exception of a two-acre portion of the site developed for use by the Roquet Ranch Paving Company. From a regional perspective, and as depicted in Figure 1, *Regional Location Map*, the Project is located immediately north of the City of Riverside and approximately two (2) miles north of the intersection of State Route 60 (SR-60), SR-91, and Interstate 215 (I-215); east of the City of Rialto, and approximately 11.3 miles east of I-15; approximately 2.3 miles south of I-10; and west of the City of Grand Terrace and approximately 0.85 miles west of the I-215. As shown on Figure 2, *Vicinity Map*, the Project is approximately 0.1 miles north of Center Street, east (and south) of the Santa Ana River (distance varies), 0.25 miles south of Litton Avenue, and west of La Cadena Drive (distance varies). The San Bernardino International Airport/Norton Air Force Base is located approximately six (6) miles northeast of the Project site. As shown on Figure 3, *Surrounding Land Uses*, surrounding land uses include open space to the north; residential and commercial to the east; residential, commercial, and industrial to the south; and vacant land to the west.

As shown on Figure 4, *USGS Topographic Map*, the Project is located in portions of Section 6, Township 2 South, Range 4 West, San Bernardino Baseline and Meridian. The Project site encompasses Assessors' Parcel Numbers (APNs): 116-701-101, 116-702-101, 116-701-102, 116-702-105, 116-702-121, 116-703-118, 116-702-123, and 116-702-122.

1.3 Project Summary

The following provides a general description of the various approvals that would be required to implement the proposed Project.

Specific Plan

The proposed Roquet Ranch Specific Plan, which would be adopted by resolution by the City of Colton, is designed as a master-planned community consisting of ten (10) residential Planning Areas and 17 non-residential Planning Areas. Proposed residential product types include: 450 Low Density Residential (2.1-8.0 dwelling units per acre [d.u./ac]) detached single-family homes, 293 Medium Density Residential (8.1-16.0 d.u./ac) detached paired and conventional detached single-family homes, and 131 High Density Residential (16.1-22.0 d.u./ac) attached townhomes. The Project also proposes 1.2 acres of retail land uses, a 10.3-acre elementary school site, a 0.8-acre fire station site, 22.3 acres of recreational open space, and 199.7 acres of preserved natural habitat. In the case that the Colton Joint Unified School District selects not to develop a school facility within Planning Area 12, the Planning Area shall be developed with up to 165 attached townhomes. Similarly, in the case that the City of Colton Fire Department selects not to develop a fire station within Planning Area 13, the Project proposes to develop Planning Area with 11 attached townhomes. If Planning Areas 12 and 13 are not developed for use as an elementary school and fire station (respectively), the total maximum number of dwelling units within the Roquet Ranch Specific Plan Area would be increased to 1,050. The Project also proposes the construction of a hierarchal roadway circulation system to serve the Roquet Ranch community. Access to the community is proposed from La Cadena Drive to the east and via a northerly extension of Orange Street to Pellissier Road from Center Street to the

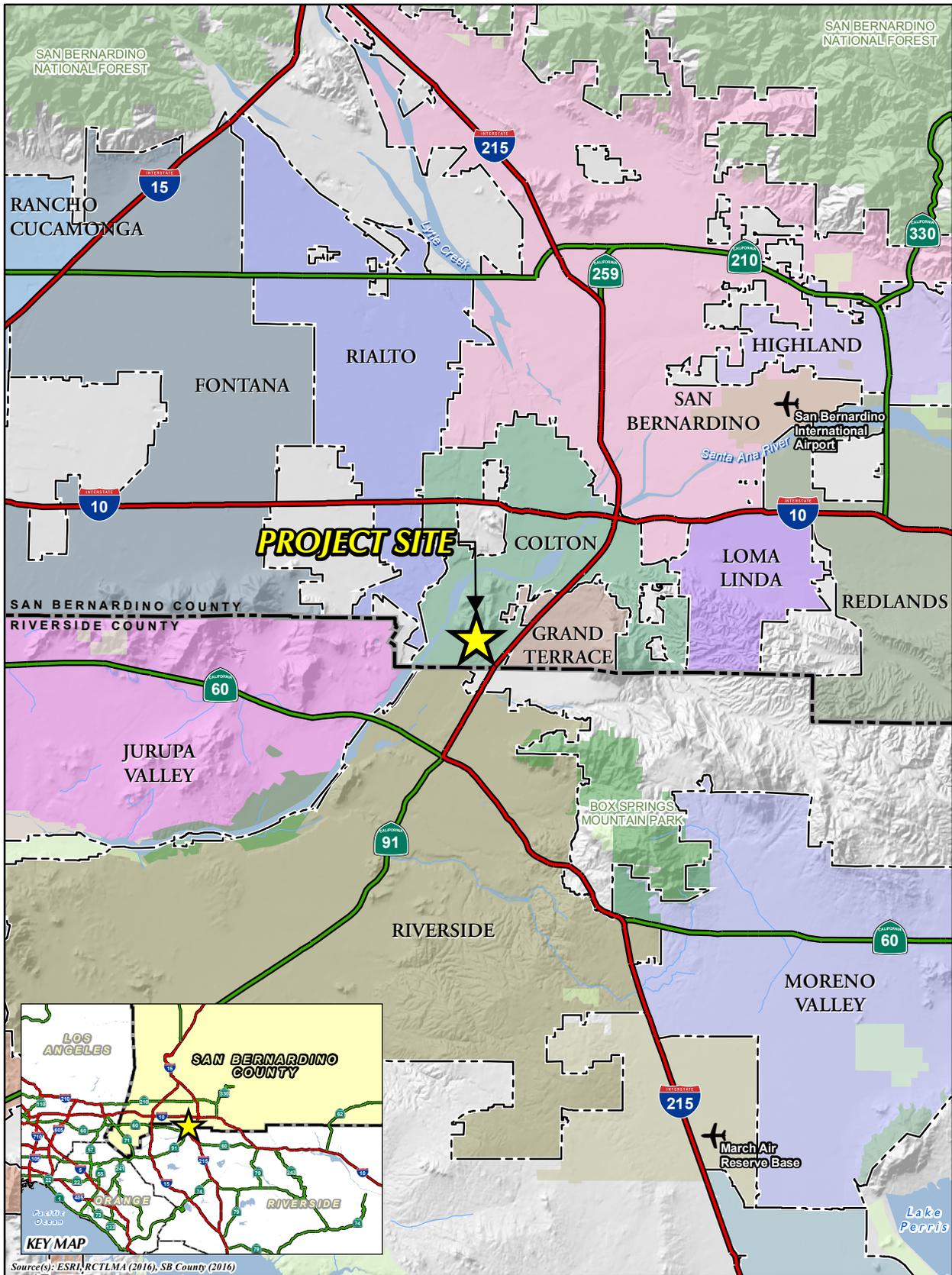
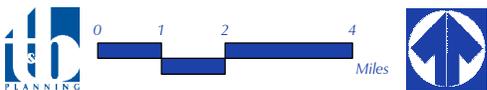


Figure 1



REGIONAL LOCATION MAP

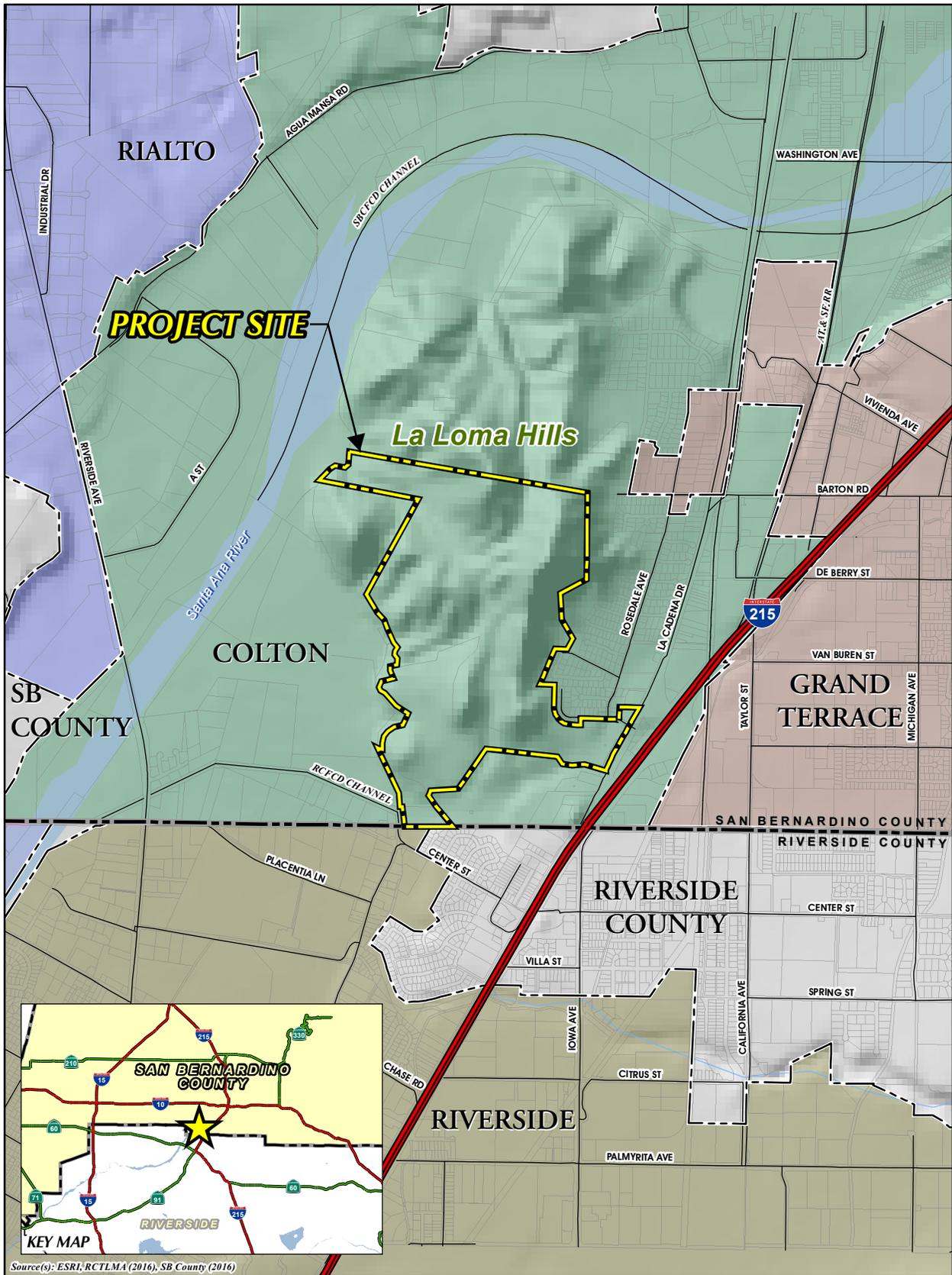
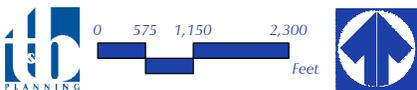


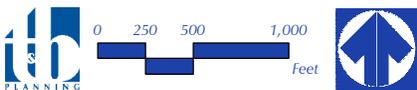
Figure 2



VICINITY MAP



Figure 3



SURROUNDING LAND USES

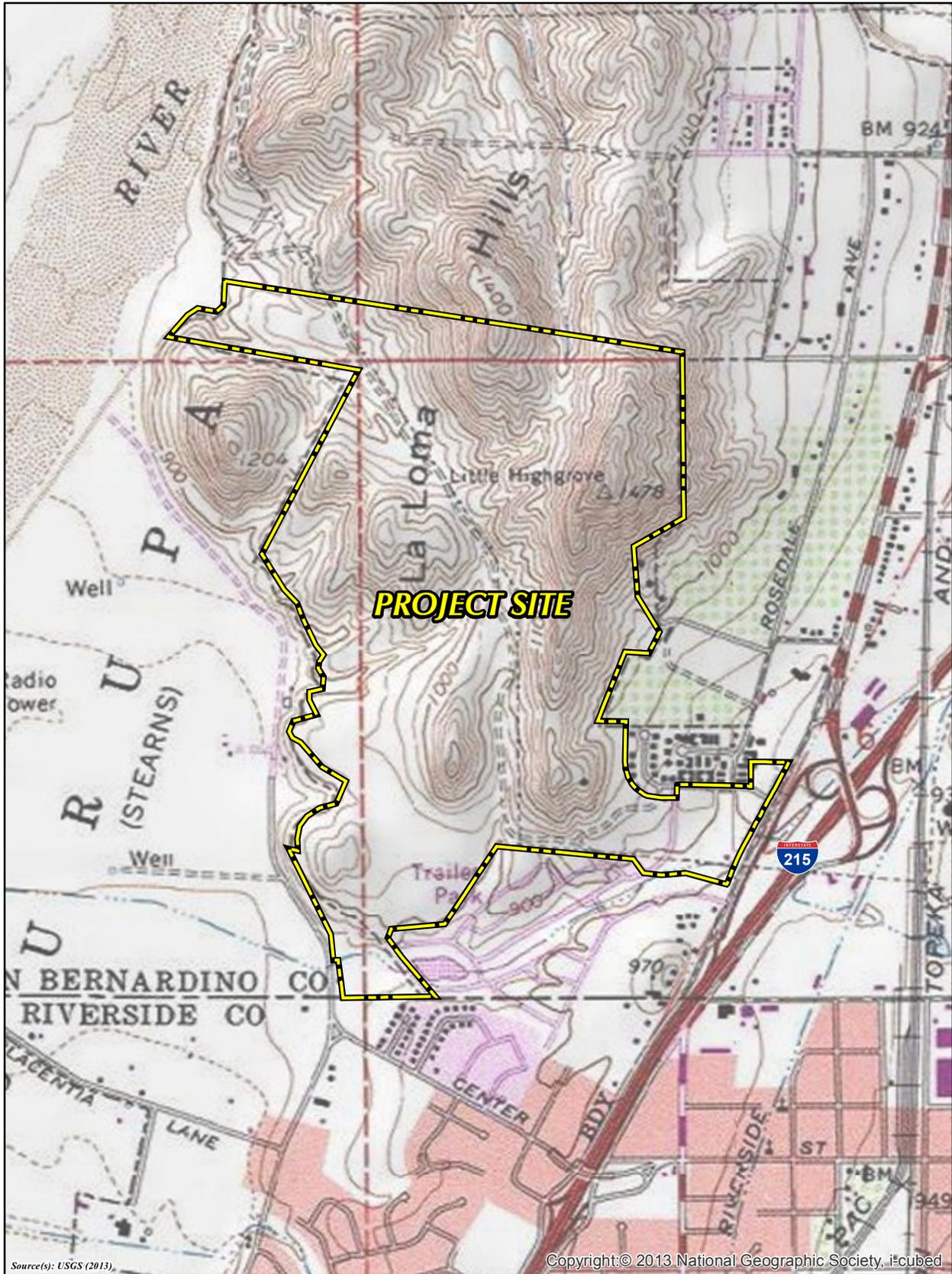
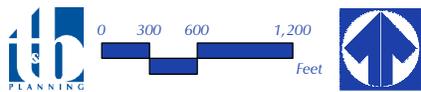


Figure 4



USGS TOPOGRAPHIC MAP

south. The land use types proposed by the Roquet Ranch Specific Plan are summarized below in Table 1, *Land Use Summary*, and also depicted in Figure 8, *Conceptual Land Use Plan*.

Table 1 Land Use Summary

PA	LAND USE	DENSITY RANGE (d.u./ac) ¹	ACRES	TARGET DWELLING UNITS	TARGET DENSITY
Residential					
1	Low Density Residential	2.1-8.0	10.0	65	6.5
2	Low Density Residential	2.1-8.0	15.4	121	7.9
3	Low Density Residential	2.1-8.0	21.2	169	8.0
4	Medium Density Residential	8.1-16.0	4.9	78	15.9
5	Low Density Residential	2.1-8.0	11.0	75	6.8
6	Medium Density Residential	8.1-16.0	4.9	78	15.9
7	Low Density Residential	2.1-8.0	2.6	20	7.7
8	High Density Residential	16.1-22.0	3.6	79	21.9
9	Medium Density Residential	8.1-16.0	9.4	137	14.6
10	High Density Residential	16.1-22.0	2.4	52	21.7
<i>Residential Subtotal</i>		--	<i>85.4</i>	<i>874</i>	<i>10.2</i>
Non Residential					
11	Neighborhood Commercial	--	1.2	--	--
12	Public/Institution	--	10.3	165 ²	16.0
13	Public/Institution	--	0.8	11 ³	13.8
14A	Open Space-Recreation	--	2.8	--	--
14B	Open Space-Recreation	--	11.1	--	--
15	Open Space-Recreation	--	3.0	--	--
16	Open Space-Recreation	--	3.1	--	--
17	Open Space-Recreation	--	0.4	--	--
18	Open Space-Recreation	--	0.7	--	--
19	Open Space-Recreation	--	1.2	--	--
20A	Open Space-Resource	--	132.6	--	--
20B	Open Space-Resource	--	17.7	--	--
20C	Open Space-Resource	--	21.5	--	--
20D	Open Space-Resource	--	9.9	--	--
20E	Open Space-Resource	--	16.7	--	--
20F	Open Space-Resource	--	0.9	--	--
20G	Open Space-Resource	--	0.4	--	--
	Circulation	--	16.5	--	--
<i>Non-Residential Subtotal</i>		--	<i>250.8</i>	<i>176</i>	--
ROQUET RANCH TOTAL		--	336.2	1,050	3.1

¹ d.u./ac: dwelling units per acre

² If the proposed elementary school site is not purchased by the local school district, the Specific Plan would allow up to 165 dwelling units within PA 12.

³ If the proposed fire station site is not purchased by the City of Colton Fire Department), the Specific Plan would allow up to 11 dwelling units within PA 13.

Non-residential components of the Roquet Ranch Specific Plan include an 11.1-acre community park, an adjacent 2.8-acre private recreational facility, five (5) neighborhood parks ranging in size from 0.4 acres to 3.1 acres, a 10.3-acre school site, a 0.8-acre fire station site, a 1.2-acre neighborhood commercial site, and a 3.0-acre recreational vehicle (RV) storage site for residents. Approximately 199.7 acres would be preserved as open space within the Project site. Operation hours and number of employees and occupants for non-residential uses, including the private recreation facility and neighborhood commercial uses are unknown at the time this document was prepared; however, uses would be in accordance with applicable City standards. Operation of the elementary school would be in accordance with applicable local, state, and federal standards. Parking for both residential and non-residential uses would be provided per the City's parking standards. An existing water well that is used for limited production of domestic water within the Project site would be utilized for the production of landscaping irrigation water.

Off-site improvements are proposed in order to provide utility service to the Project site, including the extension of water, sewer, and electricity facilities, and construction of off-site storm drain improvements and street connections. Some of the off-site improvements would occur on adjacent private properties, while others would be located within existing public rights-of-way. An easement for existing Southern California Edison (SCE) high voltage lines currently bisects the central portion of the Project site, which would be maintained as part of the proposed Project. Additionally, the Project proposes to construct off-site electric utilities in order to connect to existing off-site utilities to the west, either by constructing them within the Riverside County Flood Control District (RCFCD) easement adjacent to Pellisier Road and subsequently northward along Riverside Avenue, or within Center Street and Riverside Avenue. Figure 5, *Proposed Physical Disturbances*, depicts the extent of grading required to construct the Project.

Construction of the Project is anticipated to begin in Fall 2017, with the last set of homes and site improvements to be completed in late 2020.

General Plan Amendment

As shown on Figure 6, *Existing and Proposed General Plan Land Use Designations*, the Colton General Plan designates the majority of the Project site as "Very Low Density Residential" (0.1-2 d.u./ac), with the remaining southern portions of the site designated as "Low Density Residential" (2.1-8 d.u./ac), "Medium Density Residential" (8.1-16 d.u./ac), "High Density Residential" (16.1-22 d.u./ac), and "Light Industrial".

As shown on Figure 6, the Project Applicant is seeking a General Plan Amendment (GPA) to change the City of Colton General Plan land use designations for the 336.2-acre Project site from Very Low Density Residential, Low Density Residential, Medium Density Residential, High Density Residential, and Light Industrial, to "Specific Plan" in order to facilitate development of the Roquet Ranch Specific Plan. With approval of the GPA, and pursuant to Colton General Plan Policy LU 1.1, the specific land use designations proposed as part of the Specific Plan would apply to the Project site, and would

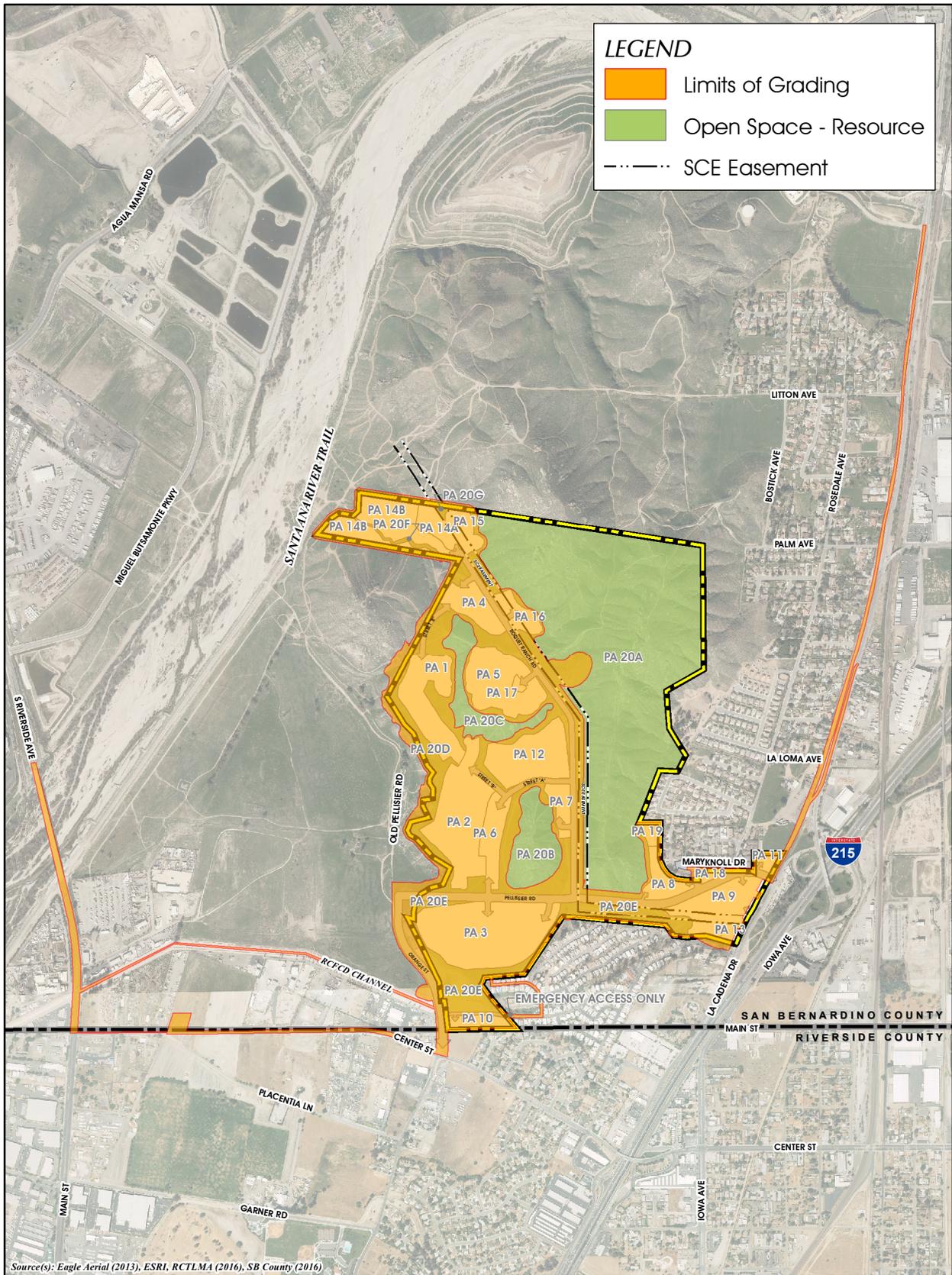
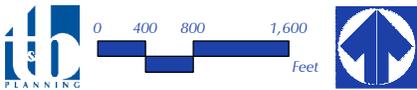


Figure 5



PROPOSED PHYSICAL DISTURBANCES

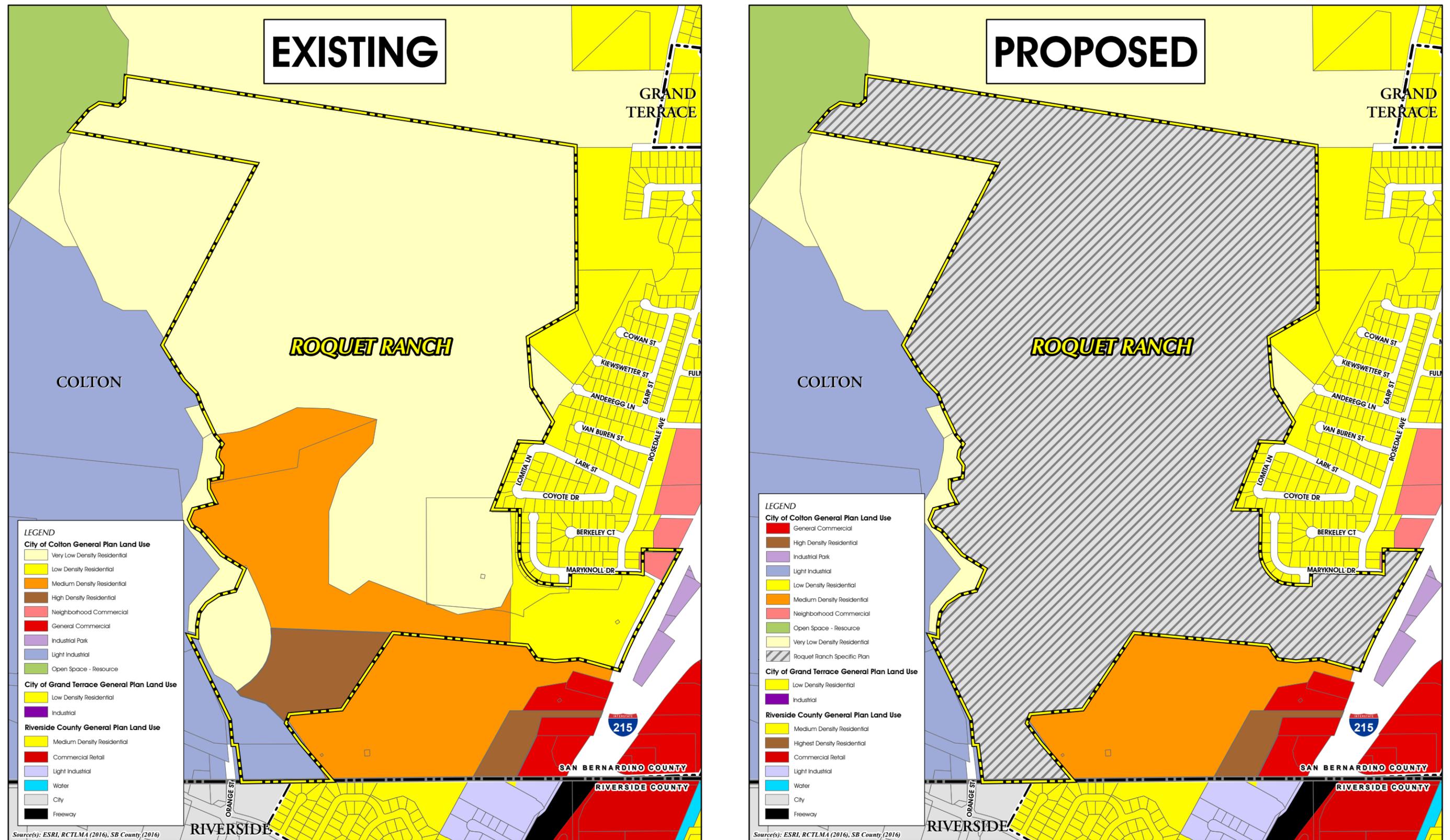
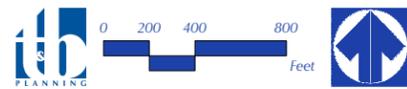


Figure 6

EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS



include “Low Density Residential”, “Medium Density Residential”, “High Density Residential”, “Neighborhood Commercial”, “Public/Institution”, “Open Space-Recreation”, and “Open Space-Resource”.

Change of Zone

The City of Colton Zoning Ordinance, which is part of the City’s Municipal Code, assigns a zoning designation to all properties within the City’s boundaries. A change of zone is proposed as part of the Project, as shown on Figure 7, *Existing and Proposed Zoning Designations*.

Under existing conditions, the northern portion of the majority of the Project site is zoned for “Very Low Density Residential (VLDR),” while the remaining southern portions of the Project site are zoned for “Medium Density Residential (R-2),” “Multiple-Family Residential (R-3/R-4),” “Light Industrial (M-1),” and “Neighborhood Commercial (C-1).” (City of Colton, 2016).

As shown on Figure 7, the Change of Zone proposes to change the zoning designations of the site from “Very Low Density Residential (VLDR),” “Medium Density Residential (R-2),” “Multiple-Family Residential (R-3/R-4),” “Light Industrial (M-1),” and “Neighborhood Commercial (C-1)” to “Specific Plan Zone (SP)” to accommodate the proposed land use and development standards for the Project site that are identified in the Roquet Ranch Specific Plan.

Tentative Tract Map 19983

Figure 9, *Tentative Tract Map No. 19983*, depicts the proposed Tentative Tract Map (TR) No. 19983, which proposes to subdivide approximately 336.2 acres of the Project site into specific lot configurations within each Planning Area to allow for proposed development. The TTM would establish a subdivision of 434 residential lots and one (1) commercial lot. The remaining areas of TTM 19983 are proposed for 431 Medium Density Residential units, 131 High Density Residential units, a 10.3-acre school site, a 0.8-acre fire station site, open space, parks, trails, landscape, water quality retention basins, and roads. TTM No. 19983 also indicates 16.5 acres would consist of roadways, Table 2, *Tentative Tract Map 19983 Land Use Summary*, shows the breakdown of different land uses indicated by TTM 19983.

Table 2 Tentative Tract Map 19983 Land Use Summary

Land Use	Acreage
Residential	85.4
School	10.3
Fire Station	0.8
Neighborhood Commercial	1.2
Parks	22.3
Open Space/Landscape	199.7
Circulation	16.5
Gross Acreage:	336.2

Note: Acreage values reflect rounding.

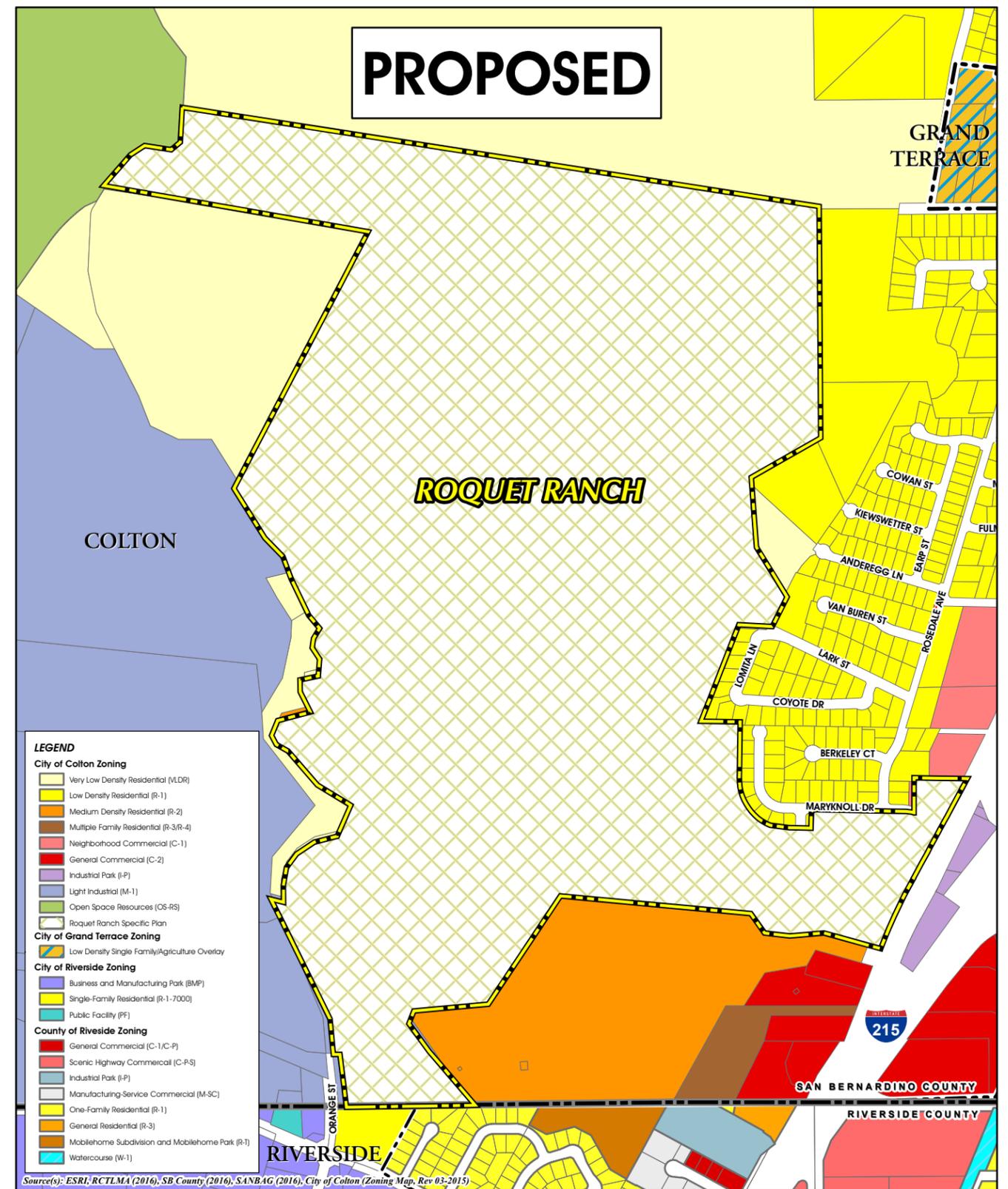
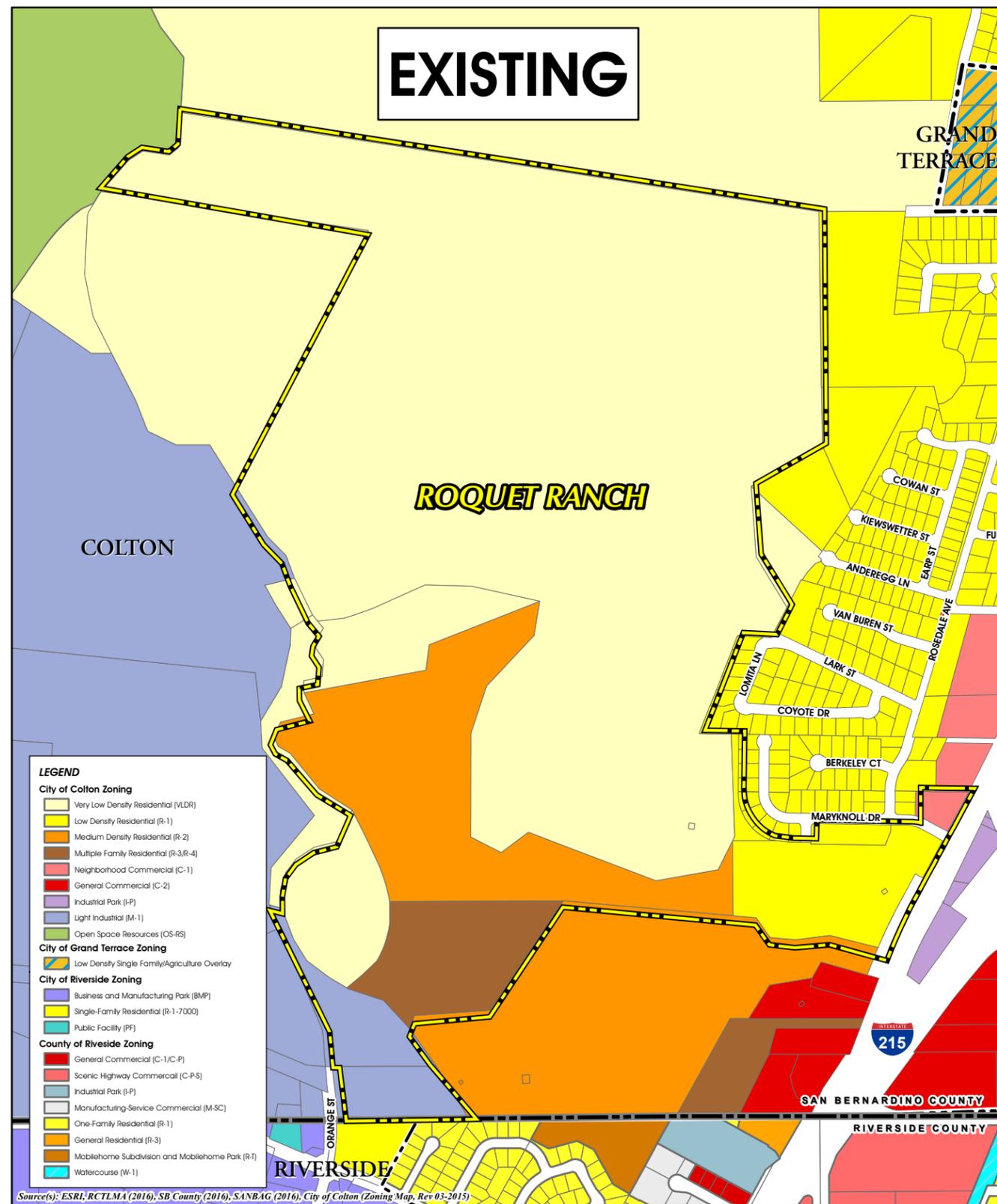
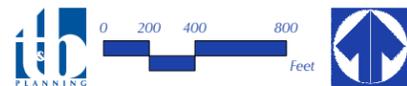


Figure 7



EXISTING AND PROPOSED ZONING DESIGNATIONS

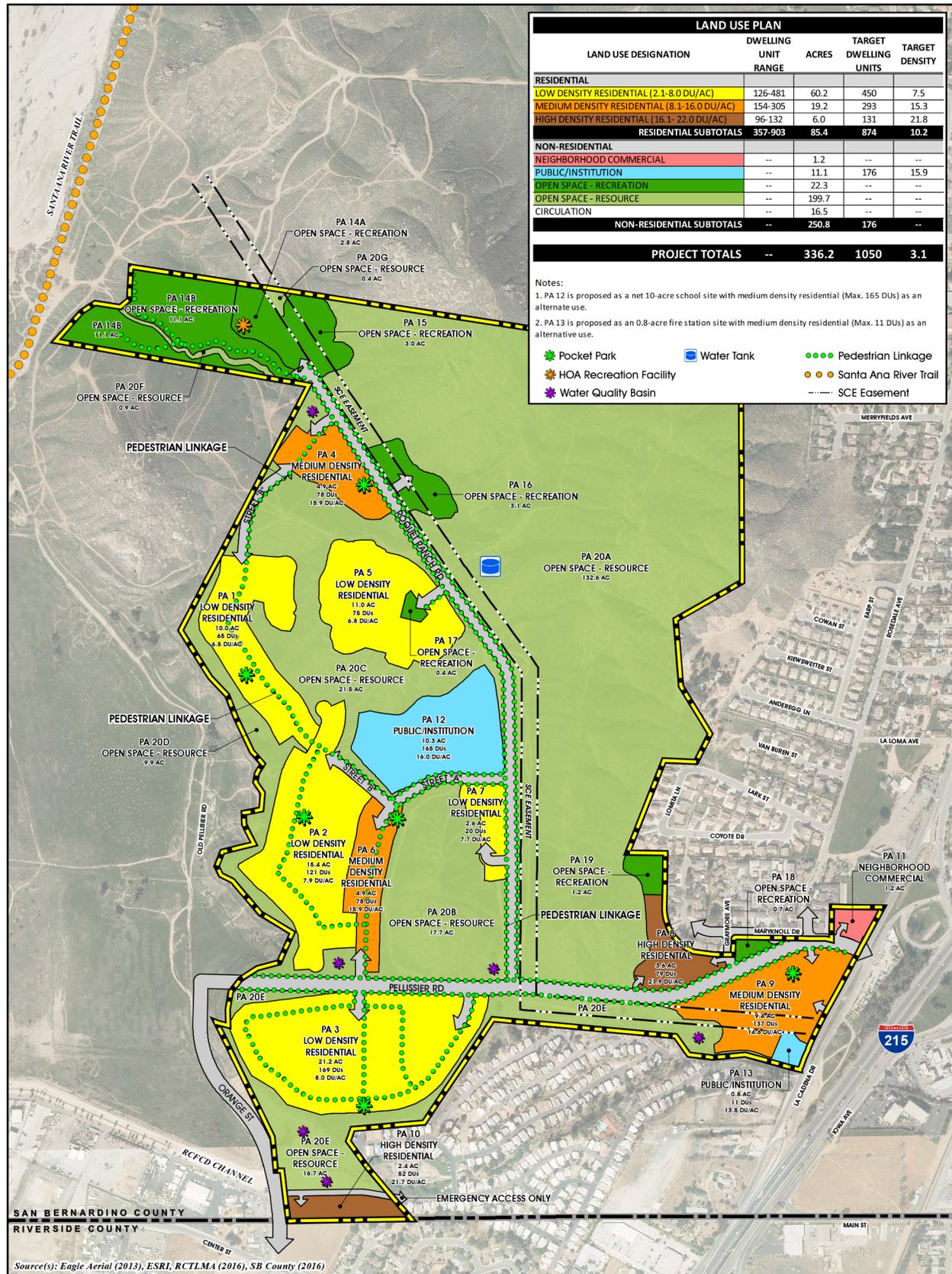
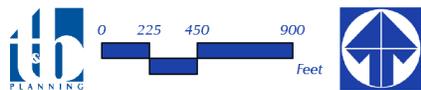


Figure 8



CONCEPTUAL LAND USE PLAN

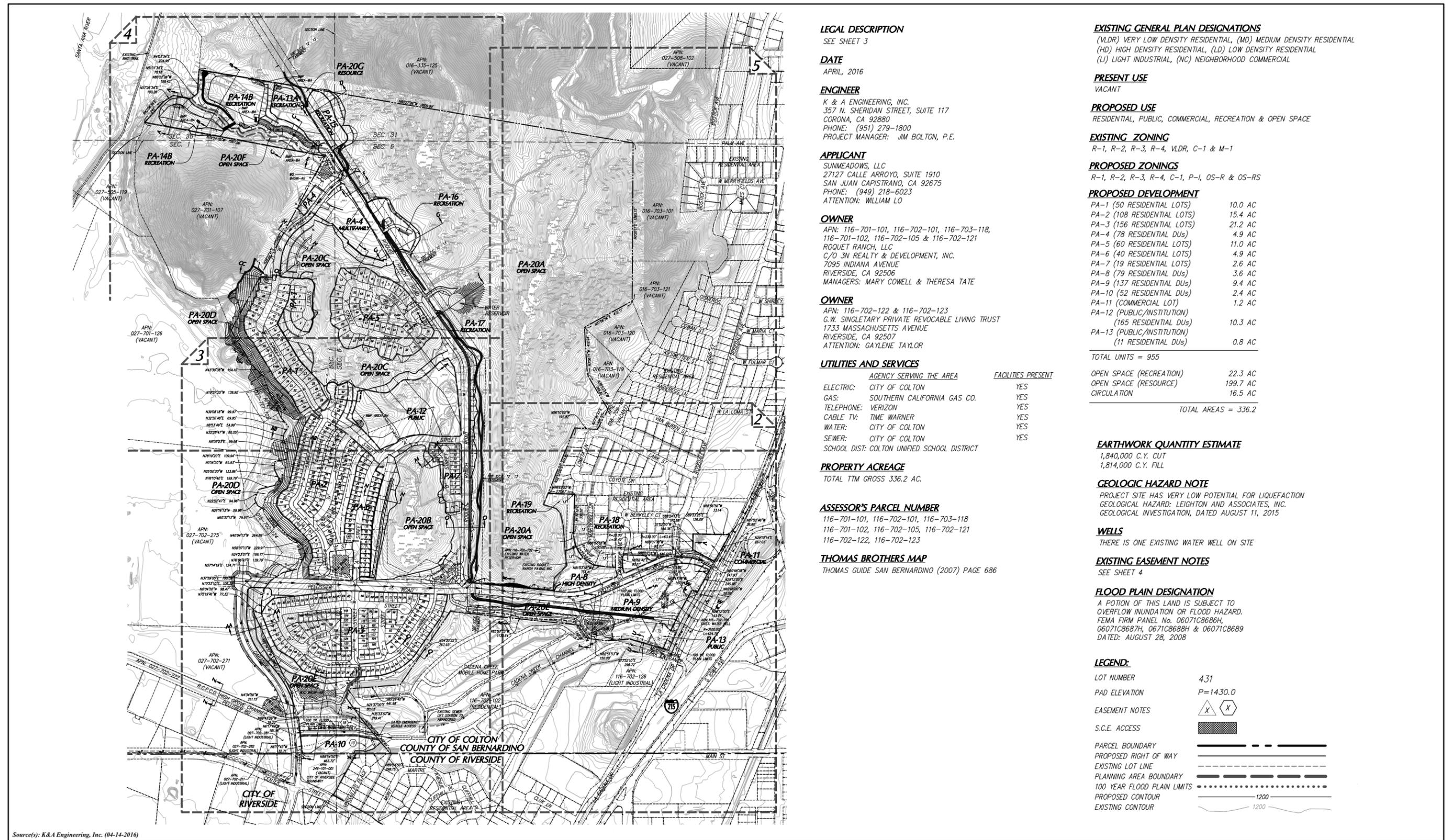
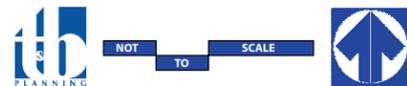


Figure 9



1.4 California Environmental Quality Act (CEQA)

1.4.1 CEQA Objectives

CEQA (Public Resources Code §21000, et seq.) requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment. The principal objectives of CEQA are to: 1) inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities; 2) identify the ways that environmental damage can be avoided or significantly reduced; 3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and 4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.4.2 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines §15125[a]). In the case of the proposed Project, the Initial Study determined that an Environmental Impact Report is the appropriate form of CEQA compliance document, which requires a Notice of Preparation (NOP). Thus, the environmental setting for the proposed Project is the approximate date that the Project's NOP is issued.

1.4.3 Initial Study Findings

Section 5.0 of this document contains the responses to the Environmental Checklist/Initial Study that was prepared for the proposed Project pursuant to CEQA and City of Colton requirements. Based on information in the Environmental Checklist/Initial Study, the proposed Project would result in no impacts or less than significant environmental effects under the issue areas of:

- Agriculture and Forestry Resources
- Mineral Resources

Based on information in the Environmental Checklist/Initial Study, the proposed Project would result in potentially significant effects to the following issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils

- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

Therefore, because the Project would result in potentially significant effects, an Environmental Impact Report shall be prepared for the proposed Project shall be prepared for the proposed Project pursuant to State CEQA Guidelines § 15063.

1.4.4 Format and Content of Initial Study

The following components comprise the Initial Study in its entirety:

1. This document, including all Sections. Section 5.0 contains the completed Environmental Checklist/Initial Study and its associated analyses which document the reasons to support the findings and conclusions of the Initial Study;
2. All plans, policies, regulatory requirements, and other documentation that is incorporated by reference in this document pursuant to CEQA Guidelines §15150.

1.4.5 IS Processing

As part of the City of Colton's review process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines §15063. This IS is a preliminary analysis prepared by the City of Colton, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and analysis that will be required for the Project. Although prepared with the assistance of the consulting firm T&B Planning, Inc., the content contained within and conclusions drawn by this IS reflect the sole independent judgment of the City of Colton, under the direction of the City of Colton Planning Division.

If the IS concludes, based on substantial evidence in the City's record, that there is a fair argument that the Project may have a significant effect on the environment that cannot be avoided, reduced, or mitigated to below stated thresholds of significance, or if the IS analysis determines that further evaluation is required to make that determination, the City of Colton is required to prepare an Environmental Impact Report (EIR).

This IS is available for review online at <http://www.ci.colton.ca.us/index.aspx?nid=779>, and hard copies are available for public review at the following locations:

<p>City of Colton Development Services Department (Civic Center Annex) 659 N. La Cadena Drive Colton, CA 92324</p>	<p>Colton Public Library 656 N. 9th Street Colton, CA 92324</p>
<p>Colton-Luque Branch Library 294 E. O Street Colton, CA 92324</p>	<p>Gonzalez Community Center 670 Colton Avenue Colton, CA 92324</p>

2.0 Project Information

2.0 PROJECT INFORMATION

1. **Project Title:** Roquet Ranch Project (Development Application Process DAP-001-228 which includes a General Plan Amendment, Zone Change, Specific Plan, and Tentative Tract Map No. 19983)
2. **Lead Agency Name and Address:** City of Colton Planning Division, 659 N La Cadena Drive, Colton, CA 92324
3. **Contact Person and Phone Number:** Mario Suarez, AICP, Senior Planner (909) 370-5523
4. **Project Location:** The Project site is located in the City of Colton in the southwestern portion of San Bernardino County, California. The City of Colton encompasses approximately (Hogle-Ireland, Inc., 2013, pp. 4.10-1)16.0 square miles and is located in an urbanizing area of southern California commonly referred to as the Inland Empire. The Inland Empire is an approximate 28,000-square mile region comprising San Bernardino County, Riverside County, and the eastern tip of Los Angeles County. According to the Southern California Association of Governments' (SCAG) 2012 Integrated Growth Forecast, the Inland Empire is a fast-growing metropolitan area with large amounts of available land for future growth.

The City of Colton abuts the City of San Bernardino to the north and east, the City of Grand Terrace to the east, the City of Riverside and unincorporated territory within Riverside County to the south, and the City of Rialto to the west. Figure 1 depicts the City of Colton and location of the Project site in context to the regional setting.

The 336.2-acre Project site is located in the southwestern portion of the City of Colton, specifically situated west of Interstate 215 (I-215), west of La Cadena Drive and north of Center Street. The location of the subject property is shown on Figure 2.

The Project site lies within portions of Section 6 of Township 2 South, Range 4 West of the San Bernardino Base and Meridian and includes the following Assessor Parcel Numbers:

Assessor Parcel Numbers:

116701101, 116702121, 116702101, 116702105, 116702122, 116702123, 246101029

5. **Project Sponsor's Name and Address:** William Lo, Sunmeadows, LLC, 27127 Calle Arroyo, Suite 1910, San Juan Capistrano, CA 92675
6. **General Plan Designation:** Very Low Density Residential; Low Density Residential; Medium Density Residential; High Density Residential. Please refer to Figure 6.
7. **Zoning:** "Very Low Density Residential", "Medium Density Residential", "Multiple-Family Residential", "Light Industrial," and "Neighborhood Commercial." Please refer to Figure 7, *Existing and Proposed Zoning Designations*.

8. Description of Project:

The proposed Roquet Ranch Specific Plan is designed as a master-planned community consisting of 874 residential dwelling units (which could increase to up to 1,050 dwelling units if the proposed school site and fire station are not developed), a 1.2-acre neighborhood-serving shopping center, a 10.3-acre school site, a 0.8-acre fire station, 22.3 acres of recreational open space, 199.7 acres of open space preserved as natural habitat, and a hierarchal roadway circulation system. Access to the community is proposed from La Cadena Drive to the east and via a northerly extension of Orange Street from Center Street located to the south of the Project. The proposed Conceptual Land Use Plan is illustrated in Figure 8.

Construction of the Project is anticipated to begin in Fall 2017, with the last set of homes and site improvements to be completed in late 2020.

Proposed Discretionary Approvals:

General Plan Amendment

An amendment to the Colton General Plan is proposed to re-designate the entire Project site as “Roquet Ranch Specific Plan,” with the land use designations and circulation system identified in the Specific Plan. Figure 6 depicts the proposed land use designation changes.

Change of Zone

A Change of Zone for the entire site is proposed to reclassify the Project site as “Specific Plan,” in accordance with all of the development standards set forth in the proposed Roquet Ranch Specific Plan. Figure 7 depicts the proposed zoning designation changes.

Specific Plan No.

In order to implement the proposed Project, the Roquet Ranch Specific Plan would need to be adopted by resolution by the City of Colton. The Roquet Ranch Specific Plan proposes the development of 874 residential dwelling units (which could increase to up to 1,050 dwelling units if the school site and fire station are not developed), 1.2 acres of Neighborhood Commercial use, a 10.3-acre school site, a 0.8-acre fire station, 22.3 acres of recreational open space, 199.7 acres of open space preserved as natural habitat, and a hierarchal roadway circulation system to serve the Roquet Ranch community. The land use types proposed by the Roquet Ranch Specific Plan are summarized above in Section 1.3 and in Table 1, and depicted in Figure 8.

Tentative Tract Map No. 19983

Figure 9, *Tentative Tract Map No. 19983*, depicts the proposed Tentative Tract Map (TTM) No. 19983, which proposes to subdivide approximately 336.2 acres of the Project site into specific lot configurations within each Planning Area to allow for proposed development. The TTM would establish a subdivision of 434 residential lots and one (1) commercial lot. The remaining areas of TTM 19983 are proposed for 431 Medium Density Residential units, 131 High Density Residential units, a 10.3-acre school site, a 0.8-acre fire station site, open space, parks, trails, landscape, water quality retention basins, and roads. Table 2 above shows the breakdown of different land uses indicated by TTM 19983, and the TTM is also depicted on Figure 9.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

The Project site is generally bounded by development to the east and south, and by undeveloped land to the north and west. The existing land use conditions on and surrounding the Project site are shown on Figure 3, and described below. Figure 4 shows the topography of the Project site and surrounding area.

North: Undeveloped/vacant land within the City of Colton, designated by the Colton General Plan as "Very Low Density Residential". The Colton Landfill is located approximately 0.5-mile north of the Project site.

South: Residential, light industrial, and commercial land uses.

East: Single-family residential neighborhoods (Low Density Residential), Neighborhood Commercial, and Industrial Park.

West: Undeveloped/vacant land and the Santa Ana River.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

At a minimum, implementation of the Project would require the City of Colton to issue the entitlements listed under item 8 (including General Plan Amendment, Change of Zone, Specific Plan, and Tentative Tract Map). These actions and other approval actions required of the City of Colton, the County of San Bernardino, and/or other governmental agencies (including the United States Army Corps of Engineers, California Department of Fish and Wildlife and/or the Regional Water Quality Control Board) to fully implement the proposed Project are described in more detail in Section 1.3, Project Summary. If this Initial Study and the EIR are approved by the City of Colton, Responsible and Trustee agencies with approval authorities over the Project can use the Initial Study and EIR documents as the CEQA compliance documentation as part of their decision-making processes.

3.0 Environmental Factors Potentially Affected

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

✓	Aesthetics	✓	Land Use and Planning
	Agriculture and Forestry Resources		Mineral Resources
✓	Air Quality	✓	Noise
✓	Biological Resources	✓	Population and Housing
✓	Cultural Resources	✓	Public Services
✓	Geology and Soils	✓	Recreation
✓	Greenhouse Gas Emissions	✓	Transportation/Traffic
✓	Hazards and Hazardous Materials	✓	Utilities and Service Systems
✓	Hydrology and Water Quality	✓	Mandatory Findings of Significance

Because the environmental factors above are “checked,” the Project requires the preparation of an Environmental Impact Report.

4.0 Initial Study Determination

4.0 INITIAL STUDY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are are imposed upon the proposed project, nothing further is required.



Signature

City of Colton

Agency

Mario Suarez, Senior Planner

Printed Name/Title

6-21-16

Date

5.0 Evaluation of Environmental Impacts

5.0 EVALUATION OF ENVIRONMENTAL IMPACTS

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment that could result from construction and operation of the Project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Colton, in consultation with other government and public service agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

The environmental subject areas evaluated herein are listed below. Each section evaluates several specific subject matters related to the general topic of the subsection. The title of each subsection is not limiting; therefore, refer to each subsection for a full account of the subject matters addressed therein.

5.1 Aesthetics

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	✓			
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	✓			
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	✓			

Impact Analysis

5.1(a). Have a substantial adverse effect on a scenic vista?

Finding: Potentially Significant Impact

Sources: (City of Colton General Plan Update EIR, Chapter 4.1)

The City of Colton General Plan Update Environmental Impact Report (GPU EIR) identifies views of the San Bernardino and San Gabriel Mountains, located north of the City’s planning area, as a scenic backdrop for Colton and the surrounding cities and communities. The General Plan also indicates that these mountains are well outside of the City’s planning area and thus outside of the City’s jurisdiction. No scenic vistas are recognized by the GPU EIR. Development of the proposed project would occur on the lower elevations of the project site. Due to intervening topography north of the Project site, the proposed Project would not affect distant northward views of the San Bernardino and San Gabriel Mountains. (City of Colton, 2013b, p. 4.1-2)

The GPU EIR defines scenic vistas as “natural landscapes that form views of unique flora, geologic, or other natural features that are generally free from urban intrusions,” which include examples such as views of mountains and hills, large, uninterrupted open spaces, and waterbodies (City of Colton, 2013b, p. 4.1-2). The Project site is located in the Pellissier Ranch/La Loma Hills area of the City of Colton, which is located at the southern edge of the City, covers approximately 1,450 acres, and represents the largest remaining developable area in Colton (City of Colton, 2013b, p. 4.1-3). Although the Pellissier Ranch/La Loma Hills area (including the Project site) is not officially designated by the General Plan as a scenic vista, the Project site is characterized by undeveloped hillside open space, and could therefore be considered a scenic vista within the City, per the General Plan. The proposed Project would develop a large portion of the Pellissier Ranch/La Loma Hills area

with residences, parks, recreational facilities, school uses, a fire station, and a roadway system. As such the implementation of the Project may result in potentially significant impacts to a scenic vista associated with the currently undeveloped Pellissier Ranch/La Loma Hills area. This issue will be evaluated in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.1(b). Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.1)

According to the General Plan EIR, no officially designated Scenic Highways or highways that are considered eligible for Scenic Highway status are located within the City of Colton (City of Colton, 2013b, p. 4.1-2). As such, the Project does not have the potential to result in an impact with respect to damaging scenic resources within a state scenic highway.

However, in an abundance of caution, the EIR shall evaluate the potential for the Project to substantially damage scenic resources.

Mitigation

To be determined through further analysis in an environmental impact report.

5.1(c). Substantially degrade the existing visual character or quality of the site and its surroundings?

Finding: Potentially Significant Impact

Sources: (Aerial photograph; Project Application Materials)

The proposed Project would retain 199.7 acres of the site as unaltered open space, including large portions of the ridgeline and flanking hillsides of the La Loma Hills located in the eastern and northern portions of the site. The Project would convert the remaining 136.5 acres of land to various intensities of a built environment, comprised of residential, commercial, public institutions, recreation, vehicle storage areas, and roadways, which may result in potentially significant impacts to the visual character or visual quality of the Project site. Further analysis is required to evaluate the effects of these land use changes with respect to the visual character and quality of the site and surroundings, and to assess consistency of the proposed development character and design standards with the applicable policies of the Colton General Plan and the City's Hillside Development Ordinance.

Mitigation

To be determined through further analysis in an environmental impact report.

5.1(d). Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Finding: Potentially Significant Impact

Sources: (Aerial Photograph; Project Application Materials)

There are presently no sources of artificial lighting found on the undeveloped Project site. Some nighttime illumination is generated near the site by existing residential neighborhoods to the east and the mobile home park, light industrial/industrial park uses and low-density residential development to the south. Various types of outdoor lighting fixtures would be installed as part of the proposed Project, such as street lights, security lighting for homes, businesses, and public facilities; parking lot lighting within the proposed neighborhood commercial center; and possibly night lighting of sports fields in the recreation area proposed in the northwestern part of the site. Further analysis is required to determine whether the introduction of new outdoor lighting sources would result in significant light and/or glare impacts.

Mitigation

To be determined through further analysis in an environmental impact report.

5.2 Agriculture and Forestry Resources

<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact With Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>				<p>✓</p>
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				<p>✓</p>
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>				<p>✓</p>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>				<p>✓</p>
<p>e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>				<p>✓</p>

Impact Analysis

5.2(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Finding: No Impact.

Sources: (California Department of Conservation, 2014)

According to the 2014 San Bernardino County Important Farmland Map prepared by the State of California Department of Conservation, there is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance located on the Project site, nor does any such land exist within the immediate vicinity of the site (California Department of Conservation, 2014). The map depicts the site as “Grazing Land”, which consists of land on which the existing vegetation is suited to the grazing of livestock. The land is not currently used for agricultural purposes, nor has it been historically. The proposed Project, therefore, would have no impact on important agricultural resources.

Mitigation

No mitigation is required.

5.2(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Finding: No Impact

Sources: (California Department of Conservation, 2016)

According to the 2015/2016 San Bernardino County Williamson Act Map, there are no Williamson Act contracts involving land within the boundaries of the Project site, or within the immediate vicinity of the site (California Department of Conservation, 2016). Therefore, the proposed Project would have no impact involving such lands.

Mitigation

No mitigation is required.

5.2(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Finding: No Impact.

Sources: (City of Colton Zoning Interactive Map, 2016; City of Colton GPU EIR, Chapter 4.2)

As documented in the Land Use Element of the City’s General Plan, there is no land in the Colton planning area that is zoned for forest land or timberland production, and there are no forests or

timberland within the Project site (City of Colton Zoning Interactive Map, 2016; City of Colton, 2013b, Exhibit 4.2-2). As such, the Project would not conflict with any zoning of land intended to preserve forest or timber land.

Mitigation

No mitigation is required.

5.2(d) Result in the loss of forest land or conversion of forest land to non-forest use?

Finding: No Impact

Sources: (Google Earth, 2016; City of Colton GPU EIR, Chapter 4.2)

There is no area within the Project site having a sufficient tree cover to be designated as forest land; therefore, the proposed Project would have no impact on forest land and would not convert any forest land to non-forest use (City of Colton, 2013b, Exhibit 4.2-2).

Mitigation

No mitigation is required.

5.2(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Finding: No Impact

Sources: (Google Earth, 2016; California Department of Conservation, 2014; California Department of Conservation, 2016)

As discussed above in thresholds 5.2(a) through 5.2(d), there is no Farmland or forest land on the Project site, and there is no Farmland adjacent to the site. Additionally, the site is not zoned for agricultural use, nor does land designated for agricultural uses occur in the vicinity of the Project site. The proposed Project would have no impact that could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

Mitigation

No mitigation is required.

5.3 Air Quality

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?			✓	

Impact Analysis

5.3(a) Conflict with or obstruct implementation of the applicable air quality plan?

Finding: Potentially Significant Impact

(Sources: Project Application Materials; Final 2012 AQMP; SCAQMD CEQA Handbook)

The Project site is located in the South Coast Air Basin (SCAB) and air quality in the SCAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD’s Final 2012 Air Quality Management Plan (AQMP) (SCAQMD, 2013). The proposed Project would result in the emission of air pollutants into the SCAB during short-term construction and long-term operation. The pollutant levels emitted by the Project’s construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD’s 2012 AQMP. As such, a Project-specific air quality technical report will be prepared and the EIR will evaluate the proposed Project’s potential to conflict with the adopted SCAQMD 2012 AQMP.

Mitigation

To be determined through further analysis in an environmental impact report.

5.3(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; CARB Area Designation Maps / State and National)

Air quality within the SCAB is regulated by the SCAQMD and standards for air quality are documented in the 2012 SCAQMD AQMP. According to the California Air Resources Board (CARB), the SCAB currently does not meet state or federal criteria for ozone (8-hour standard), particulate matter <10 microns (PM₁₀), or particulate matter <2.5 microns (PM_{2.5}), nor does it meet the state criteria for ozone (1-hour standard) or nitrogen dioxide (NO₂) (California Air Resources Board, 2014). Development of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD's AQMP, particularly related to Project construction emissions and mobile-source emissions associated with the Project's long-term operation. The Project also has the potential to cumulatively contribute to the SCAB's existing air quality violations. Accordingly, a Project-specific air quality technical report will be prepared and Project-related air emissions will be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The EIR will identify the Project's expected pollutant levels and evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

Mitigation

To be determined through further analysis in an environmental impact report.

5.3(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Finding: Potentially Significant Impact

Sources: (Final 2012 AQMP; SCAQMD CEQA Handbook)

As noted above under the discussion of Threshold 5.3(b), the SCAB currently does not meet state or federal criteria for ozone (8-hour standard), particulate matter <10 microns (PM₁₀), or particulate matter <2.5 microns (PM_{2.5}), and does not meet the state criteria for ozone (1-hour standard) or nitrogen dioxide (NO₂) (CARB, 2014). Development of the proposed Project has the potential to cumulatively contribute to a net increase of these criteria pollutants in the SCAB. Therefore, a Project-specific air quality technical report will be prepared to address the Project's potential to result in a cumulatively considerable increase of pollutants for which the SCAB is designated with a non-attainment status, the results of which will be documented in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.3(d) Expose sensitive receptors to substantial pollutant concentrations?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; Google Earth Pro)

As noted in the preceding responses, the proposed Project could generate criteria pollutants during construction and over the long-term operation of the Project. Sensitive receptors within existing residential neighborhoods to the east and south of the Project site could be exposed to air pollutants generated by the Project. Additionally, the proposed Planning Area 9 would place residences within 500 feet of the I-215 Freeway, which could result in exposure of residents to potentially significant pollutant concentrations generated by freeway traffic. Further analysis is required to quantify Project-related emissions and levels of concentrations that would occur near residential land uses through the preparation of a Health Risk Assessment (HRA) to determine whether Project implementation could result in adverse impacts to residents due to exposure to air pollutants. Further analysis will be provided in the EIR to determine whether the Project would result in potentially significant impacts.

Mitigation

To be determined through further analysis in an environmental impact report.

5.3(e) Create objectionable odors affecting a substantial number of people?

Finding: Less Than Significant Impact

Sources: (Project Application Materials; SCAQMD CEQA Handbook)

The Project could produce odors during proposed construction activities resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts and any odors emitted during construction would be temporary and intermittent in nature. Construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. Based on mandatory compliance with Rule 402, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant and further analysis of this topic is not required.

During long-term operation, the property would contain residential, public facility (elementary school and fire station), neighborhood-serving commercial and recreational uses, the operating characteristics of which are not typically associated with objectionable odors. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial

number of people. Impacts would be less than significant and further analysis of this topic is not required.

Mitigation

No mitigation is required.

5.4 Biological Resources

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	✓			
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	✓			
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	✓			

Impact Analysis

5.4(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.4; Project Application Materials)

The Project site consists of undeveloped land near the Santa Ana River known as Pellissier Ranch/La Loma Hills. Due to the undeveloped nature of the land, it may support habitat that is occupied by or suitable for inhabitation by one or more candidate, sensitive, or special status plants or wildlife species that are protected by programs administered by the California Department of Fish and Wildlife (CDFW) and/or the U.S. Fish and Wildlife Service (USFWS). The GPU EIR indicates that the Project site is within USFWS-designated Coastal California Gnatcatcher Critical Habitat (City of Colton, 2013b, Exhibit 4.4.2). The GPU EIR also indicates that burrowing owl have been sighted throughout the City of Colton planning area, and there is a potential to impact this sensitive raptor species through habitat modification throughout the planning area, including the area of the Project site. The presence of these and other candidate, sensitive, or special status species within the Project site could result in potentially significant impacts during Project construction and operation. A comprehensive biological survey of the site is required to further determine the habitat values and potential for inhabitation by sensitive plants or wildlife species, to assess potential impacts from Project-related development activities to such sensitive species, and to identify mitigation measures to avoid, reduce, or offset any significant impacts that may be identified.

Mitigation

To be determined through further analysis in an environmental impact report.

5.4(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; Google Earth, 2016)

As discussed in the preceding response, a comprehensive biological impact assessment will be prepared in order to fully evaluate impacts to biological resources. This will include surveys to identify any riparian or other types of sensitive natural communities identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS occur within the Project site. If any sensitive communities would be impacted by project development activities, mitigation measures to avoid, reduce, or offset such impacts would also be developed as part of the biological survey.

Mitigation

To be determined through further analysis in an environmental impact report.

5.4(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; Google Earth Pro)

There are surface drainage courses that occur within the Project site that could be altered through grading and site development activities. These drainages will be examined by a biologist as part of the biological impact assessment in order to determine whether there is sufficient hydrology, vegetation, and soils characteristics to be classified as wetlands that are subject to regulation and permitting by the U.S. Army Corps of Engineers under Section 404 of the federal Clean Water Act. If federal wetlands are identified and would be impacted by the Project, mitigation measures will need to be developed to avoid, reduce, or offset such potentially significant impacts. A jurisdictional waters delineation and impact assessment will be prepared to determine the potential for impacts to federal wetlands.

Mitigation

To be determined through further analysis in an environmental impact report.

5.4(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; Google Earth, 2016)

Given proximity to the Santa Ana River which provides a regular water source and foraging area for wildlife species, and the undeveloped open land within and to the west of the Project site, there is potential for regular wildlife movement through the Project site and for wildlife nurseries to be present in the Project area, which could result in potentially significant impacts associated with this issue. As part of the biological impact assessment that will be conducted and summarized in the EIR, there will be an assessment of wildlife movement values associated with the site under current conditions. If any significant wildlife movement corridors or nursery sites are identified, the Project's impact on such wildlife resources will be evaluated and if a significant impact could occur, mitigation measures to reduce or offset such impacts will be developed.

Mitigation

To be determined through further analysis in an environmental impact report.

5.4(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Finding: No Impact

Sources: (City of Colton GPU EIR, Chapter 4.4)

The GPU EIR determined that implementation of the General Plan would not result in any conflicts with local policies or ordinances to protect biological resources, since the City has not adopted any such regulations. No new regulations to protect biological resources have been adopted by the City since the GPU EIR was certified. Therefore, because the City has not adopted local policies or ordinances protecting biological resources, there is no potential for the proposed Project to conflict with such policies.

Mitigation

No mitigation is required.

5.4(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Section 4.4; Final Recovery Plan for the Delhi Sands Flower-Loving Fly)

The GPU EIR indicates that there is one adopted Habitat Conservation Plan (HCP) for the Delhi Sands fly that applies to land west of Meridian Avenue, north of Valley Boulevard, and south of San Bernardino Avenue (City of Colton, 2013b, p. 4.4-18). The boundaries of this HCP do not include the Project site, nor are they in the immediate vicinity of the Project site; therefore, the Project would not conflict with this HCP.

Additionally, the Project site is located within the Colton Recovery Unit of the adopted Recovery Plan for the Delhi Sands fly, indicating that the potential exists for Delhi Sands fly habitat to occur on the site (United States Fish and Wildlife Service, 1997). As such, implementation of the proposed Project could result in loss of habitat for the federally endangered Delhi Sands fly, and the potential exists for the Project to conflict with the adopted Recovery Plan. The Project-specific biological impact assessment will evaluate whether Delhi Sands fly habitat occurs on the site, and assess the Project's potential impacts to such habitat and potential conflicts with the Recovery Plan. There are no other adopted HCPs or NCCPs in the City of Colton planning area.

Mitigation

To be determined through further analysis in an environmental impact report.

5.5 Cultural Resources

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	✓			
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	✓			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓			
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓	
e. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code §21074?	✓			

Impact Analysis

5.5(a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR - Chapter 4.5; Google Earth Pro; Project Application Materials)

A comprehensive cultural resources records and literature search was conducted at the San Bernardino Archaeological Information Center (SBAIC), during preparation of the GPU EIR, for the entire City of Colton planning area. No listed historic resources were identified within the Project site, as part of that investigation. There are currently no buildings or other structures occurring on-site, but there are dirt roads and segments of paved roads, along with overhead power lines and possibly other utility structures that originated within the historical era. The information received from SBAIC indicates that the Colton planning area, in general, is considered to have a high sensitivity for historic resources and historic archaeological resources, based on the local development history of the City. (City of Colton, 2013b, p. 4.5-4). A Cultural Resources Report will be prepared that will thoroughly evaluate the Project’s potential to impact historical resources within the Project site or within offsite disturbance areas.

Mitigation

To be determined through further analysis in an environmental impact report.

5.5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.5)

In the research conducted at the SBAIC during preparation of the GPU EIR, 25 recorded prehistoric archaeological sites were noted in the Colton planning area, and the information provided by SBAIC indicates that the planning area, in general, is of high sensitivity for prehistoric archaeological resources. Areas along the terraces of the Santa Ana River and the sand dune areas in and near the La Loma Hills (a portion of which occurs on the Project site), were identified as areas having a particularly high potential for prehistoric archaeological resources. It was also noted that relatively few recorded sites exist, in part, because few cultural resources surveys have been conducted in this area and also because many undeveloped areas are overlain by alluvial materials that may be covering archaeological materials. Based on this prior research, there is a potential for discovering archaeological resources during excavation activities associated with Project development within the Project site or offsite disturbance areas, which may result in potentially significant impacts. A Cultural Resources Report will be prepared that will thoroughly evaluate the potential for impacts to archeological resources.

The Project would also be subject to compliance with Assembly Bill 52 (AB 52), which applies to projects that have a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Per the requirements of AB 52, within 14 days after a project application is deemed complete, the lead agency must provide notice (via submittal of a tribal consultation opportunity letter) of the proposed project to those California Native American tribes that have previously requested notification of new development projects within the lead agency's jurisdiction. Under AB 52, tribes must respond in writing to the lead agency's notification within 30 days to indicate whether they would like to request participation in the AB 52 consultation process with respect to the proposed project. In the case that a tribe requests participation in the consultation process, the consultation process must commence within 30 days of the tribe's request. The consultation process is considered to have concluded upon agreement between the lead agency and the tribal representative on mitigation measures to be recommended in the mitigated negative declaration or environmental impact report in order to avoid a significant effect, or if after reasonable good faith effort, the parties concluded that mutual agreement cannot be reached. The AB 52 process for this Project shall be discussed in the Project EIR.

The proposed Project would be subject to the requirements of Senate Bill 18 (SB18), which requires a planning agency, during the preparation or amendment of their general plan, to refer the proposed action to California Native American tribes, as specified, and also provide opportunities for involvement of California Native American tribes. SB18 further requires that, prior to the adoption or amendment of a city or county's general plan, the city or county conduct consultations with California Native American tribes for the purpose of preserving specified places, features, and objects that are located within the city or county's jurisdiction.

Mitigation

To be determined through further analysis in an environmental impact report.

5.5(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.5)

Research conducted during the preparation of the GPU EIR at the Division of Geological Sciences of the San Bernardino County Museum determined that those portions of the Colton planning area that are underlain by deposits of late Pleistocene era sediments could yield important fossil materials, because there have been a number of significant fossil discoveries within this geologic unit in the western San Bernardino Valley area and throughout the Inland Empire (City of Colton, 2013b, p. 4.5-5 to 4.5-6). The Project site consists of undisturbed land that may contain undiscovered paleontological resources. If such undiscovered paleontological resources are encountered during ground-disturbing activities, the implementation of the proposed Project may result in potentially significant impacts to unique paleontological resources. Accordingly, the Cultural Resources Report will thoroughly evaluate whether the Project site consists of soils that have the potential to contain significant paleontological resources and the results of this analysis will be provided in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.5(d) Disturb any human remains, including those interred outside of formal cemeteries?

Finding: Less Than Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.5)

There are no surficial indications of any human burial sites within the Project site, and this area was not identified as an area of known human burial activities in the research conducted as part of the GPU EIR. Nonetheless, the potential exists to discover human remains during site excavation activities, which might result in destruction of prehistoric or historic remains that are important in the history of the state, region, or Colton area, or which might indicate a possible crime. As discussed in the GPU EIR, in the event human remains are encountered, the people associated with that discovery are obligated to comply with the provisions of California Health and Safety Code Section 7050.5 through 7055, and to notify the County Coroner who will examine the remains. If the Coroner determines that the remains are potentially of Native American origin, then pursuant to Section 5097.98 of the California Public Resources Code, Native American descendants are to be contacted to allow them to evaluate the remains and to coordinate the recovery and disposition of such remains. Compliance with these existing mandatory regulatory procedures will ensure that there would be no significant impacts involving discovery of human remains.

Mitigation

No mitigation is required.

5.5(e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code §21074?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.5; Assembly Bill 52 [AB 52])

The provisions of Public Resources Code §21074 were established pursuant to AB 52 and the provisions of AB 52 apply to projects, such as the proposed Project, that have a notice of preparation (NOP) or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Pursuant to AB 52 as well as the provisions of Senate Bill 18 (SB 18), the City as Lead Agency is required to conduct consultation with any interested Tribes regarding the Project's potential impacts to cultural resources, including tribal cultural resource as defined in Public Resources Code § 21074. The required EIR shall document the results of the AB 52 and SB 18 consultation processes and will evaluate whether implementation of the Project would result in adverse effects to tribal cultural resources.

Mitigation

To be determined through further analysis in an environmental impact report.

5.6 Geology and Soils

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
2) Strong seismic ground shaking?	✓			
3) Seismic-related ground failure, including liquefaction?	✓			
4) Landslides?	✓			
b. Result in substantial soil erosion or the loss of topsoil?	✓			
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✓			
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	✓			
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

Impact Analysis

5.6(a)(1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Finding: Less Than Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.6)

Exhibit 4.6-4, *Geologic Hazards*, in the GPU EIR identifies locations of potentially active earthquake faults and Alquist Priolo Zones that have been mapped in the Colton planning area by the California Division of Mines & Geology (City of Colton, 2013b, Exhibit 4.6-4). As indicated in the GPU EIR, traces of the active San Jacinto Fault occur in the eastern edge of the City of Colton planning area, near the junction of the I-10 and I-215 Freeways. No active faults have been mapped on or near the Project site, and the Project is not located within or in the near vicinity of an Alquist Priolo Zone. As such, no impacts involving rupture of an earthquake fault located on site are anticipated. Nonetheless, this issue will be verified as part of the Project-specific geotechnical investigation report, and will be further discussed and evaluated in the environmental impact report.

Mitigation

To be determined through further analysis in an environmental impact report.

5.6(a)(2) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.6)

As discussed in the GPU EIR and in the discussion of Threshold 5.6(a)(1) above, traces of the active San Jacinto Fault traverse the eastern edge of the City of Colton planning area (City of Colton, 2013b, Exhibit 4.6-4). Movement of this fault, or along several other active faults found in the region, would generate strong seismic ground shaking at the Project site that could threaten the stability of surface and subsurface structures and utility improvements, resulting in a potentially significant impact. The potential for impacts associated with strong seismic ground shaking will be thoroughly evaluated in the Project-specific geotechnical investigation report, which will determine the estimated levels of ground shaking that could affect the site and to identify the appropriate seismic safety design parameters to be applied during the building design and building permit process, to ensure that structures are designed to provide the required level of structural integrity during strong seismic shaking events. The results of the analysis in the geotechnical investigation report will be identified in the EIR.

Mitigation

To be determined through additional analysis in an environmental impact report.

5.6(a)(3) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.6)

Exhibit 4.6-4, *Geologic Hazards*, in the GPU EIR, illustrates locations within and surrounding the City of Colton planning area where there are known landslide or liquefaction hazards. There are no

liquefaction hazard areas identified on or near the Project site (City of Colton, 2013b, Exhibit 4.6-4). Nonetheless, the Project-specific geotechnical investigation report will thoroughly evaluate whether liquefaction-susceptible conditions occur on the Project site, and identify mitigation measures if potentially significant liquefaction hazards would occur.

As shown on Exhibit 4.6-4 of the GPU EIR, the La Loma Hills are identified as prone to earthquake-induced landslide hazard, including the portion of hills that occurs within the Project site (City of Colton, 2013b, Exhibit 4.6-4). While the proposed Project would preserve a majority of the hillsides and all of the ridgeline area associated with the La Loma Hills, there are development planning areas at the base of the hills that could potentially be threatened by a slope failure due to earthquake-induced landslide, which would represent a potentially significant impact. The Project-specific geotechnical investigation report will thoroughly analyze the potential for impacts associated with earthquake-induced landslide and the analysis will be summarized in the EIR.

Mitigation

To be determined through additional analysis in an environmental impact report.

5.6(a)(4) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.6)

As discussed in the preceding response, the GPU EIR mapped landslide hazards within the La Loma Hills, which encompass the eastern and northern edges of the Project site, which may result in potentially significant impacts associated with landslides (City of Colton, 2013b, Exhibit 4.6-4). The Project-specific geotechnical investigation report will thoroughly analyze the potential for impacts associated with landslides and the analysis will be summarized in the EIR.

Mitigation

To be determined through additional analysis in an environmental impact report.

5.6(b) Result in substantial soil erosion or the loss of topsoil?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.6; Aerial Photograph; Project Application Materials)

Under the existing undeveloped site conditions, the ground surface is exposed to potentially erosive natural forces, such as wind and rainstorms. During the Project's grading phases, existing vegetation cover will be removed and topsoil will be excavated. The uncovered soils would be exposed to potentially erosive effects of wind and rainstorms, while the excavated topsoil may be retained and reused within landscape areas, remixed with subsurface materials and placed as compacted material in building areas, or applied in other ways to achieve the desired grades in the approved grading plan.

Significant erosion impacts are not anticipated during the grading phases, however, because all grading would be required to be conducted in accordance with mandatory City-approved erosion control and water quality management plans, which are designed to prevent soil erosion and to prevent runoff of loose sediments during rainstorms. The City would require preparation and implementation of an erosion control plan, as part of the standard grading permit process, and also would require verification of compliance with the provisions of an NPDES General Construction Permit (GCP) that must be issued by the Regional Water Quality Control Board. A key provision of the GCP is to prepare and implement a Stormwater Pollution Prevent Plan (SWPPP), with various construction control measures to prevent water pollution from active construction areas, including potential pollution from transport of loose sediment off site and into receiving waters, such as the Santa Ana River. A variety of erosion control measures could be applied, such as temporary re-vegetation of disturbed areas, covering of soil piles, watering of open sites as grading work is underway, placement of straw wattles and other materials to contain newly graded areas, etc. Implementation of these existing regulatory requirements throughout the Project's grading phases will ensure that there are no significant erosion impacts resulting from construction.

In the developed condition, the potential for soil erosion would be substantially reduced within the proposed development footprint, compared to existing conditions, due to replacement of ground surfaces directly exposed to wind or rainstorms with a variety of impervious surfaces that cannot produce erosion, and with landscaping, which will stabilize the soil outside of building footprints and pavement areas. Outside of the development footprint, the potential for erosion would not change and the existing topsoil would not be disturbed.

However, given the variable and sloping topography of the Project site, there is the potential for substantial erosion to occur as a result of development. A Project-specific geotechnical evaluation shall be performed to assess the risk for erosion on the Project site. The required EIR will evaluate the Project's potential to result in substantial erosion and the loss of topsoil.

Mitigation

To be determined through additional analysis in an environmental impact report.

5.6(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.6; Google Earth Pro; Project Application Materials)

As noted in previous responses to items 5.6(a)(2)-(4), landslide hazards are known to exist within the La Loma Hills, a portion of which occurs on site, which may result in a potentially significant impact. There may be other potentially unstable ground conditions within the Project site that have not yet been identified. The Project-specific geotechnical investigation report will thoroughly analyze the potential for impacts associated with soil stability, including the potential for landslides, lateral spreading, subsidence, liquefaction or collapse, and the analysis will be summarized in the EIR.

Mitigation

To be determined through additional analysis in an environmental impact report.

5.6(d) Be located on expansive soil, creating substantial risks to life or property?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.6; Google Earth Pro; Project Application Materials)

“Expansive” soils refers to soils typically comprised of clayey materials that shrink and swell as the materials become dry or wet. Shale rock is the most common material associated with expansive soils in the Colton planning area. The presence of expansive soils on a site puts stress on buildings and infrastructure and can result in problems such as foundation damage, jammed doors and windows, ruptured pipelines, and heaving and cracking of sidewalks and roads, which may result in potentially significant impacts. The site-specific geotechnical investigation will determine if there are expansive soil conditions within proposed development areas, and if so, will identify appropriate design and construction measures to mitigate such conditions to a level considered acceptable in accordance with the City’s Building and Safety regulations. The results of this analysis will be included in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.6(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Finding: No Impact

Sources: (Project Application Materials)

All proposed development areas would be served by an underground sanitary sewer system that would connect to the City’s sewer system. The proposed sanitary sewer system would handle all wastewater disposal needs from the proposed Project. No septic tanks or other soil-based waste water disposal systems are proposed; therefore, there would be no impact.

Mitigation

No mitigation is required.

5.7 Greenhouse Gas Emissions

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✓			
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases?	✓			

Impact Analysis

5.7(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.7; City of Colton CAP)

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial environmental issues in the United States, and much debate exists within the scientific community about whether or not GCC is occurring naturally or as a result of human activity. Some data suggests that GCC has occurred in the past over the course of thousands or millions of years. These historical changes to the Earth’s climate have occurred naturally without human influence, as in the case of an ice age. However, many scientists believe that the climate shift taking place since the industrial revolution (1900) is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases in the earth’s atmosphere—including carbon dioxide, methane, nitrous oxide, and fluorinated gases—as a result of greenhouse gas emissions from human activity and industrialization over the past 200 years.

An individual project like the proposed Project cannot generate enough GHG emissions to effect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHGs combined with the cumulative increase of all other sources of GHGs, which when taken together constitute potential influences on GCC.

In September 2006, Governor Schwarzenegger signed Assembly Bill (AB) 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by the year 2020. To reach that goal, AB 32 directed the California Air Resources Board (CARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

In November 2015, the City of Colton adopted a Climate Action Plan (CAP) in order to provide guidance on analysis of GHG emissions and determination of significance during CEQA review of proposed projects within the City. The CAP aims to reduce GHG emissions within the City by 15% below 2008 levels by the year 2020. According to the City of Colton CAP, the City generated 669,926 MTCO₂e in 2008; based on the CAP's GHG emissions reduction target of 15% below 2008 levels by 2020, the City is projected to generate 569,437 MTCO₂e annually in 2020. Because the City's CAP is consistent with the GHG emissions reduction requirements of AB 32 and international efforts to reduce GHG emissions, consistency with the CAP fulfills the description of mitigation found in the State CEQA Guidelines. Therefore, the proposed Project would have a potentially significant impact if it does not comply with the City's CAP. (City of Colton, 2015a)

A Greenhouse Gas Impact Analysis will be prepared that will quantify and evaluate Project GHG emissions with respect to consistency with the reduction target stated in the City of Colton CAP, as well as to significance thresholds identified by the South Coast Air Quality Management District, and possibly other appropriate agencies, such as the California Air Resources Board in the environmental impact report. If GHG levels are projected to exceed applicable thresholds, mitigation measures to reduce stationary or mobile GHG produced directly or indirectly by the Project will be developed. The EIR will summarize the impacts of the Greenhouse Gas Impact Analysis.

Mitigation

To be determined through further analysis in an environmental impact report.

5.7(b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.7; City of Colton CAP)

As discussed in the preceding response to item 5.7(a), the Project could generate a potentially substantial amount of GHGs during construction and over the long-term operating life of the completed community, which could result in a potentially significant impact. Further analysis of the Project's GHG profile is required to assess consistency with the Colton General Plan objectives and policies for reduction of GHGs, as well as with the reduction targets stated in the City's CAP. The Project-specific Greenhouse Gas Impact Analysis will thoroughly evaluate the Project's potential to conflict with an applicable plan, policy, or regulation related to the reduction of the emissions of GHGs. The EIR will summarize the results of the analysis contained in this report.

Mitigation

To be determined through further analysis in an environmental impact report.

5.8 Hazards and Hazardous Materials

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	✓			
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	✓			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	✓			
d. Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	✓			
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	✓			

Impact Analysis

5.8(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Finding: Potentially Significant Impact

Sources: (Leighton & Associates Phase I ESA; City of Colton GPU EIR, Chapter 4.8)

☐ Impact Analysis for Existing Site Conditions

The existing Project site consists primarily of undeveloped land, with the exception of the existing Roquet Paving Company facility located in the southeastern portion of the Project site. Additionally, overhead power lines associated with the SCE easement occur along a linear easement that bisects the central portion of the Project site. Due to the existing improvements on the Project site, there is a potential for hazardous materials to occur, the removal of which may result in potentially significant impact associated with their removal and disposal. An Environmental Site Assessment will be prepared that evaluates the existing Project site, and the findings will be disclosed in the EIR.

☐ Impact Analysis for Temporary Construction-Related Activities

Heavy equipment (e.g., dozers, excavators, tractors) are anticipated to be operated on the project site during construction of the Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), South Coast Air Quality Management District (SCAQMD), Santa Ana Regional Water Quality Control Board (RWQCB). Accordingly, hazardous materials impacts associated with the construction of the project would be less than significant.

☐ Impact Analysis for Long-Term Operational Activities

The Project site would be developed with 874 homes, 22.3 acres of active recreational facilities, a 10.3-acre public school, a 0.8-acre fire station, a 3.0-acre recreational vehicle storage site, and a 1.2-acre neighborhood commercial center, which are generally not land uses associated with the routine transport, use, or disposal of hazardous materials. Although residential and commercial land uses may utilize products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and are not anticipated to pose a significant risk to humans or the environment during transport to/from or use at the Project site.

Pursuant to State law and local regulations, residents would be required to dispose of household hazardous waste (e.g., batteries, used oil, old paint) at a permitted household hazardous waste collection facility and businesses would be required to dispose of potentially hazardous materials in compliance with applicable laws. The proposed fire station may entail the storage and use of hazardous materials (e.g., fuel storage, fire retardants, and solvent-based cleaners), and would be subject to all local, state, and federal laws regulating such activities. Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. Regardless, the Project EIR will discuss in further detail any potential impacts that would result from the long-term operation of the Project with respect to exposure of the public or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials.

Mitigation

To be determined through further analysis in an environmental impact report.

5.8 (b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Finding: Potentially Significant Impact

Sources: (Leighton & Associates Phase I ESA; City of Colton GPU EIR, Chapter 4.8)

Due to the nature of the proposed Project, accidents involving hazardous materials that could pose a significant hazard to the public or the environment would be unlikely during the construction and long-term operation of the Project and are not reasonably foreseeable. As discussed above under Section 5.8(a), the transport, use and handling of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. However, there is the potential for the release of hazardous materials in on-site soils, due to possible contamination from past land use activities on the Project site., which could result in a potentially significant impact. The EIR will further address the potential for release of hazardous materials in on-site soils.

Upon buildout, the Project site would operate as a community with homes, active recreational facilities, an RV storage site, a public school, a fire station, and a neighborhood commercial center, which are land use types not typically associated with the transport, use, or disposal of hazardous materials that could be subject to upset or accident involving the release of hazardous materials into the environment. As such, impacts associated with the accidental release of hazardous materials into the environment through long-term operation of the Project would be less than significant.

Mitigation

To be determined through further analysis in an environmental impact report.

5.8(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Finding: Potentially Significant Impact

Sources: (Google Earth; Project Application Materials; Leighton & Associates Phase I ESA)

The closest existing school to the Project site is Grand Terrace High, located approximately 0.42 mile east of the Project site. The proposed Specific Plan would include a new elementary school within the central portion of the Project site. However, the proposed school, fire station, residential, recreational facilities, recreational vehicle storage and a small neighborhood commercial center would not be the type of land uses that would be permitted to emit hazardous emissions or handle hazardous or acutely hazardous materials or substances.

Due to the existing paving facility use in the southeastern portion of the Project site, the potential exists for on-site soils beneath the existing Roquet Ranch Paving Company facility to contain hazardous substances associated with historical operations at the site. If such soils occur, the remediation may require the handling and disposal of hazardous materials within a quarter mile of the proposed school site, and therefore a potentially significant impact could occur. Therefore, impacts associated with this issue will be thoroughly evaluated in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.8(d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?

Finding: No Impact

Sources: (City of Colton GPU EIR, Chapter 4.8; California Environmental Protection Agency; Leighton & Associates Phase I ESA)

As shown in Exhibit 4.8-3, Hazardous Facilities and Sites, of the City of Colton GPU EIR, the Project site was not identified as containing any hazardous facilities and sites. Additionally, the California Environmental Protection Agency's (CEPA's) compilation of Cortese List Data Resources was reviewed to verify that the Project would not be located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The CEPA's compilation of Cortese List Data Resources includes:

- 1) List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database
- 2) List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database
- 3) List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF).
- 4) List of "active" CDO and CAO from Water Board

- 5) List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

The Project site was not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and thus no impact would occur.

Mitigation

No mitigation is required.

5.8(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Finding: No Impact

Sources: (City of Colton GPU EIR, Chapter 4.8; Google Earth 2016)

The nearest airport to the Project site is Flabob Airport, located approximately 4.0 miles to the southwest. The GPU EIR determined that no private or public airports or airstrips are located within or near the City and that the City is not within the boundaries of an airport influence map or plan (City of Colton, 2013b, p. 4.8-17). Thus, the Project would have no impact.

Mitigation

No mitigation is required.

5.8(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Finding: No Impact

Sources: (City of Colton GPU EIR, Chapter 4.8, Google Earth 2016)

As discussed in the preceding response, the nearest airport to the site is Flabob Airport, located approximately 4.0 miles to the southwest. No airstrips are located within or near the City. Thus, the Project would have no impact involving proximity to private airstrips.

Mitigation

No mitigation is required.

5.8(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: Potentially Significant Impact

Sources: (City of Colton General Plan, Safety Element; City of Colton GPU EIR, Chapter 4.8 and Chapter 4.16)

The Project site is primarily vacant, with the exception of the Roquet Ranch Paving Company facility, located on the southeast portion of the site; the Project site does not serve as an emergency evacuation route, since there are no public streets on site and thus no way to move vehicles through and beyond the Project site under existing conditions. According to the City of Colton General Plan, all major arterials and freeways shall be designated as emergency evacuation routes (City of Colton, 2013a, p. 7-8). The Project will be directly accessible from La Cadena Drive, which is designated as a major arterial on the City's Existing Circulation Plan (Exhibit 4.16-4 of GPU EIR). As a major arterial, La Cadena Drive could be utilized as an evacuation route in the event of an emergency. Since the Project could result in traffic impacts to this emergency evacuation route, a potentially significant impact exists, which will be evaluated in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.8(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.8)

As documented in Exhibit 4.8-2, *Wildfire Hazards*, of the GPU EIR, the Project site is located in a Very High Fire Hazard Severity Zone (City of Colton, 2013b, Exhibit 4.8-2). As such, development of the proposed Project could expose people or structures to a significant risk of loss, injury, or death involving wildland fires, which could result in a potentially significant impact. The City of Colton has adopted Section 701A of the California Building Code to minimize the potential for property destruction due to wildland fires by requiring materials and construction methods that are fire resistant. The EIR will evaluate the proposed Project's compliance with City regulations regarding fire prevention.

Mitigation

To be determined through further analysis in an environmental impact report.

5.9 Hydrology and Water Quality

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	✓			
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✓			
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	✓			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	✓			
e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	✓			
f. Otherwise substantially degrade water quality?				✓
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	✓			
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	✓			
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j. Expose people or structures to inundation by seiche, tsunami, or mudflow?			✓	

Impact Analysis

5.9(a) Violate any water quality standards or waste discharge requirements?

Finding: Potentially Significant Impact

Source: (Project Application Materials; City of Colton GPU EIR, Chapter 4.9; Water Quality Control Plan for the Santa Ana River Basin)

The Project site is located approximately 0.10 mile east of the Santa Ana River. This river is a major water body that is protected through the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan), where new development activities are regulated by the Santa Ana Regional Water Quality Control Board (SARWQCB). Regulations have been established to control discharges of construction and post-development runoff in order to protect the water quality of the Santa Ana River and its tributaries. The Basin Plan establishes water quality standards for the ground and surface waters of the region and includes an implementation plan describing the actions by the Regional Board and others that are necessary to achieve and maintain the water quality standards. Construction of the proposed Project is anticipated to involve demolition, clearing, soil stockpiling, grading, paving, utility installation, building construction, painting, and landscaping activities, which could result in the generation of potential water quality pollutants such as silt, trash, debris, chemicals, paints, spilled fuels and concretes, etc. with the potential to adversely affect water quality. As such, potentially significant short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Potential water pollutants could also be generated during the operational (i.e. long term) phase of the Project. Storm water pollutants commonly found in runoff associated with the land uses proposed by the Project (i.e., homes, recreational facilities, a public school, and neighborhood commercial center) include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, pesticides, and metals.

Further analysis is required to evaluate potential water quality impacts from short-term construction and long-term operational phases.

Mitigation

To be determined through further analysis in an environmental impact report.

5.9(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Finding: Potentially Significant Impact

Source: (Project Application Materials; City of Colton GPU EIR, Chapter 4.9)

Low-lying portions of the Project site, outside of the La Loma Hills, are located above Upper Santa Ana Valley Groundwater Basin. A water supply well currently exists on the Project site, and provides water for limited domestic water production. The Project proposes to utilize the existing water well in order to provide landscape irrigation for the proposed Project, which may result in an increase in the extraction levels for the well. The potential for the use of the existing water to adversely impact groundwater supply will be evaluated in the EIR, based in part on the information contained in a Water Supply Assessment (WSA) that will be required pursuant to SB 610 and SB 221 for the proposed Project.

The Project would rely on water supplied by the City of Colton; the City's water supplies are derived, in part, from local groundwater resources, which includes the Upper Santa Ana Valley Groundwater Basin. Therefore, the Project's water demand could have an adverse impact on local groundwater supplies. Development of the proposed Project could also reduce local groundwater recharge by increasing impervious surfaces that could reduce the amount of surface water that infiltrates into subsurface aquifers via percolation, which could result in a potentially significant impact. Further analysis is required to evaluate potential impacts to groundwater resources and recharge.

Mitigation

To be determined through further analysis in an environmental impact report.

5.9(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.9)

The Santa Ana River is located approximately 0.10 mile west of the Project site. Development of the Project would not alter the course of the Santa Ana River. Additionally, the Highgrove Channel, a concrete-lined flood channel, is located downstream from the Project site west of Orange Street. The Roquet Ranch Specific Plan does not propose to alter this channel. Stormwater runoff from the Project site would be conveyed into the Highgrove Channel through an engineered, on-site storm drainage system. The runoff from the proposed Project could result in potentially significant impacts to the Santa Ana River or to flood control facilities associated with erosion or siltation. The impacts associated with this issue will be thoroughly evaluated in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.9(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

Finding: Potentially Significant Impact

Source: (Project Application Materials)

As stated in Threshold 5.8(c) above, the proposed Project would not alter the course of the nearby Santa Ana River. However, the Project does include development which would increase the amount of impervious surfaces on site (such as rooftops of homes, driveways, patios, streets, and parking for the proposed neighborhood commercial center), which would increase the rate or amount of surface runoff, compared to existing conditions. Thus, development of the Project could increase the rate or amount of surface runoff in a manner which could result in flooding on- or off-site, without sufficient on-site drainage controls, which could result in a potentially significant impact. This issue will be further analyzed in the EIR for the Project.

Mitigation

To be determined through further analysis in an environmental impact report.

5.9(e) Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Finding: Potentially Significant Impact

Source: (Project Application Materials)

As stated in Threshold 5.9(d) above, due to the increase in impervious surfaces that would occur on site as a result of the Project, development could increase the rate or amount of urban runoff that flows into existing or planned drainage systems, which could result in a potentially significant impact. Further analysis is required to determine whether the developed site runoff could exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

Mitigation

To be determined through further analysis in an environmental impact report.

5.9(f) Otherwise substantially degrade water quality?

Finding: No Impact

(Source: Project Application Materials)

There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in the responses to Issues 5.9(a), 5.9(c), and 5.9(e). No impact would occur.

Mitigation

No mitigation is required.

5.9(g) Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Finding: Potentially significant impact

Sources: (City of Colton GPU EIR, Chapter 4.9; FEMA Flood Insurance Rate Map No. 06071C Panel 8688H)

The Project proposes the development of up to 1,050 new homes across the Project site. As depicted in Flood Insurance Rate Map Number 06071C Panel 8688H prepared by the Federal Emergency Management Agency (FEMA), the majority of the Project site is located in Zone X (Other Areas), which are “areas of 0.2 percent annual change flood; areas of 1 percent annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood” (FEMA, 2008). However, the southern portion of the Project site, is located in both Flood Zone X (shaded) listed as “Other Flood Areas” and Flood Zone AE. Zone AE is described as “the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1 percent annual chance flood can be carried without substantial increases in flood heights.” The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. The FEMA flood map (No. 06071C Panel 8688H) indicates that the 1 percent annual chance flood discharge is contained in the existing Highgrove Channel that is located downstream from the Project site west of Orange Street. Thus, given that a portion of the Project site is located within a 100-year flood zone which may result in potentially significant impacts, this issue will be further analyzed in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.9(h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

Finding: Potentially significant impact

Sources: (City of Colton GPU EIR, Chapter 4.9)

As described in Threshold 5.9(g) above, the majority of the Project site is located in Zone X (Other Areas), which are areas determined to be outside the 0.2% annual chance floodplain (i.e. 500-year flood). However, areas designated as Flood Zone AE, which is within the 100-year flood hazard area, occur on the the southern portion of the Project site (in the vicinity of the Highgrove Flood Channel). Thus, the Project may result in the development of structures within a 100-year flood hazard area, which would impede or redirect flood flows, which could result in potentially significant impacts. This issue will be further analyzed in the environmental impact report.

Mitigation

To be determined through further analysis in an environmental impact report.

5.9(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Finding: Less Than Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.9; FEMA Flood Insurance Rate Map No. 06071C Panel 8688H)

As depicted in Exhibit 4.9-3, *Hydrologic Hazards*, in the City of Colton GPU EIR, the Project site is not located in a Dam Inundation area. Therefore, the Project would not expose people or structures to significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam. Additionally, although there are three interconnected levees (ID Nos. 5771, 12281, 12290) located on the Santa Ana River's east bank in the City's southern portion, south of the La Loma Hills (just west of the Project site) which provide protection for the area near Riverside Avenue and Pellisier Road. According to the latest FIRM for this area, failure of the levee system could inundate some light industrial development that exists in that area; however, much of the inundation area is currently vacant (FEMA, 2008). Based on the foregoing analysis, the Project would have a less-than-significant impact with respect to this issue.

Mitigation

No mitigation is required.

5.9(j) Expose people or structures to inundation by seiche, tsunami, or mudflow?

Finding: Less Than Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.9; Project Application Materials)

As stated in the City's GPU EIR, due to its inland location, the City is not subject to tsunami hazards from the Pacific Ocean (City of Colton, 2013b, p. 4.9-31). There are no open reservoirs or other bodies of water within the City that could expose development on the Project site to seiche hazards. Thus the proposed Project would have a no impact regarding seiche and tsunami hazards.

The GPU EIR states that the La Loma Hills (which are partially located on the Project site) are generally undeveloped and characterized by numerous rock outcroppings. The eastern portion of the La Loma Hills would be susceptible to mudflow hazards during heavy rainfall, particularly following a wildfire event. However, because the proposed Project would not include residential development in these eastern areas of the La Loma Hills, the Project would not be exposed to potentially significant mudflows. Therefore, impacts associated with this issue would be less than significant.

Mitigation

No mitigation is required.

5.10 Land Use and Planning

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	✓			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	✓			

Impact Analysis

5.10(a) Physically divide an established community?

Finding: No Impact

Sources: (Google Earth; Project Application Materials)

The Project site is located on undeveloped land in the southwestern edge of the City of Colton. The Site is bordered by undeveloped hillsides on the north, existing homes on the east, a mobile home park and low density residential and industrial development on the south, and undeveloped land and the Santa Ana River on the west. Vehicular access to the site is proposed from La Cadena Drive on the east and from Orange Street on the south, both of which are existing public roadways. Vehicular access into the site from both of these streets would not restrict or limit access to established communities located to the east and south. Additionally, the proposed offsite utility infrastructure would be constructed within existing rights-of-way and through undeveloped lands; therefore, the project’s offsite utility infrastructure would not result in a physical division of any established community. The proposed Project would represent a logical expansion of the existing residential area located along the western side of La Cadena Drive. As such, this Project would have no impact associated with a physical division of an established community and no further analysis is required.

Mitigation

No mitigation is required.

5.10(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; Colton General Plan; Colton Zoning Interactive Map; Colton Municipal Code)

The Roquet Ranch Specific Plan site is currently designated with the following residential General Plan Land Use Designations “Very Low Density Residential” comprising 228.9 acres, “Low Density Residential” comprising 14.6 acres, “Medium Density Residential” comprising 48.9 acres, and “High Density Residential” comprising 13.9 acres. The site currently has corresponding zone district classifications, including “Very Low Density Residential (VLDR),” “Medium Density Residential (R-2),” “Multiple-Family Residential (R-3/R-4),” and “Light Industrial (M-1).” The Project site is currently designated for residential land uses that would allow for the development of 874 homes. The Project site is part of the larger 1,450-acre “Pellisier Ranch/La Loma Hills Focus Area” identified in the Colton General Plan Land Use Element. The long range land use vision for this focus area is defined in Goal LU-21: “[t]o create a residential neighborhood in the Pellissier Ranch/La Loma Hills area that consists largely of low-density or clustered residential development, with support neighborhood commercial uses, open space, and compatible uses that complement the natural landscape, the Santa Ana River, and the La Loma Hills.” (City of Colton, 2013a, p. LU 57)

The proposed Roquet Ranch Specific Plan includes a General Plan Amendment to change the General Plan land use designation to “Roquet Ranch Specific Plan,” a Change of Zone to change the Project site’s zoning designation to “Specific Plan,” and would include an implementing Tentative Tract Map. The proposed Project would result in the development of up to 1,050 homes (if the proposed elementary school site [Planning Area 12] is not purchased by the local school district and the proposed fire station site [Planning Area 13] is not purchased by the City of Colton Fire Department). The total number of homes that could be built under the proposed Project is substantially less than the total number of homes that could potentially be built under the existing land use designations, and would be comprised of single-family detached dwellings, townhomes, and condominiums within clustered development areas. Although the proposed Project is likely to be generally consistent with the General Plan land use designations and policies applicable to the Project site, there is a potential that the proposed Project could conflict with the General Plan, which would result in a potentially significant impact. A thorough evaluation will be provided in the EIR, which will include a General Plan consistency analysis.

Chapter 18.41, Hillside Standards, was recently added to Title 18 of the City of Colton Municipal Code, to establish regulations for the preservation of hillsides and ridgelines with important topographic features that contribute to the community’s sense of identity. A substantial portion of the Project site consists of steep slopes and a ridgeline that comprises a portion of the La Loma Hills; therefore, the provisions of the City’s Hillside Standards are likely to be applicable to the proposed Project. Further analysis is required to evaluate the consistency of the proposed grading and development plans with the applicable provisions of Chapter 18.41, Hillside Standards.

Mitigation

To be determined through further analysis in an environmental impact report.

5.10(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Section 4.4; Final Recovery Plan for the Delhi Sands Flower-Loving Fly)

As discussed in the previous response to item 5.4(f), the GPU EIR indicates that there is an adopted Habitat Conservation Plan (HCP) within the City of Colton for the Delhi Sands fly that applies to land west of Meridian Avenue, north of Valley Boulevard, and south of San Bernardino Avenue. The Project site is not within the boundaries of this HCP; therefore, the Project would not conflict with the HCP and would have no impact with respect to Threshold 5.4(f).

Additionally, the Project site is located within the Colton Recovery Unit of the adopted Recovery Plan for the Delhi Sands fly, indicating that the potential exists for Delhi Sands fly habitat to occur on the site (United States Fish and Wildlife Service, 1997). As such, implementation of the proposed Project could result in loss of habitat for the federally endangered Delhi Sands fly, and the potential exists for the Project to conflict with the adopted Recovery Plan, which could result in a potentially significant impact. The Project-specific biological impact assessment will evaluate whether Delhi Sands fly habitat occurs on the Project site, and assess the Project's potential impacts to such habitat and potential conflicts with the Recovery Plan. There are no other adopted HCPs or NCCPs within the City of Colton.

Mitigation

To be determined through further analysis in an environmental impact report.

5.11 Mineral Resources

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			✓	
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

Impact Analysis

5.11(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Finding: Less Than Significant Impact.

Sources: (City of Colton GPU EIR, Chapter 4.11; City of Colton Municipal Code)

As depicted on Exhibit 4.11-1, Mineral Resources, of the City of Colton GPU EIR, the proposed Project site is not located in any mineral resource zones (MRZs) identified by the City with the exception of a small portion of MRZ-2 that occurs on the southern portion of the Project site. The area designated by the City as MRZ-2 corresponds to areas where geologic data indicates that significant Portland cement concrete (PCC)-grade aggregate resources are present. The presence of MRZ-2 on the site is associated with the Santa Ana River due to the presence of alluvial sediments that are considered PCC-grade aggregate. (City of Colton, 2013b, Exhibit 4.11-1) The Project site is not currently utilized for mineral resource extraction activities, nor have such activities previously been known to occur within the Project site.

The Colton General Plan designates the Santa Ana River corridor as Open Space-Resource (OS-RS), with the remaining areas of MRZ-2 that occur on-site zoned for either residential or light industrial (M-1) land uses. According to the Colton Municipal Code, resource mining activities are only permitted in the Heavy Industrial zone (M-2); therefore, none of the zoning designations that currently apply to the Project site permit mining activities (City of Colton, 2015c, § 18.28.010). As such, future aggregate mining within the Project site is considered improbable. Moreover, the majority of MRZ-2 occurs within the Santa Ana River corridor, within which the Project would have a negligible footprint, and thus would not preclude or limit future mineral resource extraction elsewhere within the Santa Ana River corridor. Therefore, a less than significant impact on potential aggregate resources would occur.

Mitigation

Mitigation is not required.

5.11(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Finding: No Impact.

Sources: (City of Colton GPU EIR, Chapter 4.11)

The GPU EIR states that neither the Colton General Plan nor the San Bernardino County General Plan identify any locally important mineral resources within the Colton planning area (City of Colton, 2013b, p. 4.11-7). Additionally, no other City planning documents identify any locally important mineral resources. The proposed Project would thus have no impact to a locally-important mineral resource recovery site.

Mitigation

No mitigation is required.

5.12 Noise

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

Impact Analysis

5.12(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; Google Earth)

Under existing conditions, the Project site is mostly vacant undeveloped land, with the exception of the Roquet Ranch Paving Company facility located on the southeast portion of the Project site, and there are only minimal stationary and mobile noise sources generated at the site associated with the paving facility operations. Primary noise sources near the site include traffic noise from La Cadena Drive and the Interstate 215 Freeway. In addition to the localized noise sources generated at the on-site paving operation, minor noise from intermittent outdoor activities and local traffic at neighboring homes and businesses is also generated. Development of the Project site as a master-planned community (including homes, active recreational areas, a public school, and neighborhood

commercial center) has the potential to expose sensitive receptors to or result in elevated noise levels during both near-term construction activities and under long-term operation of the Project, which could result in a potentially significant impact. A Noise Impact Study will be prepared that will thoroughly evaluate the potential for noise impacts. The results of the analysis provided in the Noise Impact Study will be included in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.12(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; City of Colton GPU EIR, Chapter 4.12)

The Project could generate short-term ground-borne vibration or ground-borne noise during the grading phase through the use of heavy construction equipment. Such activities have the potential to generate low levels of ground-borne vibration that may affect the existing homes near the Project site, which may result in potentially significant impacts. Additionally, if the geotechnical investigations determine that certain areas require ripping or blasting due to hard rock conditions, there could be noise and vibration impacts associated with those construction activities. A Noise Impact Study will be prepared that will thoroughly evaluate the potential for noise impacts. The results of the analysis provided in the Noise Impact Study will be included in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.12(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; City of Colton GPU EIR, Chapter 4.12)

The proposed Project would result in increased vehicular trips within the Project area. Due to this increase in vehicular trips, there is the potential for the Project to cause or contribute to elevated traffic-related noise volumes within the Project site and along roadways outside of the site which could result in potentially significant impacts. A Noise Impact Study will be prepared that will thoroughly evaluate the potential for noise impacts. The results of the analysis provided in the Noise Impact Study will be included in the EIR.

Upon Project buildout, noise from the developed community could include the sounds of trash and delivery trucks, honking of vehicle horns, music, the sound of children and adults playing outdoors at private homes or at the community recreational facilities and school, car alarms, etc.; however, these are common types of noises and would be similar to noise sources found in the nearby

residential communities located to the east and south of the Project site. These types of noise sources would occur intermittently, and regularly.

Mitigation

To be determined through further analysis in an environmental impact report.

5.12(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.12)

The use of grading equipment, paving equipment, saws, heavy trucks, air compressors, and other construction related machinery would result in a temporary increase in ambient noise levels in the Project vicinity, which may result in potentially significant impacts. A Noise Impact Study will be prepared that will thoroughly evaluate the potential for noise impacts. The results of the analysis provided in the Noise Impact Study will be included in the EIR.

The proposed land uses at the Project site (homes, recreational facilities, school, fire station, neighborhood commercial center) would not include activities or machinery that would generate substantial temporary or periodic increases in ambient noise levels. Proposed outdoor recreational areas that could support sports fields where there may be occasionally loud noises from spectators and/or participants would be located in the northwestern edge of the Project site, a substantial distance from any of the nearest existing homes located to the east and southeast of the Project site.

Mitigation

To be determined through further analysis in an environmental impact report.

5.12(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Finding: No Impact

Sources: (Google Earth; City of Colton GPU EIR, Chapters 4.8 and 4.12)

The GPU EIR determined that no private or public airports or airstrips are located within or near the City and that the City is not within the boundaries of an airport influence map or plan (City of Colton, 2013b, p. 4.8-17). The nearest airport to the proposed Project site is Flabob Airport, located approximately 4.0 miles southwest of the site. Thus, the Project would have no impact.

Mitigation

No mitigation is required.

5.12(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Finding: No Impact

Sources: (Google Earth; City of Colton GPU EIR, Chapters 4.8 and 4.12)

No private airstrips are located within or near the City. Thus, the Project would have no impact regarding exposure of people residing or working in the project area to excessive noise levels from private airstrips.

Mitigation

No mitigation is required.

5.13 Population and Housing

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	✓			
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

Impact Analysis

5.13(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; City of Colton General Plan, Housing Element)

The proposed Roquet Ranch Specific Plan would allow for development of up to 1,050 new homes (if Planning Area 12 is not developed with an elementary school site and Planning Area 13 is not developed with a fire station) on a mostly vacant site that does not contain any residential uses under existing conditions. Based on the average household size of 3.46 cited in the City of Colton General Plan, the Project would generate a future population of approximately 3,024 to 3,633 persons (City of Colton, 2013, p. H-35). Full buildout and occupancy of the Project is anticipated to occur by 2020. Further analysis is required to evaluate whether that level of near-term growth is within or beyond the level of growth forecast for the Colton planning area by the San Bernardino Associated Governments (SANBAG), which could result in a potentially significant impact.

Mitigation

To be determined through further analysis in an environmental impact report.

5.13(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Finding: No Impact

Sources: (Google Earth 2016)

There are no permanent or temporary dwellings on the Project site. The proposed off-site improvements would not affect existing residences. Therefore, there would be no displacement of existing housing and no impacts associated with this issue.

Mitigation

No mitigation is required.

5.13(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Finding: No Impact

Sources: (Google Earth 2016)

There are no permanent or temporary dwellings on the Project site. The proposed off-site improvements would not affect existing residences. Therefore, there would be no displacement of people and no impacts associated with this issue.

Mitigation

No mitigation is required.

5.14 Public Services

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	✓			
2) Police protection?	✓			
3) Schools?	✓			
4) Parks?	✓			
5) Other public facilities?	✓			

Impact Analysis

5.14(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1. Fire Protection

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.14; City of Colton Fire Department “Station Locations”; Google Earth; Project Application Materials; City of Colton Impact Fee Summary)

The City of Colton Fire Department provides fire protection services to the Project area. The proposed Project would affect fire protection services by placing an additional demand on existing City of Colton Fire Department resources, which could be required to respond to emergency medical situations, structural fires, and other related incidents over the operating life of the Project. The proposed Project also includes an 0.8-acre fire station site within Planning Area 13. The proposed Project’s demand for additional fire protection services may result in a potentially significant impact associated with fire protection services. This issue will be thoroughly addressed in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

2. Police Protection

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.14; Google Earth; Project Application Materials; City of Colton Impact Fee Summary)

The Police Department Headquarters is located in the City's Civic Center at 650 North La Cadena Drive, 2.8 miles from the east edge of the Project site. The Police Department also has several substations located throughout the City. The San Bernardino County Sherriff serves the unincorporated portions of the City's sphere of influence (SOI) from the Central Station located in San Bernardino northeast of the City.

As detailed in the GPU EIR, the Colton Police Department identifies a service ratio of 1.46 officers per 1,000 residents as an acceptable level of service (City of Colton, 2013b, p. 4.14-2). Ensuring that police protection and emergency services are adequate in serving the community as it grows over the long-term can be achieved through the hiring of sworn officers and support personnel, purchasing of new and replacement equipment, and construction of new and expanded facilities. Specifically, the Police Department has identified the need for two additional facilities: 1) a 1,500 to 2,500 square foot satellite police station in the southern portion of the Colton planning area to provide local access to police services south of I-10; and 2) a 2,000 square foot substation for the West Valley Specific Plan area (City of Colton, 2013b, p. 4.14-9). The proposed Project would result in an increased demand for police services within the City of Colton, which may result in potentially significant impacts. Further analysis is required to determine if construction of a new Police Department facility or expansion of an existing one is needed to meet the demands posed by the proposed Project, the construction of which could potentially result in environmental impacts.

Mitigation

To be determined through further analysis in an environmental impact report.

3. Schools

Finding: Potentially Significant Impact

Sources: (C.A.S.H. Legal Advisory Committee California Senate Bill 50 and School Facilities Fees Summary; City of Colton GPU EIR, Chapter 4.14; Colton Joint Unified School District, 2014; City of Colton Impact Fee Summary; Colton Joint Unified School District, 2015a and 2015b; California Department of Education)

The proposed Project would be served by the Colton Joint Unified School District (CJUSD) (City of Colton, 2013b, Exhibit 4.14-1). The construction of up to 1,050 residences, as proposed by the Project, would increase the residential population in the local area and would consequently place greater demand on the existing public school system by generating additional students to be served by the CJUSD. Although the proposed Project includes a potential elementary school site, the proposed Project currently falls within the attendance boundaries of: Woodrow Wilson Elementary School, Terrace Hills Middle School, and Grand Terrace High School. Information regarding each of these schools is provided below, based on the most recently available enrollment data.

- Woodrow Wilson Elementary School is located at 750 South Eighth Street in Colton and is approximately 1.8 miles northeast of the Project site. This school has a 2013-2014 school year enrollment of 674 students.
- Terrace Hills Middle School is located at 22579 De Berry Street in Grand Terrace and is approximately 1.6 miles east of the Project site. This school has a 2013-2014 school year enrollment of 980 students.
- Grand Terrace High School is located at 21810 Main Street in Grand Terrace and is approximately 0.9-mile southeast of the Project site. This school has a 2013-2014 school year enrollment of 2,231 students.
(Colton Joint Unified School District, 2015)

The proposed Project includes the potential development of a public elementary school on approximately 10.3 acres in the central portion of the community within Planning Area 12. In the case that the Colton Joint Unified School District decides to not construct a school within the public school site, the site may be developed with a maximum of 165 townhomes.

If development of the proposed elementary school does occur, it is anticipated that all children of elementary school age residing in the proposed Project would attend the new elementary school. If the District does not acquire the proposed school site and build a new school within the Project site, then elementary students would be expected to attend Woodrow Wilson Elementary School.

Additionally, the Project is anticipated to increase enrollment at Terrace Hills Middle School and Grand Terrace High School because the Project is located in the attendance boundaries for those schools.

The Project Applicant (or their assignees) would be required to pay development impact fees to the CJUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school facilities, where projects are subject to compliance with CEQA. Nevertheless, the potential for the Project to result in potentially significant impacts to school facilities will be fully evaluated in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

4. Parks

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.14; California Department of Finance Population Estimates; City of Colton Impact Fee Summary)

The City has 11 developed parks in addition to a number of recreational facilities that are shared with the Colton Joint Unified School District. As listed below in Table 3, *Colton Parkland Inventory*, there are 54.09 acres of parkland in the City of Colton:

Table 3 Colton Parkland Inventory

Park Name	Acres
Veteran's Park	13.70
Cesar Chavez park	10.93
Elizabeth Davis Park	6.34
Fleming Park	1.66
George Brown Park	10.46
McKinley Park	4.13
Rich Dauer Park	2.23
Cooley Ranch Park	1.95
Prado Park	1.00
N Street Parks	1.00
Max Lofy Park	0.69
Total	54.09

Source: (City of Colton, 2013b, Table 4.15-1)

Based on 54.09 acres of parkland and the estimated 2016 population of 53,351 (California Department of Finance, 2016), the City currently provides approximately 1.01 acres of parkland per 1,000 residents. The amount of parkland currently does not meet the City's stated goal of five acres per 1,000 residents (per the Open Space and Conservation Element).

Based on the average household size of 3.46 cited in the City of Colton General Plan, the Project would generate a future population of up to 3,633 persons (if school site and fire station are not built [3.46 multiplied by 1,050]) (City of Colton, 2013, p. H-35). The Project proposes a total of 22.3 acres of recreational amenities, including the 13.9-acre Rocky Glen Park (including a 2.8-acre HOA-maintained recreation facility), a 3.0-acre RV parking area, and four (4) neighborhood parks ranging in size from 0.4 acres to 3.1 acres. The Rocky Glen Park may include active recreation facilities, including a baseball/soccer field(s), tot lots, barbeque area with shade structures, dog parks, a passive native meadow area with picnic tables and benches, and restroom facilities. The westernmost termination point of the pedestrian path traversing this park would be designed to accommodate a future connection to the Santa Ana River Trail (not proposed by the Project). Additionally, six (6) pocket parks are proposed in order to provide localized recreational areas adjacent to the various residential areas.

Due to the potential for the Project to generate a need for additional recreation facilities in order to comply with the City's stated goal of providing 5.0 acres per 1,000 residents, a potentially significant impact exists. The potential for the Project to result in potentially significant impacts to park facilities will be fully evaluated in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5. Other Public Facilities

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.14; City of Colton Impact Fee Summary)

As detailed in the GPU EIR, the City has three Public Library facilities:

- Main Public Library: approximately 10,700 square feet (s.f.), located at 656 Ninth Street;
- Luque Branch Library: approximately 3,000 s.f., located at 294 East "O" Street;
- Carnegie Building: approximately 6,400 s.f., located at 380 North La Cadena Drive (City of Colton, 2013b, p. 4.14-4)

Combined, the three Public Library facilities serve approximately 60,000 borrowers annually and house over 80,000 items in circulation (City of Colton, 2013b, p. 4.14-4). The potential for the Project to result in potentially significant impacts to library facilities will be fully evaluated in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.15 Recreation

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓			
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	✓			

Impact Analysis

5.15(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Finding: Potentially Significant Impact

Sources: (Project Application Materials)

The Project proposes a total of 22.3 acres of recreational open space, including the 13.9-acre Rocky Glen Park (including a 2.8-acre HOA-maintained recreation facility), a 3.0-acre RV parking area, and four (4) neighborhood parks ranging in size from 0.4 acres to 3.1 acres. The Rocky Glen Park may include active recreation facilities, including a baseball/soccer field(s), tot lots, barbeque area with shade structures, dog parks, a passive native meadow area with picnic tables and benches, and restroom facilities. The westernmost termination point of the pedestrian path traversing this park would be designed to accommodate a future connection to the Santa Ana River Trail (not proposed by the Project). Additionally, six (6) pocket parks are proposed in order to provide localized recreational areas adjacent to the various residential areas.

Due to the potential for the Project to not achieve the City’s stated goal of providing 5.0 acres per 1,000 residents, the Project could increase the use of existing recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. As such, a potentially significant impact exists, which will be fully evaluated in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.15(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Finding: Potentially Significant Impact

Sources: (Project Application Materials)

As discussed above in the response to 5.14(a)(4), the Project may generate the need for new recreation facilities. The construction of such facilities could result in adverse impacts to sensitive biological or cultural resources due to land clearing and development of those sites. The Project EIR will evaluate the potential for the Project to generate the need for new recreational facilities, as well as the potential for the construction of such facilities to have an adverse physical effect on the environment.

Mitigation

To be determined through further analysis in an environmental impact report.

5.16 Transportation/Traffic

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	✓			
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	✓			
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?	✓			
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	✓			

Impact Analysis

5.16(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; City of Colton GPU EIR, Chapter 4.16)

In the traffic study prepared for the GPU EIR, it was determined that future development in the Pellissier Ranch/La Loma Hills area would result in deficient intersection operations, i.e. a significant decline in level of service, at several intersections. Implementation of the proposed Roquet Ranch Specific Plan would develop 336.2 acres of the 1,450-acre Pellissier Ranch/La Loma Hills area, which could generate a substantial increase in vehicular traffic that would affect roadways and intersections along the local and regional transportation network in the Project area, which could result in potentially significant impacts. A Traffic Impact Analysis will be prepared that will thoroughly evaluate the potential for impacts associated with transportation and traffic. The results of the analysis in the Traffic Impact Analysis will be provided in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.16(b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.16; Project Application Materials)

Pursuant to Proposition 111, enacted by the California Legislature in 1990, the San Bernardino County Congestion Management Plan was adopted in 1992, and updated several times since then, most recently in 2007. The overall purpose of the CMP is to link land use, transportation, and air quality concerns through an integrated regional planning program, to alleviate traffic congestion and related air quality impacts, improve intra-regional mobility, and inform allocations of federal, state, and local transportation funds. Each metropolitan county is required to create a CMP which designates a regional roadway network for monitoring purposes, creation of a deficiency plan to address performance deficiencies in the network. Jurisdictions that fail to comply with the CMP can lose their state gasoline tax revenues.

There are several CMP intersections in the area surrounding the Project site, which could potentially be affected by Project traffic, including ramp-to-arterial intersections with the I-215 Freeway and intersections located along S. La Cadena Drive and Barton Road. The traffic that would be generated by the proposed Project may result in potentially significant impacts to CMP facilities. A Traffic Impact Analysis will be prepared that will thoroughly evaluate the potential for impacts to CMP facilities. The results of the analysis in the Traffic Impact Analysis will be provided in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.16(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Finding: No Impact

Sources: (City of Colton GPU EIR, Chapter 4.8)

As discussed in the previous responses to 5.8 (e-f), the nearest airport to the site is the Flabob Airport, located approximately 4.0 miles to the southwest. Additionally, there are no public airports or private airstrips in the Colton planning area, and no part of the Colton planning area is governed by an airport land use plan. There are no take-off or landing patterns over the Project site. With low-scale forms of development, this Project would not result into any encroachments into air traffic space, and the proposed Project would have no effect on air traffic levels or the locations of flight patterns.

Mitigation

No mitigation is required.

5.16(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Finding: Less Than Significant Impact

Sources: (City of Colton, 2015b)

All new street improvements required to implement the Specific Plan would be designed and constructed in accordance with the latest edition of the *Standard Plans and Specifications for Public Works Construction* (“Greenbook”), the City of Colton’s *Standard Plans and Specifications*, and the City Engineer’s *Standard Construction Drawings* (City of Colton, 2015b). As it pertains to the design of streets, these standards were developed, in part, to ensure that there are no dangerous design features in new land development projects, and the roadway design would be reviewed by City Staff to further ensure that such hazardous design features would not occur. Therefore, impacts associated with this issue would be less than significant.

Mitigation

No mitigation is required.

5.16(e) Result in inadequate emergency access?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; City of Colton GPU EIR, Chapter 4.16)

Primary vehicular access to the Project site will be provided through a direct physical connection to La Cadena Drive, a major arterial located immediately to the east that provides access to the I-215 Freeway and to central Colton to the north. Secondary access will be provided through a direct physical connection to Orange Street, an existing two-lane street that terminates at the southern edge

of the Project site, providing access through the City of Riverside to the south. With these two points of ingress/egress to major roadways, it is anticipated that there would be sufficient street access for emergency access and emergency evacuation. The Project's internal circulation system would be reviewed by City staff to ensure that it complies with all applicable City of Colton Fire Department standards for providing sufficient maneuvering area and access to all structures by fire trucks and supporting equipment and crews. Nevertheless, the proposed Project could result in a potential for significant impacts associated with emergency access. A Traffic Impact Analysis will be prepared that will thoroughly evaluate the adequacy of emergency access to and from the Project site. The results of the analysis in the Traffic Impact Analysis will be provided in the EIR.

Mitigation

To be determined through additional analysis in an environmental impact report.

5.16(f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.16)

The Colton General Plan Land Use and Mobility Elements encourage new development patterns that foster alternative modes of travel that reduce automobile usage and encourage walking, biking, and public transit. The proposed Project could conflict with the General Plan policies associated with alternative transportation, which could result in a potentially significant impact. Further analysis of the Project's location and internal mobility network is required to examine opportunities for non-motorized travel, and further analysis is required to examine the potential for conflicts with General Plan policies that promote alternative travel modes, or ways in which the Project could decrease the performance of facilities that support walking, biking, or use of transit services.

Mitigation

To be determined through additional analysis in an environmental impact report.

5.17 Utilities and Service Systems

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Lead Agency shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	✓			
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✓			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

Impact Analysis

5.17(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Finding: Less Than Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.17)

Domestic wastewater, typical of the wastewater generated by existing residential and small-scale commercial uses, would be generated by the proposed Project. This wastewater would be collected by a local sanitary sewer network to be constructed as part of the Project, which would convey wastewater flows into larger trunk lines for eventual treatment at the Colton Wastewater Reclamation Facility (CWRP), which provides a secondary level of treatment for wastewater generated throughout Colton, Grand Terrace, and nearby portions of unincorporated San Bernardino County. Secondary treated wastewater from the CWRP is conveyed to the jointly owned Colton/San Bernardino Rapid Infiltration-Extraction (RIX) facility for tertiary treatment and disinfection, prior to discharge to the Santa Ana River. Wastewater treatment requirements for the CWRP are established by the Santa Ana Regional Water Quality Control Board (RWQCB) pursuant to Order No. R8-2005-0075 (NPDES No. CA 0105236). Wastewater treatment requirements for the RIX facility are established by RWQCB Order No. R8-2006-0052 (NPDES No. CA8000304). (City of Colton, 2013b, p. 4.17-3)

Since the type of wastewater that would be generated is the same as the wastewater already generated in the City's residential and commercial areas, there would be no need for new or modified wastewater treatment processes at the CWRP, and there would be no exceedance of the treatment standards required for operation of that facility, established by the RWQCB. Impacts associated with this issue would be less than significant.

Mitigation

No mitigation is required.

5.17(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.17)

Since the proposed Project would allow for development of more than 500 dwelling units, it meets the criteria for a "water demand" project per Section 10910 of the California Water Code; as such, Section 10910 requires a Water Supply Assessment (WSA) be performed to estimate the Project's annual water needs and to determine whether the City's water supplies will be sufficient to meet that demand in normal, dry and wet weather conditions. The purpose of the WSA is to determine whether the City would need to acquire additional water supply entitlements to meet the Project's water demands. Based on the findings of the WSA, the EIR will evaluate whether the construction or expansion of additional water treatment facilities would be required, as well as the potential for the construction of such facilities to cause significant environmental effects.

Expansion of the CWRP in order to treat the additional wastewater flows from the Project is not expected to be required, since it is designed to treat up to 10.4 MGD, and as of May 2013, was treating approximately 5.6 MGD, or just over half of its design capacity (City of Colton, 2013b, p. 4.17-3). Further analysis is required, however to estimate cumulative additional wastewater generation due to the proposed Project and other growth anticipated to occur in the same general time frame, within

the service area of the CWRP, to verify that the existing facilities are adequate to handle that additional volume of flows. This issue will be addressed in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.17(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Finding: Potentially Significant Impact

Sources: (Project Application Materials)

Development of the Roquet Ranch community will generate additional site runoff from impervious surfaces that will require control with an on-site storm drainage system that will be designed to convey site runoff to the Santa Ana River. The specific elements of the storm drainage system are being designed and the specific configuration of the new drainage facilities and the specific location and characteristics of the Santa Ana River discharge will be identified in the EIR.

A preliminary storm drainage plan will be prepared as part of the proposed Specific Plan, which will include on- and off-site components. Further analysis of the proposed storm drainage system is required to determine whether any elements could result in distinct and significant impacts beyond the impacts of the development footprint itself. These potential impacts could include increased erosion, siltation, flooding, or exceedance of the capacity of existing storm drain facilities, which will be addressed in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.17(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Lead Agency shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.17)

Water service is provided to a majority of the Colton planning area, including the Project site, by the Colton Water Department, for domestic consumption, fire protection, and irrigation. According to the Colton GPU EIR, Colton's water supply is comprised entirely of groundwater extracted from the San Bernardino and Rialto-Colton Basins, without any imported water sources (City of Colton, 2013b,

p. 4.17-1). Additional wells, pumping stations and storage reservoirs are planned to satisfy anticipated growth in local water demand.

California Senate Bill 610 (SB 610) enacted Sections 10910-10915 of the State Water Code, requiring local government agencies to consult with the local water purveyor to prepare or obtain a water supply assessment, prior to completing an environmental impact assessment for a specific “water demand” project. Section 15155 of the CEQA Guidelines was added to incorporate these water code provisions into the CEQA process. Since the proposed Project would allow for development of more than 500 dwelling units, it meets the criteria for a “water demand” project per Section 10910 of the California Water Code; as such, Section 10910 requires a Water Supply Assessment (WSA) be performed to estimate the Project’s annual water needs and to determine whether the City’s water supplies will be sufficient to meet that demand in normal, dry and wet weather conditions. The purpose of the WSA is to determine whether the City would need to acquire additional water supply entitlements to meet the Project’s water demands. Similar to SB 610, SB 221 prohibits approval of subdivisions consisting of more than 500 dwelling units, unless the local water supplier verifies there is sufficient water resources available to meet the Project’s water demands, along with other existing and future planned land uses.

Based on the statutory requirements of SB 610 and SB 210 as summarized above, a WSA is required to be completed and included in the Project’s environmental impact analysis prior to the City’s consideration of any actions to approve the Project. As the proposed Project could result in potentially significant impacts associated with water demand, this issue will be evaluated in the EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.17(e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.17)

As discussed in the previous response to 5.17(b), the Project’s wastewater would be conveyed to the CWRP for treatment. That facility is currently treating total daily flows that represent just over half of the design capacity. While the proposed Project’s wastewater flows are not expected to exceed the capacity of the CWRP, further analysis is required to estimate the cumulative flows from the Project and other approved and pending projects within the CWRP service area, to determine if there is sufficient capacity for that total, combined volume of additional wastewater, or if additional treatment facilities would need to be constructed.

Mitigation

To be determined through further analysis in an environmental impact report.

5.17(f) Be served by a landfill with sufficient permitted capacity to accommodate the project' solid waste disposal needs?

Finding: Less Than Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.17)

According to the GPU EIR, solid wastes collected throughout the Colton planning area are transported for disposal at several regional landfills, and also at refuse-to-energy facilities located in Commerce and southeast Los Angeles. As of 2012, it was estimated that more than 580 million cubic yards of landfill capacity throughout the region was available over the long term. The GPU EIR estimated that the existing available capacity of the various landfills that receive Colton's wastes would be sufficient to support the disposal needs of the City of Colton over the long term. Since the proposed Project would allow for development of fewer homes than what was analyzed in the GPU EIR, it would not generate solid waste that would exceed the levels anticipated in the GPU EIR, and would therefore not exceed available or planned landfill capacity. Therefore, impacts to landfill capacity would be less than significant. (City of Colton, 2013b, p. 4.17-5 - 4.17-7)

Mitigation

No mitigation is required.

5.17(g) Comply with federal, state, and local statutes and regulations related to solid waste?

Finding: Less Than Significant Impact

Sources: (City of Colton GPU EIR, Chapter 4.17)

The GPU EIR concluded that the policies and programs of the General Plan Update will continue to reinforce compliance with all applicable federal, state and local regulations pertaining to solid waste disposal, and that long-term impacts related to solid waste disposal methods and regulations would be less than significant (City of Colton, 2013b, p. 4.17-16). The City's Source Reduction and Recycling Element establishes the City's strategies and implementation programs to reduce the amount of wastes requiring landfill disposal, in order to meet the landfill diversion targets set forth in AB 939 (Countywide Integrated Waste Management Plan) (City of Colton, 2013b, p. 4.17-11 - 4.17-12). Existing residential and non-residential land uses are required to participate in the City's recycling programs, and this requirement would apply to the proposed Project as well. Since the proposed Project would generate typical municipal solid wastes, there would be no impediments to participating in the City's existing recycling and waste reduction programs. Impacts associated with this issue would be less than significant.

Mitigation

No mitigation is required.

5.18 Mandatory Findings of Significance

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✓			
b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	✓			
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	✓			
d. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	✓			

Impact Analysis

5.18(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR, Chapters 4.4 and 4.5; Project Application Materials)

As discussed in the earlier responses within Sections 5.4, *Biological Resources*, and 5.5, *Cultural Resources*, further investigations and analysis are required to determine whether there are sensitive biological resources or important prehistoric or historic cultural resources within the Project's

development footprints that could be destroyed or otherwise harmed due to Project development. If significant impacts are identified, mitigation measures will need to be developed to avoid, reduce, or offset such impacts, to the extent feasible.

Mitigation

To be determined through further analysis in an environmental impact report.

5.18(b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

Finding: Potentially Significant Impact

Sources: (City of Colton GPU EIR; Final Recovery Plan for the Delhi Sands Flower-Loving Fly)

The proposed Project would permanently convert undeveloped land into a residential community of several neighborhoods, along with parks, trails, an RV parking area, an elementary school, fire station, a small neighborhood commercial center, and roadways, while preserving 199.7 acres as undeveloped, natural open space. As such, this represents a long-term commitment to the proposed land use plan that is intended to serve housing needs for various income segments and lifestyles and to create a desirable place to live that will complement the City's existing neighborhoods while achieving the desired community character for this area envisioned in the Colton General Plan. There are no short-term uses proposed as part of this Specific Plan that could compromise long-term environmental goals. For example, mineral resource extraction would represent a short-term use with economic benefits that could destroy sensitive wildlife habitat or important cultural or paleontological resources and adversely alter the aesthetic quality of this landscape, while generating ongoing environmental impacts such as dust, emissions from heavy machinery, and noise.

Consistency or conflicts with the City's hillside development standards will be evaluated through further analysis, as discussed in the earlier response to 5.10(b). Additionally, the Project site is located within the Colton Recovery Unit of the adopted Recovery Plan for the Delhi Sands fly, indicating that the potential exists for Delhi Sands fly habitat to occur on the site (United States Fish and Wildlife Service, 1997). As such, implementation of the proposed Project could result in loss of habitat for the federally endangered Delhi Sands fly, and the potential exists for the Project to conflict with the adopted Recovery Plan. The Project-specific biological survey will evaluate whether Delhi Sands fly habitat occurs on the site, and assess the Project's potential impacts to such habitat and potential conflicts with the goals set forth in the Recovery Plan. There are no other adopted HCPs or NCCPs in the Colton planning area. The Project site is not within any other adopted habitat conservation plan, natural community conservation plan or other type of conservation plan, does not contain or support important farmland or forest resources, and has not been identified in the Colton General Plan as having any other important natural resource values that would be compromised by approving the proposed Specific Plan.

Based on the foregoing analysis, the Project may result in the achievement of short-term environmental goals to the disadvantage of long-term environmental goals, which will be further analyzed in the Project EIR.

Mitigation

To be determined through further analysis in an environmental impact report.

5.18(c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

Finding: Potentially Significant Impact

Sources: (Project Application Materials; This Initial Study)

Except where the analysis within this Initial Study has determined that the Project would have no impact, there are numerous impacts that will require further evaluation to determine whether the Project's impacts would be significant and require mitigation. In all of those cases where some adverse or significant impact could occur on a project level, there could also be a contribution to potentially significant cumulative impacts resulting from the combination of effects of existing conditions, other current projects and probable future projects. Further analysis of all topics where the Project would have some potential for an adverse impact is required to also assess the potential for significant cumulative impacts. In many cases, there may be an existing regulatory program in place to address cumulative impacts through standardized project level design and operational features, permitting procedures, etc. Such programs will be identified as part of this additional analysis.

Mitigation

To be determined through further analysis in an environmental impact report.

5.18(d) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Finding: Potentially Significant Impact

Sources: (Project Application Materials; This Initial Study)

As discussed in the earlier responses to Sections 5.3, *Air Quality*, 5.6, *Geology and Soils*, 5.7, *Greenhouse Gas Emissions*, 5.8, *Hazards and Hazardous Materials*, and 5.12, *Noise*, further analysis is required to determine the level of impacts resulting from Project implementation and whether that level of impact could have a substantial adverse effect on people living or working on or near the Project site. This includes short-term construction effects as well as long-term effects of the fully developed community.

Mitigation

To be determined through further analysis in an environmental impact report.

6.0 References

6.0 REFERENCES

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6.2 Initial Study Preparers

6.2.1 City of Colton Planning Department

Mark Tomich, AICP, Planning Director
Mario Suarez, AICP, Senior Planner

6.2.2 T&B Planning, Inc.

Joel Morse, Principal
Shawn Nevill, Senior Project Manager
Margaret F. Partridge, AICP, LEED Green Associate, Environmental Analyst
Ryan Kelleher, Project Planner/Environmental Analyst
Eric Horowitz, Senior GIS/ Graphics Manager
Cristina Maxey, GIS/Graphics Specialist



Notice of Preparation and Scoping Meeting for the Roquet Ranch Specific Plan Environmental Impact Report

DATE: June 23, 2016

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Colton, Planning Division, 650 N. La Cadena Drive, Colton, CA 92324

PROJECT TITLE/SUBJECT: Roquet Ranch Specific Plan Project - Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

PROJECT APPLICANT: Sunmeadows, LLC

NOTICE OF PREPARATION REVIEW PERIOD: June 24, 2016 through July 23, 2016 (30 days)

SCOPING MEETING: Location: Luque Community Center, 294 East "O" St., Colton, CA 92324. Time: Thursday, July 14, 2016 from 5:00pm to 7:00pm

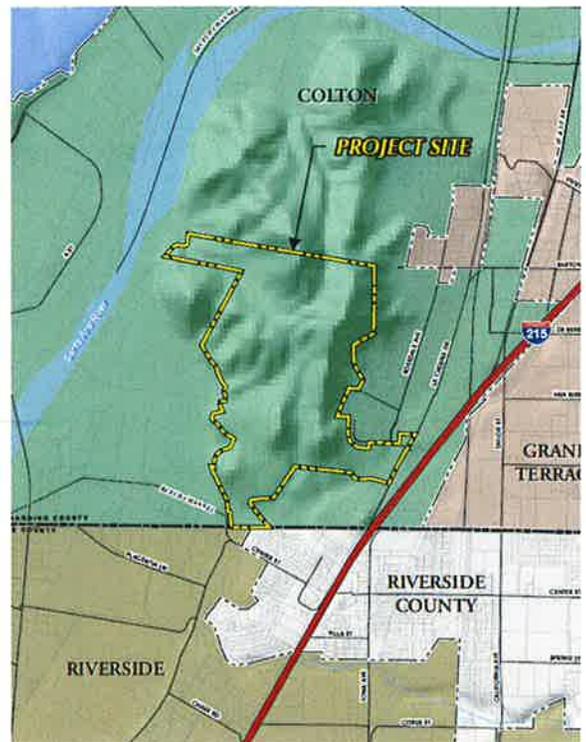
The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Colton, will prepare an Environmental Impact Report (EIR) for the proposed Roquet Ranch Specific plan (Project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines §15082). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

PROJECT LOCATION:

The Roquet Ranch Project Site comprises 336.2 acres of land within the southwestern portion of the City of Colton. As illustrated on the map to the right of this text, the Project site is located west of Interstate 215 (I-215), west of La Cadena Drive, and north of Center Street. Local access to the site is provided via La Cadena Drive to the east and Center Street to the south. Regional access to the site is provided via I-215, which is located approximately 0.85 miles to the west.

PROJECT DESCRIPTION:

The Project proposes a 336.2-acre master-planned community that would allow for the preparation and development of 450 detached single-family homes, 293 detached paired and conventional detached single-family homes, and 131 attached townhomes (874 residences total). In addition, the Project would provide 1.2 acres of retail land uses, a 10.3-acre elementary school site (tentative), a 0.8-acre fire station site (tentative), 22.3 acres of recreational open space, and 199.7 acres of preserved natural habitat. Upon the case that the Colton Joint Unified School District selects not to develop the school facility and the City of Colton Fire Department selects not to develop a fire station the total maximum number of dwelling units within the Roquet Ranch Specific Plan Area would be increased to 1,050.



Development of the proposed project would require the following approvals from the City of Colton (collectively referred to as Development Application DAP-001-228):

- 1. Specific Plan:** The Roquet Ranch Specific Plan proposes Low Density Residential, Medium Density Residential, and High Density residential land use designations to allow for the development of 874 residential dwelling units (which could increase to up to 1,050 dwelling units if the school site and fire station are not developed). In addition, the Roquet Ranch Specific Plan proposes Neighborhood Commercial, Public/Institution, Open Space – Recreation, and Open Space – Resource land use designations to allow for the development of a 10.3-acre school site, a 0.8-acre fire station, 22.3 acres of recreational open space, and 199.7 acres of open space preserved as natural habitat.
- 2. General Plan Amendment:** to amend the City of Colton General Plan Land Use Map to re-designate the entire Project site as “Roquet Ranch Specific Plan,” with the land use designations and circulation system identified in the Specific Plan.
- 3. Change of Zone:** to reclassify the Project site as “Specific Plan,” in accordance with all of the development standards set forth in the proposed Roquet Ranch Specific Plan.
- 4. Tentative Tract Map:** to subdivide approximately 336.2 acres to establish a subdivision of 434 residential lots and one (1) commercial lot. The remaining areas of the Tentative Tract Map are proposed for 431 Medium Density Residential units, 131 High Density Residential units, a 10.3-acre school site, a 0.8-acre fire station site, open space, parks, trails, landscape, water quality retention basins, and roads.
- 5. Environmental Impact Report (EIR):** to address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals, an EIR has been prepared to address the California Environmental Quality Act (CEQA).

A detailed project description can be reviewed in the project Initial Study, which is available in hard copy form at the City of Colton Planning Division Counter and at several public libraries, and online at the City’s website, as described below.

NOTICE OF PREPARATION AND INITIAL STUDY:

The City has prepared an Initial Study that provides a detailed project description and evaluation of the potential environmental effects of the proposed project. The Notice of Preparation and accompanying Initial Study can also be accessed online at: <http://www.ci.colton.ca.us/index.aspx?nid=779>. Copies are also available at the City of Colton, Planning Division, 650 N. La Cadena Drive, Colton, CA 92324, and at the following locations:

Colton Public Library
Main Branch
656 North 9th Street
Colton, CA 92324

Colton Public Library
Luque Branch
294 East "O" Street
Colton, CA 92324

Gonzalez Community Center
670 Colton Avenue
Colton, CA 92324

The City of Colton requests your careful review and consideration of this notice, and it invites any and all input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA §21080.4, Agencies must submit any comments in response to this notice no later than 30 days beginning June 24, 2016, and ending the close of business on July 23, 2016. All comments or other responses to this notice should be submitted in writing to:

Mario Suarez, AICP, Senior Planner
City of Colton, Planning Division
650 N. La Cadena Drive
Colton, CA 92324
msuarez@ci.colton.ca.us
(909) 370-5523

NOTICE OF PUBLIC SCOPING MEETING:

The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to present the Project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on **July 14, 2016**, from 5:00pm to 7:00pm at the Luque Community Center, located at 294 East “O” St., Colton, CA 92324.



03-009-2016-003

August 25, 2016

[VIA EMAIL TO:snevill@tbplanning.com]
T&B Planning, Inc
Mr. Shawn Nevill
17542 East 17th Street, Suite 100
Tustin, CA 92780

Re: Roquet Ranch Specific Plan

Dear Mr. Shawn Nevill,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Roquet Ranch Specific Plan project. We have reviewed the documents and have the following comments:

*At this time ACBCI defers to the San Manuel Band of Mission Indians. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6981. You may also email me at vharvey@aguacaliente.net.

Cordially,

Victoria Harvey
Archaeological Monitoring Coordinator
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 725)

464 WEST 4th STREET, 6thFLOOR

SAN BERNARDINO, CA 92401-1400

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July 18, 2016

File: 08-SBd-215-PM 0.0/1.38

Mario Suarez
Development Services Department
City of Colton
650 N. La Cadena Drive
Colton, CA 92324

Roquest Ranch Specific Plan – Initial Study and Notice of Preparation of the Environmental Impact Report

Dear Mr. Suarez:

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review and comment on the Initial Study and Notice of Preparation of the Environmental Impact Report (EIR) for the Roquest Ranch Specific Plan (Project), located west of La Cadena Drive and north of Center Street in the City of Colton. The project proposes to develop the 336.2-acre site with up to 1,050 residential dwelling units, 1.2 acres of neighborhood commercial use, 22.3 acres of recreational open space, 199.7 acres of open space, a 0.8-acre fire station site, and a 10.3-acre school site.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Colton, due to the project's potential impact to State facilities, including Interstate 10, Interstate 215, State Route 60, and State Route 91, it is also subject to the policies and regulations that govern the SHS.

We recommend a preliminary scoping meeting prior to the preparation of the Traffic Impact Analysis (TIA) to discuss any potential issues and accurately evaluate the extent of potential impacts of the project to the operational characteristics of the existing State facilities. Additionally, we recommend the TIA be submitted prior to the circulation of the EIR to ensure timely review of the submitted materials. (See *Caltrans Guide for the Preparation of Traffic Impact Studies* at

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>).

We

offer the following comments:

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

- All state facilities within 5-mile radius of the project should be analyzed in the TIA. In particular, we are concerned with the impacts to the Center Street Interchange, which in its current configuration can likely only accommodate limited growth. Additionally, a Synchro analysis, an Intersection Control Evaluation, and a queuing analysis are required to be reviewed by Caltrans. The data used in the TIA should not be more than 2 years old and shall be based on the Southern California Association of Governments 2016 Regional Transportation Plan Model. Submit three hard copies of all TIA documents, three electronic files, and a Synchro Analysis for review.
- We would encourage future development to utilize available incentive programs, technical, and financial assistance from South Coast Air Quality Management District to implement efficiency measures and other low emission technology. Also, consider using energy efficient products, solar panels, new lighting technology, “super-compliant” coatings, tree planting and the use of lighter colored roofing and paving materials which reduce energy usage by lowering the ambient temperature in the design of this new development.

Caltrans is committed to providing a safe transportation system for all users. We encourage the City to embark a safe, sustainable, integrated and efficient transportation system and complete street to enhance California’s economy and livability. A pedestrian/bike-friendly environment served by multimodal transportation would reduce traffic congestion prevalent in the surrounding areas. (See *Complete Street Implementation Action Plan 2.0* at http://www.dot.ca.gov/hq/tpp/offices/ocp/docs/CSIAP2_rpt.pdf.)

- Coordinate with Omnitrans and Riverside Transit Agency to locate transit stops within the project area to reduce vehicle miles traveled and greenhouse gases emission, which are the primary goals of the 2040 California Transportation Plan.
- Design the local streets within the project site to serve vehicular and pedestrian circulation equally with narrower or compact design solutions suitable for the safe pedestrian friendly environment. Integrate traffic calming elements into the design of the circulation system, including a bent grid system, tapered streets with narrower street widths at intersections, use of roundabouts, and potential use of “Table Top” pedestrian crossings.
- Develop the vehicle parking standards and prepare a Parking Demand Study to provide specific guidance on “right-sizing” parking supply, and to ensure that parking facilities for all land uses are convenient and accessible. Relegate the parking spaces to the back of the buildings to increase walkability. Locate preferential parking for vanpools and carpools, along with, secure, visible, and convenient bicycle parking/racks accessible to commercial use and school locations within the project area. Most importantly, provide zero emission vehicles charging stations throughout the project site.

Mr. Suarez
July 18, 2016
Page 3

- Consider Americans with Disability Act, California Highway Design Manual, Design information Bulletin 82-05, and Urban Bikeway Design Guide standards and requirements to help meet the State's greenhouse gas emissions reduction goals, improve Californians' health by helping more people be active by providing transportation routes for all users and modes, including pedestrian and bicyclists.

These recommendations are preliminary and summarize our review of materials provided for our evaluation. Please continue to keep us informed of the project and other future updates, which could potentially impact the SHS and interfacing transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Adrineh Melkonian at (909) 806-3928 or myself at (909) 383-4557.

Sincerely,



MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning



INLAND EMPIRE BIKING ALLIANCE

Mario Suarez, AICP, Senior Planner
City of Colton, Planning Division
650 N. La Cadena Dr.
Colton, CA 92324

Dear Mr. Suarez,

I am writing on behalf of the Inland Empire Biking Alliance in response to the Initial Study/Notice of Preparation of an Environmental Impact Report for the proposed Roquet Ranch project. We at IEBA are very interested in ensuring that everyone has a safe, convenient place to ride no matter where or why they are riding. This rings especially true in greenfield projects like that which is being proposed here as they offer the opportunity to be built with the best designs from the very beginning. As such, and especially in consideration of the ongoing Active Transportation Master Plan being done by the City, it is important to ensure that this project can meet those ideals.

As identified in Section 5.16 Transportation/Traffic, the project as currently proposed would result in Potentially Significant Impacts on four of the six subcategories of analysis, including 5.16(f) that relates to impacts on bicycle plans, programs, or facilities. Additionally, the potential for significant impacts to existing performance measures and congestion management plans are identified in 5.16(a) and 5.16(b).

Section 5.16(f) acknowledges that this project has the potential to conflict with stated goals of the City to improve mobility options in developments. However, the passage of SB 743 (Steinberg, 2013) and subsequent development of vehicle miles traveled-based measures (VMT) for traffic impact analyses under CEQA provides the City with the opportunity to encourage a development that meets the stated goals. Additionally, people continue to show preference to live in areas that provide a multitude of options of transportation. As such, we would strongly encourage the City to perform the traffic impact analysis for this Environmental Impact Report using the VMT methodology in lieu of level of service. Doing so will also enable the City and developer to avoid the overbuilding of unnecessary road infrastructure (Millard-Ball, 2015) that has saddled the region with poor transportation options and billions of dollars of backlog (ASCE, 2005; ASCE, 2010).

Additionally, there are several other measures that we would encourage the City to take in relation to 5.16(f). The biggest opportunity exists in providing a trail linkage for the Roquet Ranch development to the Santa Ana River Trail. As depicted in Figure 8, the SART passes a short distance away from the site. The SART provides access to cities and employment opportunities along the length of the Santa Ana River and if connected to the development, can serve as a viable alternative for many people to travel to other places in Colton as well as to job centers such as Riverside, San Bernardino, and Redlands. We would like to see that a direct linkage to the SART be provided from this development that would allow the residents to access it as well as improve overall mobility for people who are traveling by bicycle in this part of the city.



INLAND EMPIRE BIKING ALLIANCE

Also, Figure 8 denotes Pedestrian Linkages throughout the site. We would like to see the same done for bicycle linkages. While some bicyclists will certainly use the roadways, the site plan suggests that there is opportunity to provide a network of bikeways LTS 2 bikeways (Mekuria, Furth, and Nixon, 2012) that provide connections among the community nodes, major destinations like the school and parks, or the SART itself. We would also recommend that a Class I trail on the east side of Roquet Ranch Road be included to provide a seamless connection for bicyclists (and pedestrians) through the entire project site.

Finally, in regards to the potential safety issues raised by 5.16(d), we would like to see that intersection safety be included in the analysis and that roundabouts be included. While they're generally safer than most other intersection designs (NCHRP, 2010), the cost of converting existing intersections limits their use. However, the greenfield nature of this project also provides the ability to design for and include roundabouts as it is built, so we would encourage the traffic analysis to study the opportunity for roundabouts as part of the analysis for intersections.

The Roquet Ranch Specific Plan provides the City of Colton and developer the opportunity to set a standard for a well-designed community that is designed in a manner that provides residents options in their transportation choices, particular for travel within the community. Communities that are able to meet those goals provide their residents with an increased quality of life in a host of different measures and also allow the residents to spend less money on transportation while also increasing access to opportunities for jobs, school, shopping, and other places where people frequently travel. We hope that if this project is to be built, it can achieve that balance.

Sincerely,

A handwritten signature in black ink, appearing to read "Marven E. Norman".

Marven E. Norman, Policy Director



INLAND EMPIRE BIKING ALLIANCE

References

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5. National Cooperative Highway Research Program (2010). Roundabouts: An informational guide, second edition. Retrieved from: http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_672.pdf.



NATIVE AMERICAN HERITAGE COMMISSION

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Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



June 29, 2016

Mario Suarez
City of Colton
650 N. La Cadena Drive
Colton, CA 92324

sent via e-mail:
msuarez@ci.colton.ca.us

RE: SCH# 2016061056 Roquet Ranch Specific Plan Project, draft Environmental Impact Report, City of Colton, San Bernardino County, California

Dear Mr. Suarez:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate subcategory of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.

- ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)). *This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPA.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. 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.
 - a. 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.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

cc: State Clearinghouse

Ryan Kelleher

Subject: FW: Roquefort ranch/Sunmeadows LLC

-----Original Message-----

From: CHANG OWEN [mailto:OWEN_CHANG@cjusd.net]

Sent: Tuesday, June 28, 2016 6:42 PM

To: Mario Suarez

Subject: Roquefort ranch/Sunmeadows LLC

Mario,

I will do my best to attend the public scoping meeting for the to Roquet Ranch Specific Plan scheduled for July 14th. While we appreciate the considerations the developer has by setting aside a 10 acre lot for a new elementary school, we do not have the resources available to construct a new school. In addition, as you are aware, additional studies would need to be performed along with CDE/DTSC review and approval to determine if the site is viable for school use of we decide to go down that route. Our board previously asked the developer's rep. whether they intend on forming a CFD to assist in the cost of building a new elementary school. Their response was the planning phase is still early, and they have not made that decision yet. While we have some capacity at the high school, terrace hills middle school is also nearing capacity currently, and need buildings will need to be built to house the new students from this development.

Please continue to keep me posted on the progress of this development as I want to continue our discussion.

Regards,

Owen

Sent from my iPhone

JASON E. UHLEY
General Manager-Chief Engineer



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www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

July 21, 2016



City of Colton
Planning Division
650 N. La Cadena Drive
Colton, CA 92324

Attention: Mario Suarez

Ladies and Gentlemen:

Re: DAP 001-228 (The Roquet Ranch Specific Plan)

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check city land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

1. If this project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional then the District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
2. An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's encroachment permit section at 951.955.1266. **Highgrove Channel**

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Henry Olivo".

HENRY OLIVO
Engineering Project Manager

c: Riverside County Planning Department
Attn: Kristi Lovelady

SKM:mcv
P8\205925



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
*Director of Transportation and
Land Management*

Transportation Department

Patricia Romo, P.E.
Director of Transportation

July 21, 2016

Mr. Mario Suarez, AICP, Senior Planner
City of Colton, Planning Division
650 N. La Cadena Drive
Colton, CA 92324

RE: Roquet Ranch Specific Plan Project – Notice of Preparation of an Environmental Impact Report

Dear Mr. Suarez,

Thank you for the opportunity to comment on the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Roquet Ranch Specific Plan Project and implementing tract map. The specific plan proposes to allow the development of 874 residential dwelling units, school, fire station, and commercial uses. The project is generally located north of Center Street and west of the 215 freeway.

The Riverside County Transportation Department (County) requests that the traffic study for the project address potential impacts and identify feasible mitigation measures on any Riverside County intersections and roadways in the area included in the Riverside County General Plan. In addition, where the proposed project would add 50 or more peak hourly trips to County intersections shall be analyzed. Necessary improvements to mitigate project impacts shall be identified, and responsibility for the needed improvements shall be designated. The County requests that its Traffic Study Guidelines be followed for the impact analysis for facilities within Riverside County. The most current version of the Traffic Study Guidelines can be found on the County website: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

Additionally, the alignment of Pellisier Road shown on the tract map does not follow the City's General Plan Mobility Element and would likely prohibit a freeway overpass as shown on Riverside County's General Plan Circulation Element due to its proximity with the Iowa Avenue interchange. It's anticipated that a future overpass between the Iowa Avenue and Center Street interchanges will serve as important east-west roadway by alleviating through traffic on the interchange overpasses and providing an alternative route to access the Grand Terrace High School.

Thank you again for the opportunity to review the NOP. We look forward to receiving the Draft EIR for the project. Please contact me at (951) 955-2016 with questions or comments.

Sincerely,

for 
Russell Williams
Development Review Manager

RUW:KKT

cc: Juan C. Perez, Director of Transportation and Land Management
Patricia Romo, Director of Transportation
Mojahed Salama, Deputy Director of Transportation



July 23, 2016

Mario Suarez, AICP, Senior Planner
City of Colton, Planning Division
650 North La Cadena Drive
Colton, California 92324
Phone: (909) 370-5523
E-mail: msuarez@ci.colton.ca.us

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Roquet Ranch Specific Plan [SCAG NO. IGR8917]

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Community, Economic and
Human Development
Bill Jahn, Big Bear Lake

Energy & Environment
Carmen Ramirez, Oxnard

Transportation
Barbara Messina, Alhambra

Dear Mr. Suarez,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Roquet Ranch Specific Plan ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.¹ Guidance provided by these reviews is intended to assist local agencies such as local jurisdictions and project proponents to take actions that help contribute to the attainment of the regional goals and policies in the RTP/SCS.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Roquet Ranch Specific Plan. The proposed project includes the development of a 336.2-acre master-planned community that would allow for the development of 874 (single-family and multi-family units) units or 1,050 units (if the proposed elementary school and fire station are not developed). The proposed project would also provide 1.2 acres of retail land uses, a 10.3-acre elementary school site (tentative), a 0.8-acre fire station site (tentative), 22.3 acres of recreational open space, and 199.7 acres of preserved natural habitat.

When available, please send environmental documentation to SCAG's office in Los Angeles or by email to sunl@scag.ca.gov providing, at a minimum, the full public comment period for review. If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Lijin Sun, Senior Regional Planner, at (213) 236-1882 or sunl@scag.ca.gov. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Ping Chang". The signature is written in a cursive, flowing style.

Ping Chang
Acting Manager, Compliance and Performance Monitoring

¹ Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
ROQUET RANCH SPECIFIC PLAN [SCAG NO. IGR8917]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

2016 RTP/SCS GOALS

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

SCAG 2016 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>

*SCAG does not yet have an agreed-upon security performance measure.

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted City of Colton Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	57,600	67,800	69,100
Households	6,458,000	7,325,000	7,412,300	17,600	20,400	20,800
Employment	8,414,000	9,441,000	9,871,500	21,100	28,100	29,200

MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG’s Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscs.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.



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Notice of Preparation of a CEQA Document for the Roquet Ranch Specific Plan

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF 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. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.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 also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs 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 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/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency 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 at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) 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>. CARB’s Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

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 these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD’s CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA’s *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD’s Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- 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/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>.

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 webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at jcheng@aqmd.gov or call me at (909) 396-2448.

Sincerely,

Barbara Radlein

Barbara Radlein
Program Supervisor, CEQA Special Projects
Planning, Rule Development & Area Sources

JC:BR

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