Revised Draft Initial Study and Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration for the California University of Science and Medicine Campus City of Colton, California

Lead Agency:

City of Colton
650 North La Cadena Drive Colton, CA 92324
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September 2018

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Acronyms Used in the Initial Study

AQMP	Air Quality Management Plan
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CCAA	California Clean Air Act
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CMP	Congestion Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO_2	carbon dioxide
CO_2EQ	carbon dioxide equivalent
dBA	A-weighted decibel
DSFLF	Delhi Sands Flower Loving Fly
FCAA	Federal Clean Air Act
GHG	Greenhouse Gasses
GWP	Global Warming Potential
HCR	hydrofluorocarbons
IS	Initial Study
LST	Localized Significance Threshold
Mgd	million gallons per day
MMT	million metric tons
MND	Mitigated Negative Declaration
MRZ	Mineral Resources Zone
MS4	Municipal Separate Storm Sewer Systems
msl	mean sea level
N_2O	nitrous oxides
NAASQ	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NOx	nitrogen oxides
NOD	Notice of Determination
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
O_3	ozone

Pb	lead
PFC	perfluorocarbons
$PM_{2.5}$	particulate matter equal to or less than 2.5 microns in diameter
PM_{10}	particulate matter equal to or less than 10 microns in diameter
RCPG	Regional Comprehensive Plan and Guide
ROG	Reactive Organic Gasses
RWQCB	Regional Water Quality Control Board
SBCFCD	San Bernardino County Flood Control District
SCAG	Southern California Association of Governments
SCAQMD	Southern California Air Quality Management District
SF_6	sulfur hexafluoride
SOx	Sulfur oxides
SWPPP	Stormwater Pollution Prevention Plan
TCM	Transportation Control Measures
$\mu g/m^3$	micrograms per cubic meter
USEPA	US Environmental Protection Agency
VOC	Volatile Organic Compounds
WFF	Water Filtration Facility
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment

1.1 Project Site Information

Table 1, *Project Site Information*, includes relevant site information and the contact information for the applicant and the City. Exhibit 1, *Regional Location*, shows the location of the project site within the larger Colton's Hub City Centre Specific Plan (CHCCSP) project area, and the Arrowhead Regional Medical Center (ARMC).

Table 1 Project Site Information

Project Data		Location Data	
		Location:	**400 North Pepper Ave**
Applicant/ Property Owner:	The Hodgeon Group on behalf of the California University of Science and Medicine (CUSM) 1461 E. Cooley Drive, Suite 230, Colton, CA 92324	USGS Quad: Township, Range, Section:	San Bernardino South T1S, R.5W Section 24
Site Location Project Site and Stockpile Site in Planning Area 24	501 Violet Street APNs 254-081-320, 254-081-280, 254-081-300, 254-081-070, 254-081-260, 254-081-190, 254-081-310 Within CHCCSP Planning Area 21 Stockpile site - Northeast corner of Meridian Ave and Valley Blvd APN 0182-281-56	Latitude: Longitude	34° 04' 37.44"N 117° 20' 59.89"W
City Contact	Mark Tomich, Development Services Director	Thomas Bros Map:	2008 Page 605 grid J6
General Plan Land Use:			
Planning Areas 21 and 24: Specific Plan (SP)			
Zoning:			
Planning Area 21: Specific Plan (SP) Office Mixed Use (OMU) **Planning Area 24**: Specific Plan (SP)Retail Mixed Use (RMU)			

Source: City of Colton General Plan, 2013; USGS San Bernardino South 7.5 Minute Quad; Thomas Bros, 2008.

1.2 Authority

The City of Colton is the lead agency for the review and approval of the proposed project and related environmental documentation. The Planning Commission is the governing body for the approval of the project and adoption of the Revised and Recirculated Subsequent Mitigated Negative Declaration. Because the project involves the development of a 6.75-acre vacant site, the City's consideration of the project and its potential environmental effects is a discretionary action that is subject to the California Environmental Quality Act (CEQA). This Initial Study and its appendices are tiered from the Program EIR prepared for the CHCCSP certified by the City Council in October 2014 and have been prepared in accordance with CEQA (Statute), the State's Guidelines for Implementation of CEQA (Guidelines), and the City's CEQA Guidelines for preparation of an Initial Study.

In 2015 a Mitigated Negative Declaration was prepared and circulated for public review for the California University of Science and Medicine (CUSM). At that time the applicant was proposing the development of the CUSM and a related medical office building with ancillary parking, on a site within the ARMC campus southwest of the ARMC hospital building; and a 706-space parking lot on the 6.75-acre site within the CHCCSP Planning Area 21. At the same time, the applicant was also proposing an alternative development proposal to develop only the CUSM in Planning Area 21 and no development within the ARMC site. The applicant requested that the project alternatives be evaluated at an equal level of detail in an Initial Study. The development of the CUSM project in Planning Area 21 was identified as Alternative A and the CUSM project and related medical building within the ARMC site was identified as Alternative B.

Although the ARMC campus is surrounded by the 373-acre CHCCSP project area, it is not a part of the specific plan. Therefore, any development within the ARMC campus was not evaluated in the CHCCSP Program EIR and thus, a separate CEQA document was required in 2015 when CUSM proposed the alternative site plans. Even though the CHCCSP Program EIR evaluated Office Mixed Use in Planning Area 21 which could include a medical school with a Conditional Use Permit (CUP), because one of the project alternatives was proposed on a site that was not a part of the CHCCSP project area the Initial Study was not prepared as a subsequent project CEQA document to the Program EIR. However, consistency with the CHCCSP development regulations and design guidelines was evaluated and it was understood that developing the CUSM in Planning Area 21 would require compliance with the CHCCSP including the requirement to prepare a Master Plan for Planning Area 21.

The Draft Initial Study and Notice of Intent to Adopt a Mitigated Declaration was circulated for public review in December 2015. However, at that time, the applicant requested a delay in the entitlement process in order to refine the development proposal. During the intervening three years the applicant continued to refine the proposal to eliminate Alternative B and focus on Alternative A as the proposed CUSM project. The proposed project – development of the CUSM on a 6.75-acre site within Planning Area 21 of the CHCCSP project area – is the subject of this revised and recirculated Initial Study that has been prepared as a Subsequent Initial Study based on the CHCCSP Program EIR. The analysis of Alternative B – development within the ARMC campus – has been removed from the document and no further analysis will be forthcoming.

1.3 Scope of the Environmental Review

The Initial Study evaluates the proposed project's potential environmental effects on the following topics:

- Aesthetics
- Agricultural Resources
- Air Quality
- Mineral Resources
- Noise
- Population/Housing

- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

1.4 Organization of the Initial Study

The content and format of the IS meet the requirements of CEQA. The IS contains the following sections:

- Chapter 1 Introduction. This chapter provides a brief summary of the proposed project and its relationship to the 2014 certified CHCCSP Program EIR, identifies the lead agency, summarizes the relationship between the 2014 CHCCSP Program EIR and the proposed project, summarizes the purpose and scope of the Initial Study, and identifies documents incorporated by reference.
- Chapter 2 Project Description. This chapter provides a project overview including a description of the regional location and project vicinity, including exhibits; and provides a description of the project elements, e.g. dimensions of the project, and identifies other agencies that may have permitting authority over the project.
- Chapter 3 Environmental Checklist. This chapter provides a copy of the City's Environmental Checklist and modified to be tiered from the Program EIR and analyzes whether the proposed project would result in a new or more severe significant impact than what was evaluated in the Program EIR; result in the ability to substantially reduce the significance of an impact identified in the Program EIR, or that implementation of the proposed project would result in no substantial change from previous analysis. Mitigation measures from the Program EIR were also evaluated for their relevance to the proposed project and a project specific MMRP will be prepared for the project.
- Chapter 4 References. This chapter lists all reports used, websites accessed, and persons consulted to prepare the Initial Study.
- Chapter 5 List of Preparers. This chapter identifies City of Colton staff and consultants who were responsible for the preparation of the Initial Study and implementation of the project.

1.5 Documents Incorporated by Reference

As allowed by CEQA Guidelines Section 15150, a Mitigated Negative Declaration may incorporate by reference all or portions of another document that is generally available to the public. The

document used must be available for public review for interested parties to access during public review of the Revised and Recirculated Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for this project. The following documents are incorporated by reference.

- City of Colton General Plan and Program EIR, 2013
- West Valley Specific Plan (1996)
- Colton's Hub City Centre Specific Plan, 2014
- Colton's Hub City Centre Draft Specific Plan EIR, 2014
- West Valley Habitat Conservation Plan for the Delhi Sands Flower-loving Fly, 2015
- Colton's Ordinance Establishing Habitat Mitigation Fees and Resolution Adopting Mitigation Fee Nexus Study and Habitat Mitigation Fees, 2015

These documents are also available for review at the City of Colton Development Services Department, 650 North La Cadena Drive Colton, CA 92324. The project specific reports are attached to the Initial Study as appendices. The City's General Plan and West Valley Specific Plan are located on the City's website at: http://www.ci.colton.ca.us/index.aspx?NID=313.

Chapter 2 Project Description

2.1 Project Location and Setting

Exhibit 1, *Regional Location*, shows the regional location of the project site within the larger Inland Empire region. Exhibit 2, *Project Vicinity*, is an aerial photograph that shows the existing conditions of the project site and the vicinity around the ARMC. Exhibit 3, *Existing Land Use Designations*, shows the relationship between the proposed project, the ARMC and adjacent planning areas within the CHCCSP project area.

The California University of Science and Medicine (CUSM) would be developed in CHCCSP Planning Area 21, an approximately 10-acre site. The project will require Architectural Site Plan Review; a Conditional Use Permit (CUP); a Parcel Map to allow the development of the CUSM and related parking and landscaping in Planning Area 21; and a Master Plan for Planning Area 21. This planning area includes two sites: an approximately 6.75-acre site located at the southwest corner of Meridian Avenue and San Bernardino Avenue; and an approximately 3.25-acre site that serves as an existing improved parking lot for ARMC staff and visitors. It is the approximately 6.75-acres of vacant land within the planning area that are the subject of this Initial Study.

The planning area is designated in the CHCCSP as Office Mixed Use (OMU) and a medical school is permitted use in this Land Use District with a Conditional Use Permit (CUP). Exhibit 4, *Project Site Plan*, shows the proposed configuration of the building and related parking with the approximately 6.75-acre site.

The project site consists of a number of Assessor's parcels as follows: 254-081-320, 254-081-280, 254-081-300, 254-081-070, 254-081-260, 254-081-190, 254-081-310. The site is further located at Latitude 34° 04' 37.44"N and Longitude 117° 20' 59.89"W; and in Township T1S, Range R5W, Section 24 of the San Bernardino south USGS Quad. Table 2*, Surrounding Land Uses* lists the land uses located in the vicinity of Planning Area 21.

The project also includes an approximately 5.5-acre site at the northeast corner of Meridian Avenue and Valley Blvd, where the applicant may haul up to 25,000 cubic yards of soil from the project site to stockpile at this site (APN 0182-281-56). This site has been previously developed and is now a vacant graded site.

2.2 Project Description

The primary goal of the CUSM is to assist in increasing the number of Primary Care and Specialist Physicians in the region which currently is experiencing a deficit in qualified staff. The principal goals for the proposed CUSM campus in the near term are to:

1. Educate students in medicine from underrepresented groups (Latino, African American and Native American); and
2. Encourage students to practice medicine in their communities.

Table 2 Surrounding Land Uses

Direction	Land Use Designation	Land Use
North	General Commercial (C-G) and Low Density Residential (LDR)	Commercial Center (NW corner of Pepper and San Bernardino Aves, Residential single family homes
South	Public/Institution (ARMC)	ARMC's main building with parking lot and heliport
East	Public/Institution	Cemetery (Hermosa Gardens Cemetery)
West	Planning Area 21, Office Mixed Use (OMU)	Parking lot serving ARMC (west)

In the future, CUSM could be expanded to include the following programs:

1. Develop other educational programs in the health care sector such as physician assistant, advanced nursing, physical therapy, radiology technician, medical informatics, etc.
2. Develop world-class research and educational programs in partnership with organizations involved in biotechnology, nanotechnology and information technology.
3. Encourage the local business community, educational institutions and government to be involved in a public and private partnership.

2.2.1 Consistency with the CHCCSP

Exhibit 4 shows the proposed CUSM building within the 6.75-acre site along with requisite parking, landscaping and ingress/egress. The planning area is designated as Office Mixed Use in the CHCCSP. The intent of this designation is to provide for a broad range of administrative, executive, professional and medical uses. Permitted uses in the OMU District include the following:

1. Offices, Administrative, Executive, Business, Medical and Professional Offices.
2. Medical complex including medical, dental, and health related services of all types for humans, including laboratories.
3. Municipal Uses, including Fire or Police Stations.
4. Telecommute Centers.
5. Banks and Savings and Loan Institutions, Credit Companies.

6. Oculists, opticians, optometrists, prescription pharmacies and durable medical equipment sales/rental, located in a building containing the office of four or more medical practitioners.

The CUSM is a compatible land use to those permitted in this Land Use District, however the CHCCSP specifically identified colleges and universities as conditionally permitted uses. In addition to the CUP, Site Plan Review, and a Tentative and Final Parcel Map is required in order for the applicant/operator of the CUSM to develop and operate the new medical school. Then, because the site is within the CHCCSP, a master plan to guide future development in the planning area must prepared for the entire 10-acre Planning Area. A Master Plan has been prepared for the planning area and is available at the City's website www.ci.colton.ca.us under the Development Services tab.

Optimally, the CUSM development would commence in January 2019 for a projected opening date in 2020 to accommodate a Freshman class of 120 medical students. The following is a description of project elements:

1. California University of Science and Medicine - a three-story, 85,000 square-foot building that will house a new medical school consisting of library, administration offices, lecture hall, a café and lounge, classrooms for the teaching of clinical skills, simulation, community life and gross anatomy classrooms, and research labs. Related parking and landscaping are included.
2. New 407 space parking lot including nine ADA compliant spaces.

Parking Space	Required/Provided
Student	240
Staff	100
ADA[1]	9
Motorcycle	4
Electric Vehicle[2]	25
Clean Air Vehicles[2]	33
Total	**407**

1. ADA requirement is for 7 standard and 2 van accessible spaces. The Site Plan shows required spaces.
2. Per California Green Building Code standards.

3. Master Plan for the development of the entire 10-acre Planning Area.
4. Conditional Use Permit to allow a College/University in the Office Mixed Use Land Use District.
5. Parcel Map to consolidate 7 parcels into one parcel.
6. Grading Permit for a 5.5-acre site in Planning Area 24 located at the northeast corner of Meridian Avenue and Valley Blvd, where exported soil from the site will be transported

and stockpiled. Note: the CUSM applicant also owns the proposed site in Planning Area 24.

CUSM Development Proposal

The CUSM project would be developed on the east side of the site in an area approximately 6.75 acres in size and consist of a three-story approximately 85,000 square foot building housing lecture halls, research labs, a library, classrooms, and administration support. Restrooms will be located on all floors. The three-story building would be approximately 55-60 feet in height. In Planning Area 21, buildings up to six stories are allowed.

Access to the site parking lot will be from two driveways along the south side of the site on Violet Street, a public street that delineates the north boundary of the ARMC campus, and a driveway and emergency access from Violet Street to the front of the building (see Exhibit 4). Currently, Violet Street is a two-way street between Pepper Avenue on the west and the ARMC's internal Tom Gould Street on the east. Between Tom Gould Street and Meridian, Violet Street is a one-way street and egress only onto Meridian Avenue (right turn only).

Pedestrian access is also provided along existing sidewalks along Pepper, San Bernardino and Meridian avenues. In addition, Omnitrans has an existing stop on the ARMC campus south of the project site.

Master Plan for Planning Area 21

The CHCCSP requires that a Master Plan be provided prior to building design review by the City of the first project in a planning area. Limited guidance is provided on what a Master Plan for a Planning Area should address, but the CHCCSP notes that the objective of a Master Plan is to ensure that any proposed plan by an applicant for any one location or portion of a Planning Area is:

- Designed in a cohesive manner with adjacent areas.
- Provides vehicular and pedestrian access to adjacent sites and major roadways.
- Is consistent with all Specific Plan Community Planning and Design Principles in CHCCSP Section 2.0 and other design guidelines and development regulations in other sections of the Specific Plan.

The CHCCSP states that a Master Plan for an applicant's parcel shall identify:

- The proposed building pads and/or conceptual building footprints.
- Parking areas based on the required number of parking stalls in Section 4.0 and/or applicable city codes.
- The locations for vehicular and pedestrian access for ingress and egress to the subject site and to adjacent parcels and to roads shown in the Circulation Plan.

The Planning Area 21 Master Plan encompasses both the 6.75-acre CUSM site and the County of San Bernardino's adjacent 3.25-acre parking lot. Although the parking lot is owned by the County, it is located within the City of Colton and therefore should the County decide to sell that site for development, future projects would be subject to the development standards and design requirements set forth in the CHCCSP and the Planning Area 24 Master Plan. However, at this time, that site is developed as a paved parking lot, used to accommodate ARMC employees and visitors.

As part of the proposed project, the applicant will dedicate the necessary right-of-way for San Bernardino Avenue along the project's north boundary at the ultimate half-section width, and provide landscaping and parkway improvements in conjunction with development, or as otherwise approved by the City of Colton Public Works Department. The applicant will also dedicate the necessary right-of-way for Meridian Avenue along the project's east boundary at the ultimate half-section width, including and provide landscaping and parkway improvements in conjunction with development, or as otherwise approved by the City of Colton Public Works Department. Finally, Violet Street along the project south boundary is already constructed at the ultimate half-section width so no additional right-of-way dedication on Violet Street is required of the project. As part of the CUSM project, Violet Street will be restriped between Tom Gould Road and Meridian Avenue to a two-way street, including landscaping and parkway improvements in conjunction with development, or as otherwise approved by the City of Colton Public Works Department.

The proposed new medical school will have a first-year class of up to 120 students and gradually increase to a peak of 480 students and 100 faculty and staff positions. Although the maximum enrolled attendance will be 480 students, only half of the students (240) of beginning and intermediate level credential will be on campus fulltime while the remaining half of advanced level of credential will be assigned off campus to perform rotation training.

CUSM Development Features

The architectural design of the CUSM building will reflect today's modern design of institutional campus buildings as shown in the project's preliminary site plan, Exhibit 4. The building will be L-shaped, facing toward the ARMC campus. The previous site plan was more V-shaped and faced San Bernardino Avenue and the residential neighborhood to the north. The new site plan shows a courtyard with both hardscape and landscape features. A portion of the landscaped area to the south, abutting Violet Street will include a bioswale to accommodate stormwater that will be generated by runoff from the hard surfaces (building and hardscape areas of the courtyard). The bioswale will also take care of incidental irrigation runoff, although the project will be designed with drought tolerant plants in accordance with the design guidelines and development standards set forth in the CHCCSP. The entire site, including the bioswale area will drain from north to south where an underground basin will retain the storm flows just north of Tom Gould

Road at Violet Street. All storm water discharge from the site will be discharged into Tom Gould Road where it will be conveyed south. At the end of Tom Gould Road, the flows will be intercepted by existing catch basins located at the low point at the southeast corner of the ARMC site. The maximum outflow from the developed project site into Tom Gould Road will be equal to the flows generated on the undeveloped site.

The building will be developed with concrete, glass and metal components. White concrete panels, tinted glass (to minimize glare), slate blue metal panels, and corrugated metal panels are shown in Exhibit 5A, *Exterior Building Elevations, East and West*, and Exhibit 5B, *Exterior Building Elevations, North and South*. California University of Science and Medicine will appear in the upper corners of four building faces.

2.3 Construction Schedule

Construction is scheduled to begin in early 2019 in order to meet the desired Fall 2020 opening date for the new class. The project will be completed in one continuous phase.

Construction will consist of overexcavation and compaction of the soil to meet the requirements of the Geotechnical Feasibility Study prepared for the project (see Section 3.5.6, *Geology and Soils* for a discussion of geotechnical requirements). The project engineer has calculated that approximately 25,000 cubic yards of soil will be exported from the project site. The applicant has identified a site located at the northeast corner of Meridian Avenue and Valley Blvd where the soil would be moved and stockpiled. This 5.5-acre site has previously disturbed and is located within CHCCSP Planning Area 24. Exhibit 6, Stockpile Plan, shows the export site where stockpiled soil will be placed. The stockpile site is owned by the project applicant. The placement of the soil at this site will require the issuance of a grading permit and development/implementation of a Stormwater Pollution Prevention Plan (SWPPP). The exported soil will be transported, spread and stabilized in order to meet the requirements for fugitive dust control as well as water quality requirements identified in the SWPPP.

Site preparation includes securing the site with temporary construction fencing for security purposes. In addition, construction material would likely be delivered to the site as needed so that storage of material on site would be limited, thus reducing the potential for security issues to occur. Access to the site during construction would be from Violet Street via Meridian Avenue to minimize any traffic conflicts with ARMC employees and visitors using the parking lots. A temporary construction office would be brought on site as would portable sanitary facilities for the construction workers. Staging of equipment will occur on the project site. Hauling of exported soil between Planning Areas 21 and 24 will be along Meridian Avenue for approximately 0.50 mile and is anticipated to take approximately 6 weeks but may not be consecutive days depending on the site's grading schedule.

2.4 Actions and Approvals

The City of Colton has primary authority for the approval and supervision of the proposed project. As such, the City is the Lead Agency for this project under CEQA. This Initial Study/Mitigated Negative Declaration is intended to serve as the CEQA compliance document for any necessary approvals by the City of Colton and other agencies, including, but not limited to the following:

- City of Colton
  - Site Plan Review and Approval
  - Conditional Use Permit
  - Tentative and Final Parcel Map Approval
  - Master Plan Review and Approval for Planning Area 21
  - Adoption of a Mitigated Negative Declaration
  - Building and other Development Permits
  - Water Quality Management Plan Review and Approval
  - Export Soil Site (Planning Area 24) - Grading Permit and SWPPP Review and Approval
- California Water Resources Control Board – SWPPP and issuance of a Waste Discharge Identification Number for the SWPPP for the CUSM in Planning Area 21 and the grading permit in Planning Area 24
- County of San Bernardino Department of Environmental Health – Review and Approval of the facilities' Hazardous Materials Business Plans and Medical Waste Management Plans
- County of San Bernardino Fire District, Office of the Fire Marshall – Review and Approval of the facilities' Hazardous Materials Business Plans.

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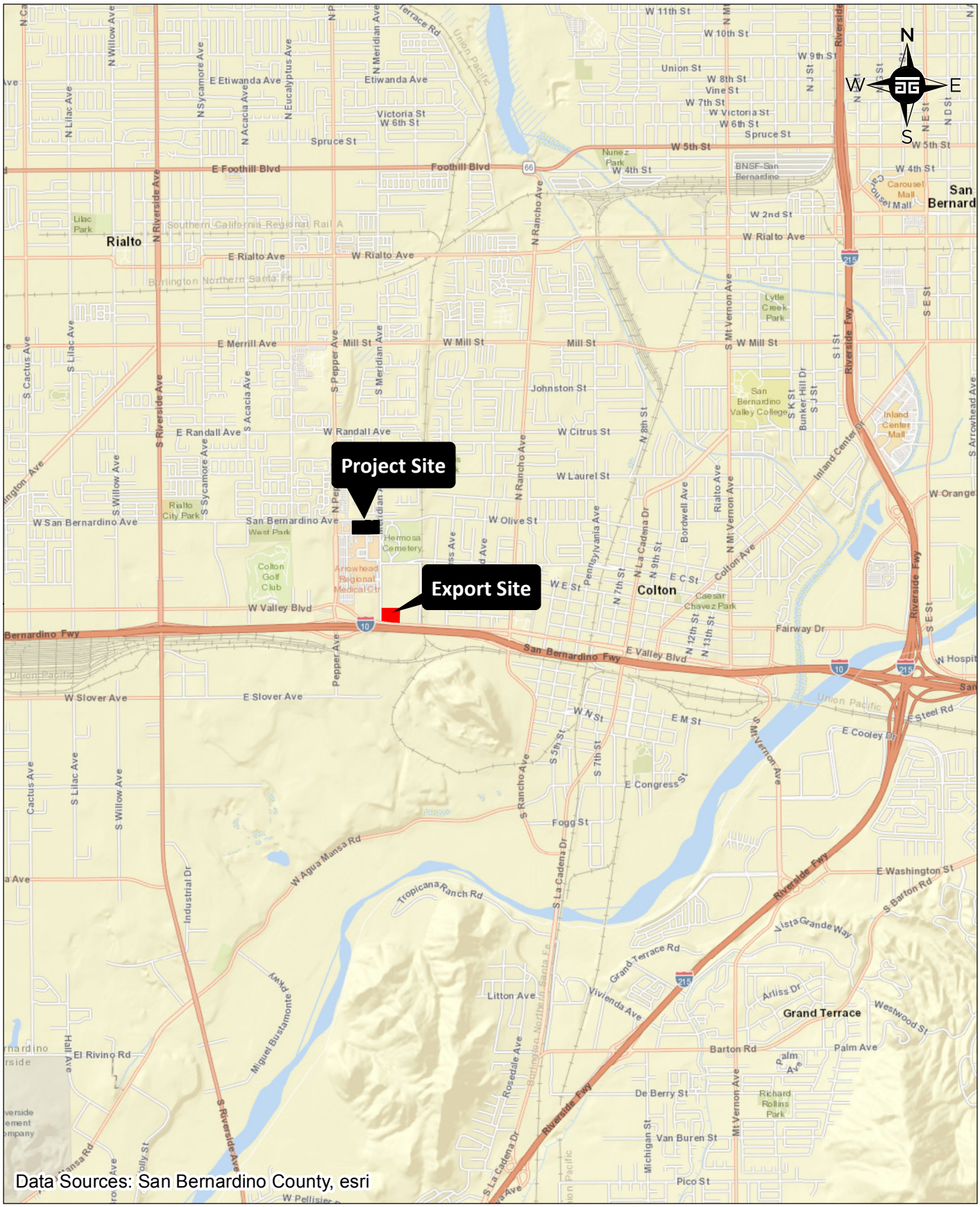

1 in = 4,000 ft

The Altum Group

Regional Location

CSUM Initial Study

Exhibit

1

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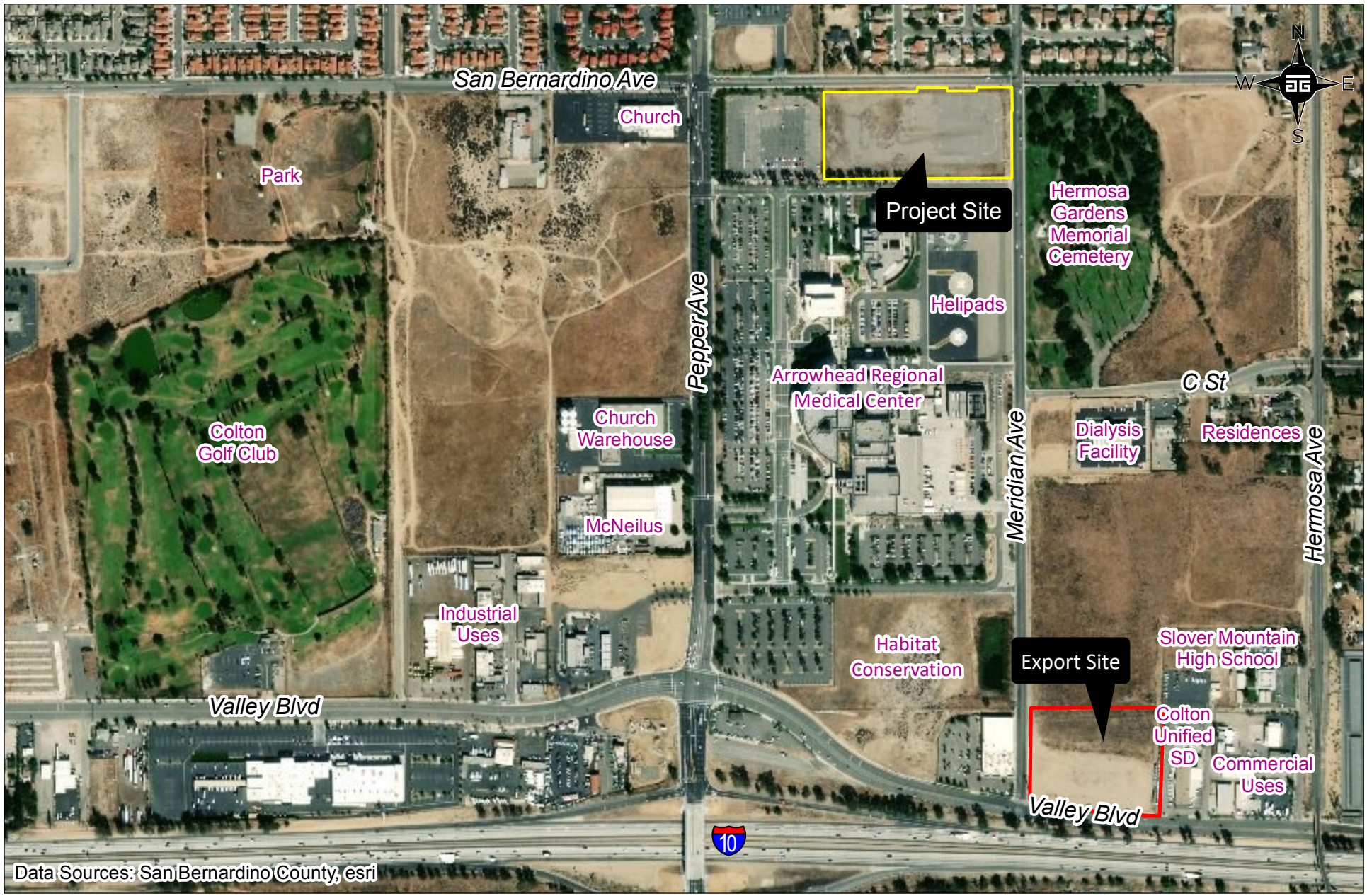

1 in = 572 ft

The Altum Group

Project Vicinity

CUSM Initial Study

Exhibit

2

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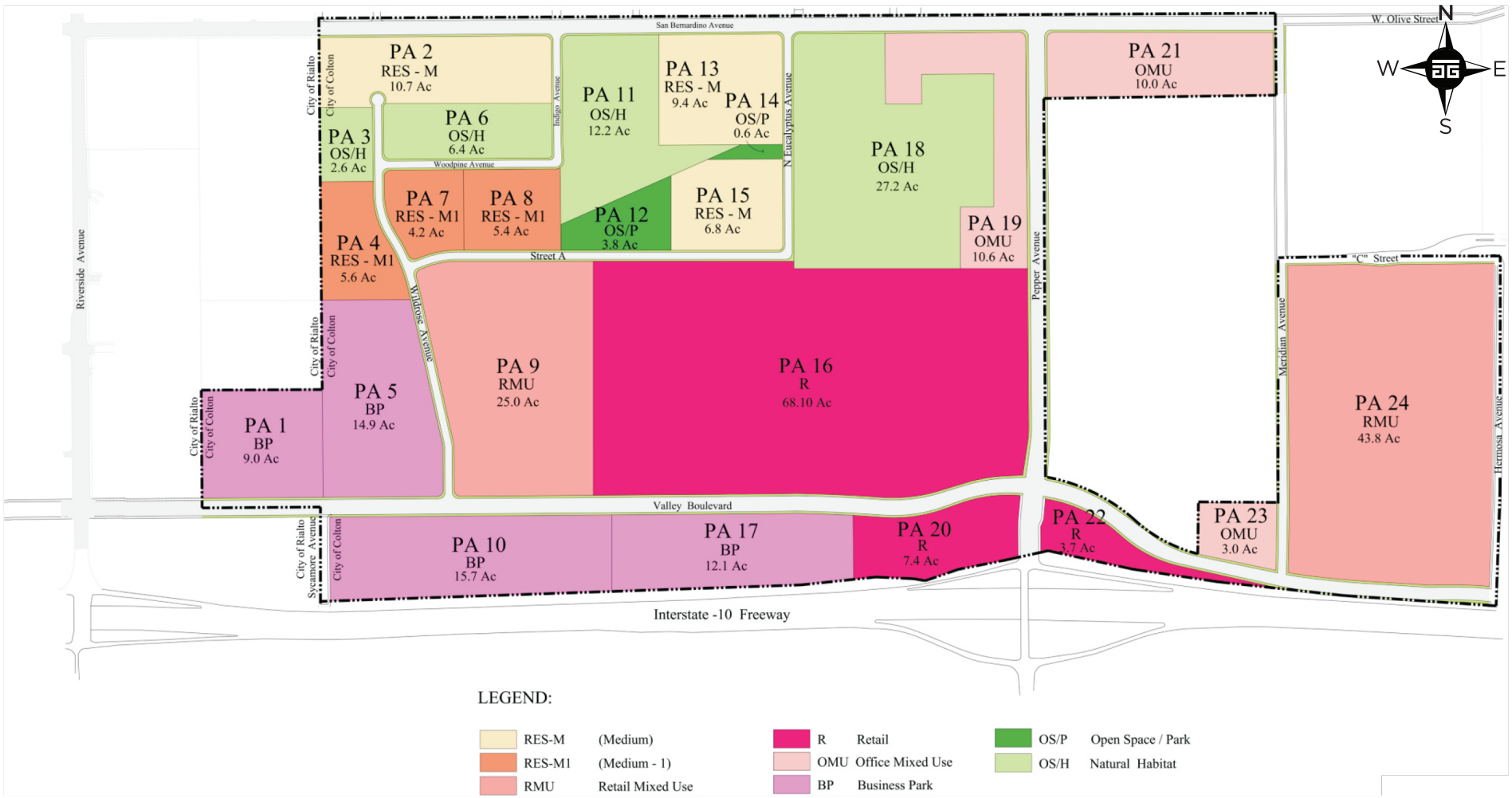

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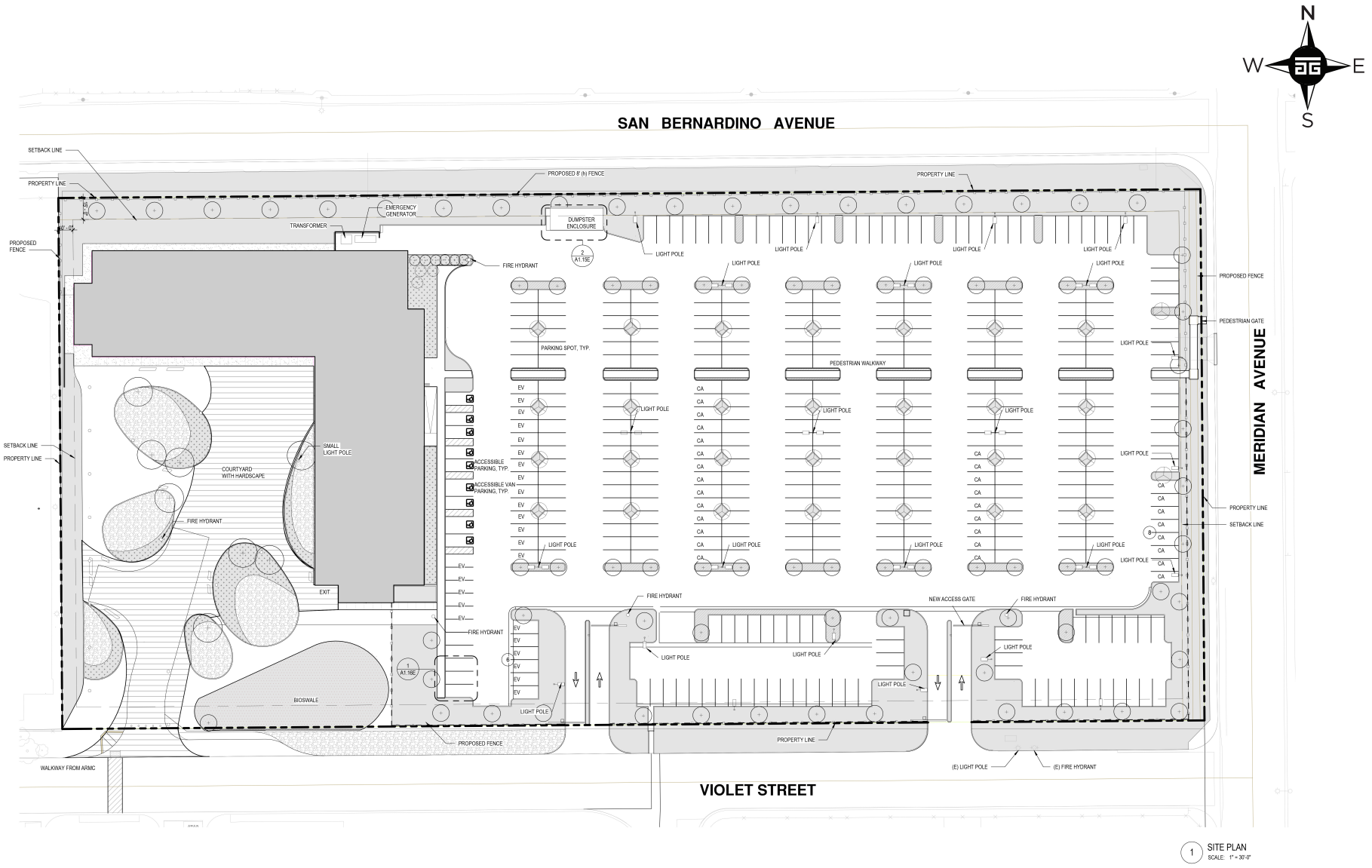

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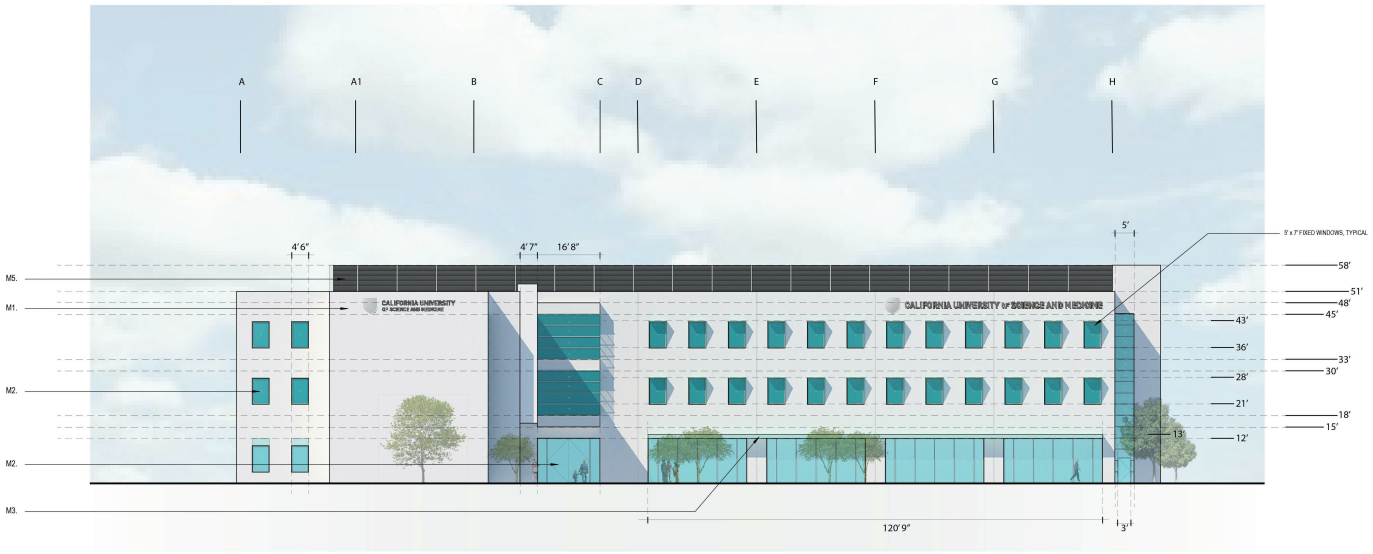
EAST ELEVATION 1' = 1/16"



WEST ELEVATION 1' = 1/16"

Source: SMITHGROUP JJR, 2018

The Altum Group

Exterior Building Elevations East and West

CUSM Initial Study

Exhibit

5A

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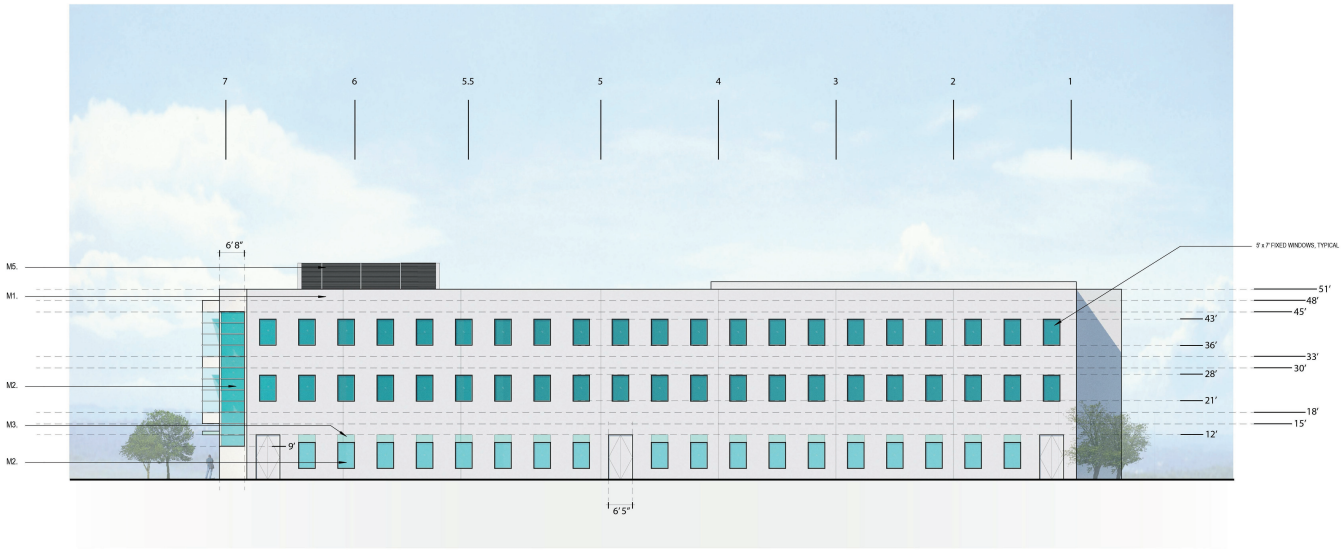

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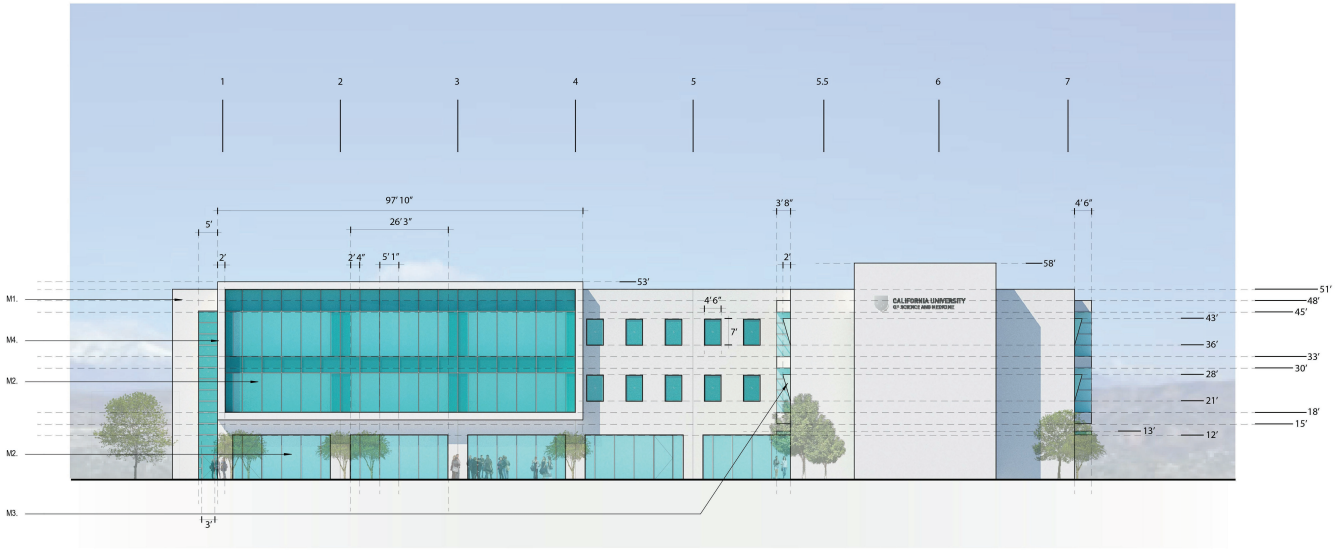

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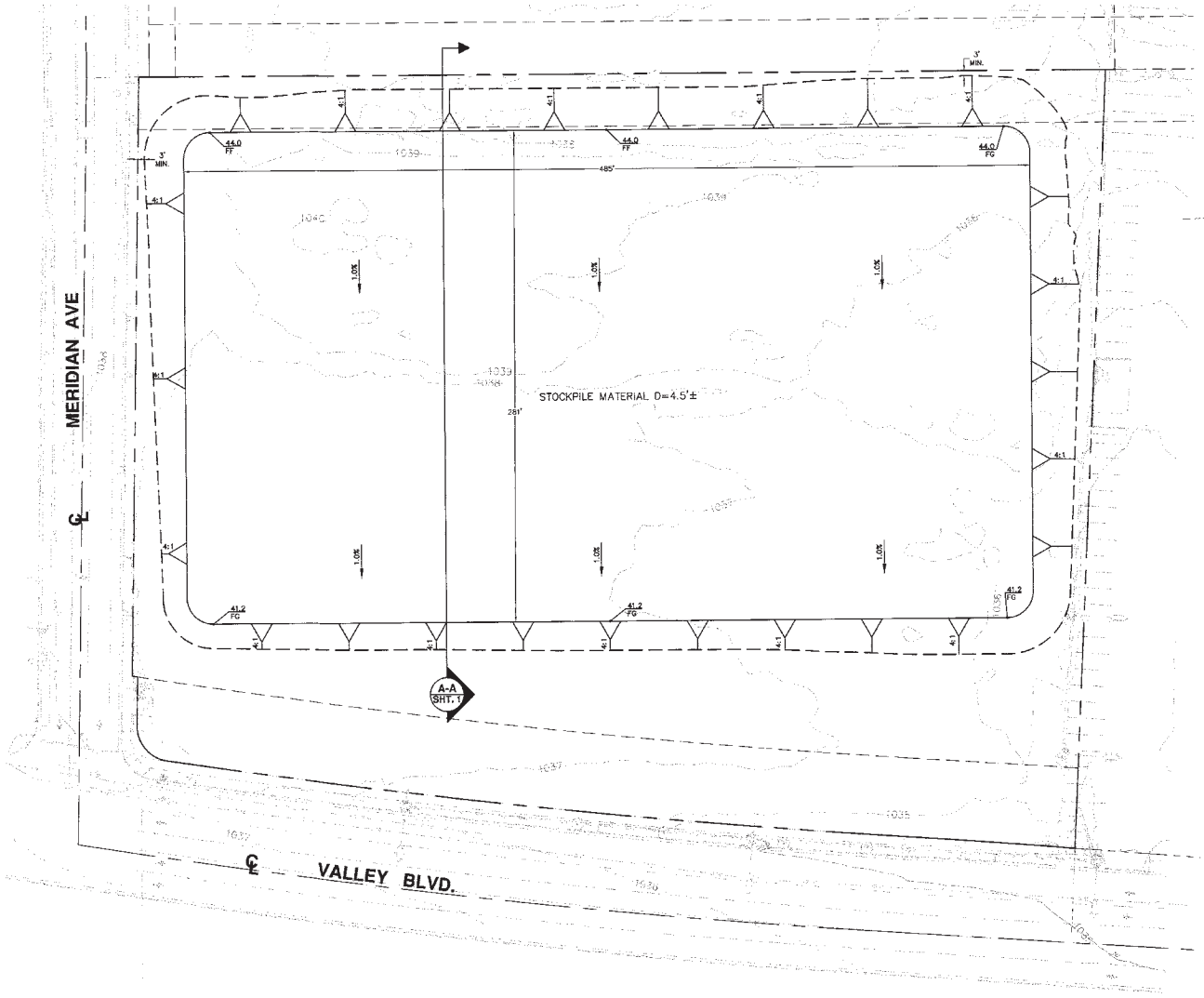
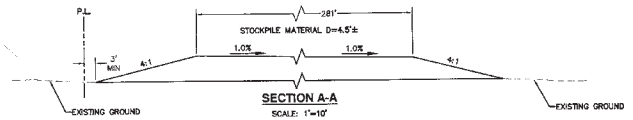




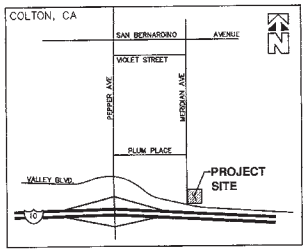
SECTION A-A
SCALE: 1"=10'

APN:
0162-281-56

OWNER / APPLICANT
CALIFORNIA UNIVERSITY OF SCIENCE AND MEDICINE
217 E. CLUB CENTER DR. STE. A
SAN BERNARDINO, CA 92408

PREPARED BY:
W.J. MCKEEVER INC.
900 E. WASHINGTON STREET, SUITE 208
COLTON, CA 92324
(909) 825-8048

GENERAL NOTES
1. STOCKPILE QUANTITIES = 25,000 C.Y. ±
2. PRIOR TO CONSTRUCTION ACQUIRE PERMIT FROM CITY OF COLTON.



VICINITY MAP
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Chapter 3 Environmental Evaluation

3.1 Evaluation Format

This Revised and Recirculated Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063d)(3) of the State CEQA Guidelines addressing the Contents of an Initial Study where

> *"…an Initial Study shall contain in brief form: an identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries. The brief explanation may be either through a narrative or a reference to another information source such as an attached map, photographs, or an earlier EIR or negative declaration. A reference to another document should include, where appropriate, a citation to the page or pages where the information is found."*

In addition, Section 15168 (d)(1) and (2) specifically addresses the use of a Subsequent Mitigated Negative Declaration tiered from a certified Program EIR such as that prepared for the Colton Hub City Centre Specific Plan.

> *"Use with Subsequent EIRs and Negative Declarations. A program EIR can be used to simplify the task of preparing environmental documents on later parts of the program. The program EIR can:*
>
> 1) *Provide the basis in an Initial Study for determining whether the later activity may have any significant effects.*
> 2) *Be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.*

For this Initial Study, the following four possible responses to each of the individual environmental topics are included in the checklist.

New Significant Impact. This response is used to indicate when the proposed project has changed to such an extent than what was evaluated in the CHCCSP Program EIR that a subsequent EIR or negative declaration would be required due to the presence of new significant environmental effects.

More Severe Impacts. This response is used to indicate when the circumstances under which the proposed project is undertaken have changed to such an extent that major revisions of the CHCCSP EIR, including the identification of new mitigation measures, are required because the severity of previously identified significant effects would substantially increase.

New Ability to Substantially Reduce Significant Impact. This response is used to show when new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the CHCCSP EIR was certified indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the proposed project.

No Substantial Change from Previous Analysis. This response is used to indicate that the proposed project would not create a new impact or substantially increase the severity of the previously identified environmental impact disclosed in the CHCCSP EIR.

At the end of the analysis of each environmental topic, mitigation measures identified in the Program EIR and Mitigation Monitoring and Reporting Program (MMRP) are restated. A project specific MMRP will be prepared for the CUSM project based on the MMRP prepared for the CHCCSP.

3.2 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	☐ Agricultural / Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ Hazards / Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation / Traffic	☐ Tribal Cultural Resources	☐ Utilities / Service Systems
☐ Mandatory Findings of Significance		

3.3 Environmental Determination

On the basis of this initial evaluation:

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

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact 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. 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 effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	*Date*
Mark Tomich, AICP, Development Services Director	

3.4 Revised and Recirculated Mitigated Negative Declaration

As discussed in Section 3.1 above, under Section 15168, if the lead agency finds that pursuant to CEQA Guidelines Section 15162, no new effects could occur or mitigation measures would be required, a development activity may be approved as being within the scope of the project covered by the Program EIR (CEQA Guidelines Section 15162(c)(2)), and no additional environmental evaluation is required. Where the lead agency can show that no new effects would occur and no additional mitigation measures would be necessary, the lead agency may prepare a negative declaration, a mitigated negative declaration, an addendum, or determine that no further CEQA documentation is required.

2015 Initial Study for the Development of the CUSM within the ARMC site or within in CHCCSP Planning Area 21

In 2015, in accordance with the CEQA Guidelines, the City determined that an Addendum to the CHCCSP Program EIR was not the appropriate environmental document for the CUSM project even though Alternative A was proposed to be developed on a 6.75–acre site within Planning Area 21 where the medical school would be allowed with a Conditional Use Permit. This is because the project applicant, was also proposing Alternative B – development of the CUSM and ancillary uses including a medical office building with related parking within the envelop of the County's Arrowhead Regional Medical Center (ARMC) campus, as well as the development of a parking lot on the 6.75 acres in Planning Area 21.

No development within the ARMC campus was evaluated in the CHCCSP Program EIR. The CHCCSP focused on the 373-acre project area surrounding the ARMC site but did not include the ARMC in the specific plan. Therefore, any future development within the ARMC site was not covered in the CHCCSP program EIR and a Mitigated Negative Declaration that evaluated both alternatives was prepared and circulated for public review. The evaluation of Alternative A, the development of the CUSM in Planning Area 21, did consider where development within Planning Area 21 was evaluated in the CHCCSP program EIR.

The circulation period for the Mitigated Negative Declaration ran from December 7 through December 28 2015. The City received three comment letters. These are as follows:

Letter No.	Comment Letter Received From	Date Received
1	Caltrans - District 8	December 28, 2015
2	San Bernardino County Fire District	December 23, 3015
3	San Bernardino County Department of Public Works	December 23, 2015

Caltrans provided an update on the I-10/Pepper Avenue interchange project; requested clarification on the methodology used in the preparation of the project's Traffic Impact Analysis

and requested that a construction management plan be prepared for the project; and requested clarification on whether an encroachment permit from Caltrans is anticipated should CUSM move forward with Alternative B. Responses to Caltrans comments are addressed in this revised and recirculated Draft Initial Study that focuses solely on Alternative A – development of the CUSM project in Planning Area 21 and not within the ARMC campus. Therefore, no encroachment permit will be required.

The San Bernardino County Fire District requested clarification on the various business and waste management plans that the CUSM operator will be required to prepare and maintain. Responses to the District's comments are addressed in the revised and recirculated Draft Initial Study.

Finally, the San Bernardino County Public Works Department letter did not contain any comments on the project.

2018 Revised and Recirculated Subsequent Initial Study for the Development of the CUSM in CHCCSP Planning Area 21

In 2018, the applicant determined that the optimal location for the CUSM was on the 6.75-acre site within Planning Area 21 and will not pursue development of any new uses on the ARMC site. Therefore, the subsequent Mitigated Negative Declaration has been revised to delete reference to Alternative B, and to focus the environmental evaluation on the development of the CUSM project in Planning Area 21, including updated Drainage Study, Preliminary WQMP, Traffic Impact Analysis (TIA); as well as the identification of a site in CHCCSP Planning Area 24 to stockpile approximately 25,000 cubic yards of soil on a vacant site approximately 0.50 mile south of the project site at the northeast corner of Meridian Avenue and Valley Blvd..

To evaluate the CUSM project in Planning Area 21, the Initial Study has been formatted to first identify the findings of the Program EIR for each environmental topic. Then the evaluation of the proposed project focuses on the project level impacts and how they were evaluated in the CHCCSP Program EIR. Mitigation measures are also identified in the Program EIR are identified where they apply to the proposed project. A project specific Mitigation Monitoring and Reporting Program (MMRP) will be prepared for the proposed project.

3.5 Environmental Checklist

1. Aesthetics

Environmental Setting

There are no areas with remarkable aesthetic qualities located within the project area as this area is developed with the Arrowhead Regional Medical Center (ARMC), residential neighborhoods on the north, the Hermosa Gardens Cemetery on the west, Valley Blvd and the

I-10 freeway on the south, and some industrial/warehouse uses and vacant land on the west. Mountains surrounding the valley are considered scenic vistas, and can be seen in almost every direction.

Views of the San Bernardino Mountains to the north stretch toward the east with Mt. San Gorgonio at a maximum elevation of 11,502 feet; and to the southeast, San Jacinto Peak with an elevation of 10,804. Several other peaks over 10,000 feet elevation are visible, including Mt. San Antonio (known locally as Mt. Baldy) at an elevation of 10,064 feet located in the San Gabriel Mountains to the northwest. These three notable mountains are located in designated wilderness areas established by the United States Forest Service (USFS). The Jurupa Hills are visible to the southwest and the Box Springs Mountains are visible to the southeast. Both of these ridges are low lying and may not be visible from the project area. Slover Mountain, at a current elevation of up to 1,161 feet, lies directly to the southeast along the I-10 freeway and has been a quarry site for limestone for over 100 years and is now only about one third as wide and one half as high as it originally stood. There are no visible natural river courses or rock outcroppings in the project area, nor are there any unusual geologic or architectural features.

Finally, the project is currently vacant and there are no sources of light and glare located on site.

Exhibit 7, *Photo Locations*, shows the locations where photos of the site from surrounding locations were taken. Site photos follow Exhibit 7.

Likewise, the proposed location of the site for the spreading of approximately 25,000 cubic yards of soil within Planning Areas 24 located approximately 0.50 mile south of the project site is also a vacant undeveloped site.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
AESTHETICS - Would the project:				
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?	☐	☐	☐	☒

ISSUES	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Information for this section is from the following sources: California University of Science and Medicine (CUSM) Site Plan and Building Elevations, July 2018; and Colton's Hub City Centre Specific Plan EIR related to Planning Area 21 prepared by The Altum Group, October 2014.

Discussion

The CHCCSP Program EIR determined that the development of new projects within the project area in accordance with the CHCCSP would result in impacts on Aesthetics but that impacts could be mitigated to a less than significant level. The proposed project does not represent a substantial change from the previous analysis of potential development within Planning Area 21 of the CHCCSP or grading in Planning Area 24 to stockpile of surplus soil from the project site. The findings are presented herein.

a/c) Would the project have a substantial adverse effect on a scenic vista? (Less Than Significant Impact With Mitigation Incorporated); and Would the project substantially degrade the existing visual character or quality of the site and its surroundings? *(Less Than Significant Impact With Mitigation Incorporated)?*

No substantial change from the previous Analysis in the CHCCSP Program EIR. The project site is currently a vacant graded and compacted unpaved lot (see Exhibit 2). CUSM is proposing an approximately 85,000 square foot, three-story campus building, with related parking, landscaping and utilities, as allowed in this OMU Planning Area. The project site and surrounding area have immediate views of Mt. San Antonio to the northwest and the San Bernardino Mountains to the north and northeast. There is also a partial view of Mt. San Jacinto to the southeast. The residential neighborhood to the north of the project site would be most susceptible to negative aesthetic impacts due to development. Since the proposed development would be to the south of the neighborhood, it would not impact the views of the mountain ranges to the north. Development of the project could negatively impact some views of Mt. San Jacinto and Box Springs Mountains to the southeast and Juniper Hills to the southwest, but from this area the views are already limited by the ARMC campus. The ARMC to south of the site is a six-story building that obstructs views of the mountains to the south and southwest.

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1 in = 312 ft

The Altum Group

Photo Locations

CUSM Initial Study

Exhibit

7

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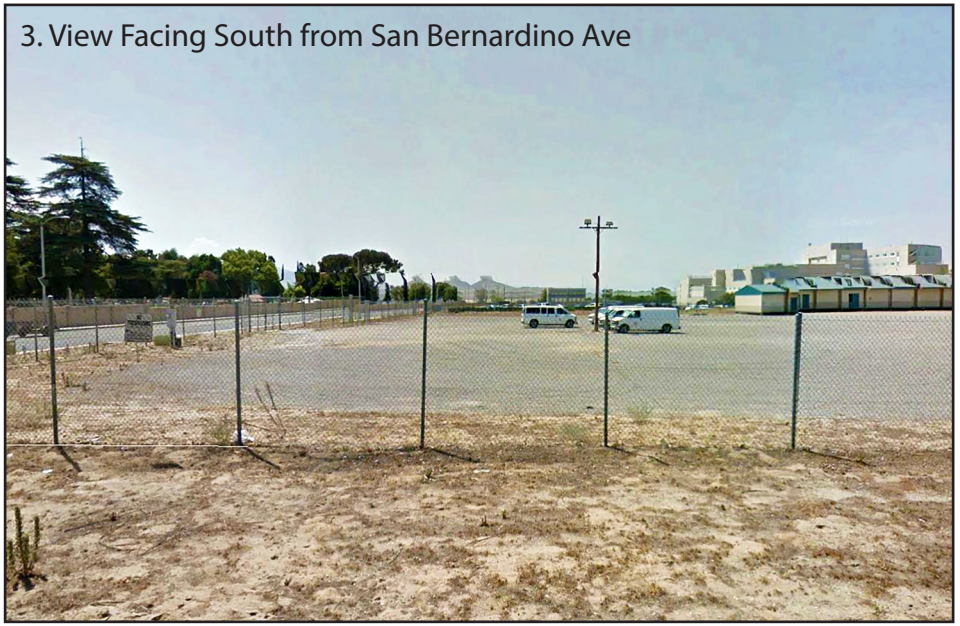

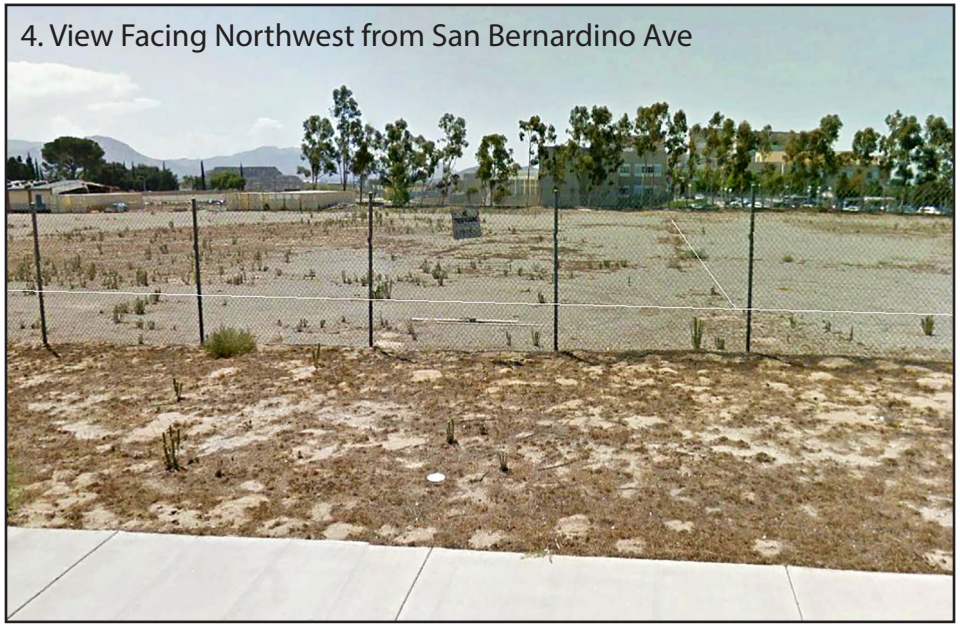

The Altum Group

Site Photos

CUSM Intial Study

Photos

1-4

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Also, the Hermosa Cemetery that is located east of the project site has mature trees situated throughout the grounds, many that stand approximately fifty feet high, obstructing mountain views to the southeast. Due to surrounding land uses already in place, many mountain views to the south have already been blocked to residents north of the project site.

Regarding the stockpiling of surplus soil from the project site in Planning Area 24, the soil would be stabilized to control fugitive dust. Therefore, this activity would not result in the obstruction of any views.

To limit aesthetic impacts on surrounding land uses, CUSM will be required to comply with the Development Standards set forth in Chapter 4.2 of the CHCCSP for the Office Mixed Use (OMU) Zone which has been included in the Planning Area 21 Master Plan prepared for the project. The building design will include contrasting and variable architectural detail on each building elevation to ensure that that building scale will not be monotonous or out of scale with land uses across San Bernardino Avenue or Meridian Avenue. Under existing conditions, structural building height cannot exceed sixty feet. The three-story CUSM building is proposed to be approximately 55-60 feet high. Therefore, with compliance of development standards, in regard to building height, impacts to scenic vistas would be less than significant. See CHCCSP Mitigation Measures AES-1 and AES-2 below.

b) Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? *(Less Than Significant Impact With Mitigation Incorporated)*

No substantial change from the previous Analysis in the CHCCSP Program EIR. There are no state designated scenic highways in the project area. Furthermore, there are no unique geologic features, rock outcroppings, or trees at the project site as Planning Area 21 is a vacant graded and compacted dirt lot, and the area within Planning Area 24 where surplus soil would be stockpiled has no distinctive features. Therefore there is no impact on scenic resources within a state scenic highway related to the development of the CUSM project.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? *(Less Than Significant Impact With Mitigation Incorporated)*

No substantial change from the previous Analysis in the CHCCSP Program EIR. The transformation from vacant land to the development of a new medical school campus with related parking, landscaping and lighting, would create new permanent sources of light and glare. The site is situated within 100 feet of the existing residential neighborhood to the

north across San Bernardino Avenue, and approximately 100 feet north of the nearest ARMC building, south of Violet Street. The City requires an applicant to prepare and submit lighting plans and a photometric analysis to assure that light spill-over would be contained to the project site. Exhibit 8, *Site Photometric Plan*, is a study of the proposed parking lot lighting scheme and the lighting scheme for the front of the building facing Violet Street. As shown in this exhibit, lighting spillover does not leave the project site which is the intent of photometric study to minimize light intrusion on adjacent properties. The three-story building will have windows on all sides of the building (see Building Elevations in Exhibit 5A and 5B), and the proposed use of the building includes hours of operation into the late evening hours (10 to 11 pm). Lights from the interior of the building may adversely affect the residential neighborhood to the north and the ARMC to the south. However, building plans are preliminary and the lighting study has not been completed at this time. Therefore, prior to commencement of construction at the project site, the applicant will be required to submit a lighting study to the Development Services Director or his designee for review and approval. This is in addition to the photometric study completed for the parking lot (Exhibit 8) and would be specific to the building to show how internal classroom/office lighting that would be visible from the building's windows. See CHCCSP Mitigation Measures AES-3 and AES-4 below. Finally, there is no lighting associated with the grading/spreading activities in Planning Area 24.

Mitigation Measures

CHCCSP Program EIR mitigation measures are as follows:

AES-1 Applicants submitting development review applications on sites in the project area shall prepare and submit a landscape plan along with their site plan to the City of Colton that meets the requirements of the City Municipal Code and is consistent with the adopted CHCCSP Landscape Design Guidelines.

AES-2 Landscaping and revegetation of graded areas shall occur as soon as practical after grading, to minimize the potential for erosion as well as to reduce the potential for visual and aesthetic impacts.

AES-3 Regarding the preparation of a Lighting Plan. The Applicant has completed this measure as part of the updated entitlement package for the development of the CUSM in Planning Area 21.

AES-4 Applicants submitting development review applications for projects within Planning Areas 16, 20, 22 (retail), and Planning Areas 21, 23, 24 (office- and retail-mixed) shall prepare and submit site plans including building elevations and lighting plans with photometric lighting analysis to the County of San Bernardino Land Uses Services Department for review and comment, that identifies the proposed luminosity and

location of all lighting fixtures, the orientation of the fixtures, the types of shielding that will be used to avoid producing glare, the type of shielding that would minimize light spillover, and demonstrate through the photometric analysis of how the fixtures would avoid the spread of stray light across site boundaries into the ARMC site. Lighting specifications that reduce light and glare shall appear as notes on the building plans.

Level of Significance After Mitigation

No new or more severe impacts associated with Aesthetics would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR with the implementation of Mitigation Measures AES-1 through AES-4.

2. Agriculture and Forestry Resources

Environmental Setting

The project site is located within an area designated as Urban and Built Up Land on the State's 2010 Important Farmland Map for San Bernardino County.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
AGRICULTURE AND FORESTRY RESOURCES - 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 Department 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:				
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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

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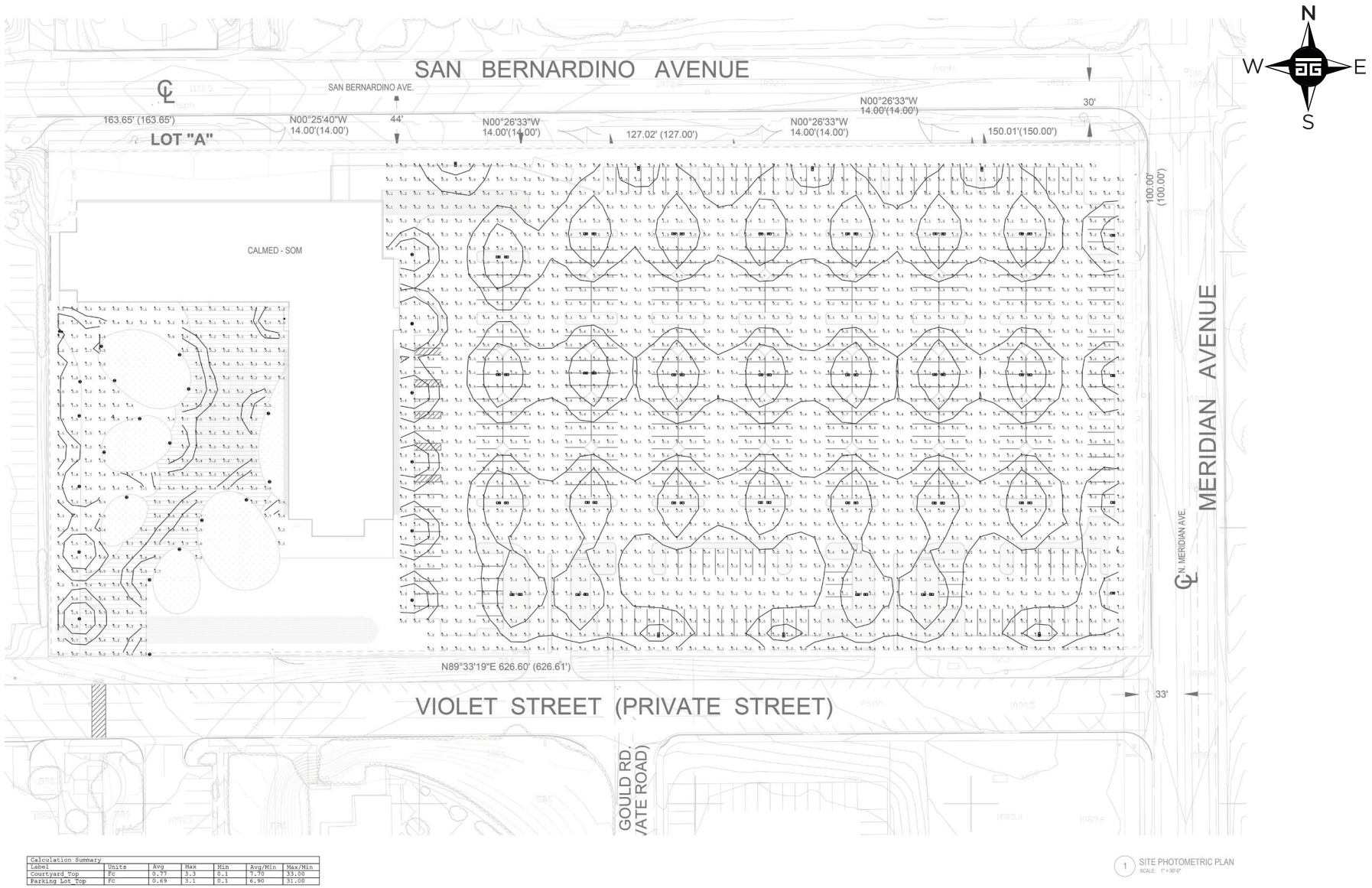

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ISSUES	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources 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))? Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural u	☐	☐	☐	☒

Information for this section is from: 2010 Important Farmland Map, San Bernardino County, State of California Department of Conservation and the Colton's Hub City Centre Specific Plan Draft EIR prepared by The Altum Group, May 2014.

Discussion

The CHCCSP Program EIR determined that the development of new projects within the project area in accordance with the CHCCSP would not result in any impacts to Agricultural or Forestry Resources because the project site is a vacant graded site within an urban area. The proposed project does not represent a substantial change from the previous analysis of potential development within Planning Area 21 or Planning Areas 24 of the CHCCSP. The findings are presented herein.

a) **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland)… to non-agricultural use?** ***(No Impact)***

No substantial change from the previous Analysis in the CHCCSP Program EIR. The project sites are located within an area of Urban and Built Up Land. Therefore, development would not impact any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, development of the project site or the stockpiling of surplus soil would have no impact.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *(No Impact)*

No substantial change from the previous Analysis in the CHCCSP Program EIR. The project sites are not located within an area zoned for agriculture and is not under a Williamson Act contract. Therefore, the project would not impact land zoned for agricultural use or Williamson Act contract lands.

c) Would the project 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))? *(No Impact)*

No substantial change from the previous Analysis in the CHCCSP Program EIR. The project sites are not located in an area of San Bernardino County where timberland is harvested and is not in an area zoned for use as timberlands. Therefore, development of the project site would not impact timberland resources.

d) Would the project result in the loss of forest land or conversion of forest land to non-forestuse? *(No Impact)*

No substantial change from the previous Analysis in the CHCCSP Program EIR. The project sites are not located in a forest area and therefore development would not impact forest lands.

e) Would the project 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? *(No Impact)*

No substantial change from the previous Analysis in the CHCCSP Program EIR. The project sites are not being used for farming or forest land and is not in an area where farming or forest harvesting occurs. Therefore, no impact will occur.

Mitigation Measures

No new or more severe impacts associated with Agricultural and Forestry Resources would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR.

Level of Significance After Mitigation

Not Applicable

3. Air Quality

Environmental Setting

The project sites are located within the western portion of San Bernardino County, which is part of the South Coast Air Basin (Air Basin) that includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The Air Basin is located on a coastal plain with connecting broad valleys and low hills to the east. Regionally, the Air Basin is bounded by the Pacific Ocean to the southwest and high mountains to the east forming the inland perimeter. The project site is located toward the northeast portion of the Air Basin near the foot of the San Bernardino Mountains, which define the eastern boundary of the Air Basin.

The climate of western San Bernardino County is characterized by hot dry summers, mild moist winters with infrequent rainfall, moderate afternoon breezes, and generally fair weather. Occasional periods of strong Santa Ana winds and winter storms interrupt the otherwise mild weather pattern. The clouds and fog that form along the area's coastline rarely extend as far inland as western San Bernardino County. When morning clouds and fog form, they typically burn off quickly after sunrise. The most important weather pattern from an air quality perspective is associated with the warm season airflow across the populated areas of the Los Angeles Basin (a geologic basin). This airflow brings polluted air into western San Bernardino County late in the afternoon. This transport pattern creates unhealthful air quality that may extend to the project site particularly during the summer months.

Sensitive Receptors in Project Vicinity

The Southern California Air Quality Management District (SCAQMD) considers a sensitive receptor to be a receptor such as a residence, hospital, or convalescent facility where it is possible that an individual could remain at the location for 24 hours. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are present for shorter periods of time, such as an eight-hour shift. The nearest sensitive receptor to the project site is the ARMC for which both alternatives are adjacent.

Criteria Pollutants

Criteria pollutants consist of: ozone, nitrogen oxides, carbon monoxide, sulfur oxides, lead, and particulate matter. These pollutants can harm human health and the environment, and cause property damage. The federal Environmental Protection Agency (EPA) calls these pollutants "criteria" air pollutants because they are regulated by the EPA by developing human health based and/or environmentally-based criteria for setting permissible levels. Table 3, *State and Federal Criteria Pollutant Standards*, shows the criteria pollutants, State and federal standards, and the

most relevant effects to humans that may occur. Table 4, *SCAQMD Air Quality Significance Thresholds*, lists SCAQMD's regional and local thresholds.

Table 3 State and Federal Criteria Pollutant Standards

Air Pollutant	Concentration / Averaging Time		Most Relevant Effects
	California Standard	Federal Primary	
Ozone (O3)	0.09 ppm / 1-hour 0.07 ppm / 8-hour	0.075 ppm, / 8-hour	(a) Pulmonary function decrements and localized lung edema in humans and animals; (b) Risk to public health implied by alterations in pulmonary morphology and host defense in animals; (c) Increased mortality risk; (d) Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (e) Vegetation damage; and (f) Property damage.
Carbon Monoxide (CO)	20.0 ppm / 1-hour 9.0 ppm / 8-hour	35.0 ppm / 1-hour 9.0 ppm / 8-hour	(a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; and (d) Possible increased risk to fetuses.
Nitrogen Dioxide (NO2)	0.18 ppm / 1-hour 0.030 ppm / annual	100 ppb / 1-hour 0.053 ppm / annual	(a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (b) Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and (c) Contribution to atmospheric discoloration.
Sulfur Dioxide (SO2)	0.25 ppm / 1-hour 0.04 ppm / 24-hour	75 ppb / 1-hour 0.14 ppm/annual	(a) Bronchoconstriction accompanied by symptoms which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma.
Suspended Particulate Matter (PM10)	50 µg/m^3 / 24-hour 20 µg/m^3 / annual	150 µg/m^3 / 24- hour	(a) Exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease; (b) Declines in pulmonary function growth in children; and (c) Increased risk of premature death from heart or lung diseases in elderly.
Suspended Particulate Matter (PM2.5)	12 µg/m^3 / annual	35 µg/m3 / 24-hour 12 µg/m3 / annual	
Sulfates	25 µg/m^3 / 24-hour	No Federal Standards	(a) Decrease in ventilatory function; (b) Aggravation of asthmatic symptoms; (c) Aggravation of cardio-pulmonary disease; (d) Vegetation damage; (e) Degradation of visibility; and (f) Property
Lead	1.5 µg/m^3 / 30-day	0.15 µg/m^3 /3- month	(a) Learning disabilities; and (b) Impairment of blood formation and nerve conduction.
Visibility Reducing Particles	Extinction coefficient of 0.23 per kilometer - visibility of ten miles or more due to particles when relative humidity is less than 70 percent.	No Federal Standards	Visibility impairment on days when relative humidity is less than 70 percent.

Source: California Air Resources Board; http://www.arb.ca.gov/research/aaqs/aaqs2.pdf

Table 4 – SCAQMD Air Quality Significance Thresholds

Mass Daily Thresholds		
Pollutant	**Construction (pounds/day)**	**Operation (pounds/day)**
NO_X	100	55
VOC	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SO_X	150	150
CO	550	550
Lead	3	3
Toxic Air Contaminants, Odor and GHG Thresholds		
TACs	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index > 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO_2e for industrial facilities	
Local Air Quality Thresholds		
Pollutant	**SCAQMD LSTs**	**Background Level**	**Significance Threshold**
NO_2 -1-hour average	0.18 ppm (338 µg/m^3)	146 µg/m^3	192 µg/m^3
PM_{10} -24-hour average Construction Operations	 10.4 µg/m^3 2.5 ug/m^3	 -- --	 10.4 µg/m^3 2.5 ug/m^3
$PM_{2.5}$ -24-hour average Construction Operations	 10.4 µg/m^3 2.5 µg/m^3	 -- --	 10.4 µg/m^3 2.5 ug/m^3
SO_2 1-hour average 24-hour average	 0.25 ppm 0.04 ppm	 9 µg/m^3	 0.25 ppm 0.04 ppm
CO 1-hour average 8-hour average	 20 ppm (23,000 µg/m^3) 9 ppm (10,000 µg/m^3)	 2530 µg/m^3 2044 µg/m^3	 20470 µg/m^3 7956 µg/m^3
Lead 30-day average Rolling 3-month average Quarterly average	 1.5 µg/m^3 0.15 µg/m^3 1.5 µg/m^3	 -- -- --	 1.5 µg/m^3 0.15 µg/m^3 1.5 µg/m^3

Source: http://www.aqmd.gov/ceqa/handbook/signthres.pdf

Local Air Quality Thresholds

In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. The Localized

Significant Threshold Methodology found that the primary emissions of concern are NO_2, CO, PM_{10}, and $PM_{2.5}$. These thresholds are also shown in Table 4.

Toxic Air Contaminants

According to the SCAQMD CEQA Handbook, any project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

> *If the Maximum Incremental Cancer Risk is 10 in one million or greater; or toxic air contaminants from the proposed project would result in a Hazard Index increase of 1 or greater.*

Odors

The SCAQMD CEQA Handbook states that an odor impact would occur if the proposed project creates an odor nuisance pursuant to SCAQMD Rule 402, which states:

> *"A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."*

Impact Analysis

ISSUES		New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
AIR QUALITY - 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:					
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 nonattainment under an applicable federal or state ambient air quality standard (including releasing	☐	☐	☐	☒

	ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
	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?	☐	☐	☐	☒

Information for this section is from: Air Quality and Global Climate Change Impact Analysis, prepared by Kunzman Associates, November 2015, included in Appendix A.

Discussion

The CHCCSP Program EIR determined that the development of new projects within the project area in accordance with the CHCCSP would result in significant and unavoidable impacts on Air Quality. The City, acting as the CEQA lead agency, adopted a Statement of Overriding Considerations when certifying the EIR in 2014. The subsequent Air Quality analysis conducted for the CUSM project concluded that at the project level the project would not result in significant and unavoidable impacts but would still contribute to the significant and unavoidable cumulative impact. Planning Area 21 is designated for Office Mixed Use development and the CUSM is allowed in this planning areas with a CUP. The hauling of approximately 25,000 cubic yards of soil approximately 0.50 mile to a site in Planning Areas 24 and the stockpiling of soil were not specifically addressed in the Program EIR, however it was assumed in that document that construction activities would include grading and hauling of soil within the CHCCSP project area.

Because implementation of the specific plan would result in significant and unavoidable impacts, a project level Air Quality Assessment was prepared for the project in 2015. In considering potential impacts, the analysis in the 2015 Initial Study covered two alternative development scenarios, A and B. This assessment focused on Alternative B – development of the CUSM building on a site at the southerly end of the ARMC campus, a separate medical office building, related parking lots, and a separate 700-space parking lot on the 6.75-acre CUSM site in Planning Area 21 -because this was the more intense use over Alternative A – development of only the CUSM building and related parking and landscaping on the 6.75-acre site in Planning Area 21. The findings are presented herein.

a-d) Would the project conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; result in a cumulatively considerable net increase

***of any criteria pollutant for which the region is in non-attainment?* (*Significant and Unavoidable*)**

No substantial change from the previous Analysis in the CHCCSP Program EIR. The proposed CUSM project is a conditionally permitted use in Planning Areas 21 which is designated for Office Mixed Use land uses. The program EIR evaluated a land use scenario in which the 10-acre planning area developed with a floor area ratio of .25 could be developed with up to 108,900 square feet. The CUSM has been designed to house approximately 85,000 square feet in a three-story building, with the remaining building square footage left for the 3.25-acre adjacent site. Currently that area is developed with a parking lot for ARMC employees and visitors.

Table 5, Construction-Related Regional Criteria Pollutant Emissions; Table 6, *Local Construction Emissions at the Nearest Receptor*; and Table 7, *Regional Operational Pollutant Emissions* show that at the project level, the proposed CUSM project would not generate air emissions in exceedance of regional and local emissions thresholds, with implementation of mitigation measures set forth in the CHCCSP program EIR. However, because the project site is within the larger 373-acre CHCCSP project area where the Program EIR found that emissions of criteria pollutants would result in significant and unavoidable impacts after mitigation is implemented, the proposed project would contribute to this significant and unavoidable impact on a cumulative level.

e)* Would the project create objectionable odors affecting a substantial number of people? *(Less than Significant)

No substantial change from the previous Analysis in the CHCCSP Program EIR.

Odor Impacts from Construction

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement and diesel exhaust emissions. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials or cessation of equipment use. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project.

Operational Odor Impacts

Potential sources that may emit odors during the on-going operations of the proposed projects would include odor from vehicular emissions and trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402 no significant impact related to odors would occur during the on-going operations of the projects.

Table 5 Construction-Related Regional Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Grading						
On-Site[2]	6.48	74.81	49.14	0.06	6.11	4.61
Off-Site[3]	0.09	0.10	1.38	0.00	0.23	0.06
Total	**6.57**	**74.92**	**50.52**	**0.06**	**6.33**	**4.67**
Building Construction						
On-Site[2]	3.41	28.51	18.51	0.03	1.97	1.85
Off-Site[3]	1.92	9.96	27.18	0.06	3.60	1.08
Total	**5.33**	**38.47**	**45.69**	**0.08**	**5.57**	**2.92**
Paving						
On-Site[2]	3.44	22.39	14.82	0.02	1.26	1.16
Off-Site[3]	0.06	0.08	1.03	0.00	0.17	0.05
Total	**3.51**	**22.46**	**15.85**	**0.02**	**1.43**	**1.21**
Architectural Coating						
On-Site[2]	42.05	2.37	1.88	0.00	0.20	0.20
Off-Site[3]	0.22	0.26	3.44	0.00	0.56	0.15
Total	**42.26**	**2.63**	**5.33**	**0.00**	**0.76**	**0.35**
Total of overlapping phases[4]	**51.10**	**63.57**	**66.87**	**0.11**	**7.76**	**4.48**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds	no	no	no	no	no	no

Source: Air Quality and Global Climate Change Impact Analysis, prepared by Kunzman Associates, November 2015, Table 7, *CalEEMod Version 2013.2*

Notes:

1. On-site emissions from equipment operated on-site that is not operated on public roads.
2. On-site emissions from equipment operated on-site that is not operated on public roads.
3. Off-site emissions from equipment operated on public roads.
4. Construction, architectural coatings and paving phases may overlap.

Table 6 Local Construction Emissions at the Nearest Receptor

Phase	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Grading	74.81	49.14	6.11	4.61
Building Construction	28.51	18.51	1.97	1.85
Paving	22.39	14.82	1.26	1.16
Architectural Coating	2.37	1.88	0.20	0.20
SCAQMD Threshold for 25 meters (82 feet)[2]	**270**	**1,746**	**14**	**8**
Exceeds Threshold?	no	no	no	no

Source: Air Quality and Global Climate Change Impact Analysis, prepared by Kunzman Associates, November 2015, Table 9.

Table 6 Notes:

1. Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for five acres in Central San Bernardino Valley (SRA 34), Revised October 21, 2009.
2. The nearest sensitive receptors are the homes north of San Bernardino Ave (~100 feet (~30 m) from the northern boundary of PA-21); therefore, the 25 m distance is used.

Table 7 – Regional Operational Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	**NOx**	**CO**	**SO2**	**PM10**	**PM2.5**
Area Sources[2]	13.10	0.00	0.13	0.00	0.00	0.00
Energy Usage[3]	0.04	0.37	0.31	0.00	0.03	0.03
Mobile Sources[4]	4.05	11.76	43.97	0.10	6.74	1.90
Total Emissions	**17.19**	**12.13**	**44.41**	**0.10**	**6.77**	**1.93**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	no	no	no	no	no	no

Source: *Air Quality and Global Climate Change Impact Analysis,* prepared by Kunzman Associates, November 2015, Table 10; *CalEEMod Version 2013.2.2.*

Notes:

1. Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
2. Energy usage consists of emissions from on-site natural gas usage.
3. Mobile sources consist of emissions from vehicles and road dust.

Mitigation Measures

Mitigation measures that would apply to a development project within Planning Area 21 are identified here. Some measures from the CHCCSP Program EIR are specific to sites adjacent or in close proximity to a DSF conservation area. Planning Area 21 and the proposed site for the soil stockpiling activity in Planning Area 24 are not adjacent to a conservation area, however, there is a conservation area east of the Hermosa Cemetery located which is located on the south east corner of San Bernardino Avenue and Meridian Avenue; and another conservation area near the southwest corner of San Bernardino Avenue and Pepper Avenue west of the project site. Note: portions of some measures have been underlined to represent project specific issues or an update to the measure to represent the most recent regulations since the certification of the Program EIR in 2014. In addition, measures AQ-9 and AQ-10 have been updated and AQ-16 added to address the most recent version of the California Green Building Code.

Construction Measures

AQ-1 The project applicant shall require that the grading contractors comply with SCAQMD Rule 403 minimum requirements for controlling fugitive dust and limit the grading area to no more than 5 acres per day. In addition the DSF HCP provides clear direction on how Best Available Control Measures (BACMs) should be implemented as follows:

- Each Covered Project Proponent shall ensure that active construction areas shall be watered regularly to control dust, and to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction areas. If at any time, significant amounts of dust or material are determined by the monitoring biologist to be affecting conserved habitat, then corrective measures must be taken immediately. This would include such measures as:
  - sweeping local streets regularly during construction (as necessary);
  - applying dust palliatives to areas that are not under active construction (as necessary);
  - pre-water larger sites prior to initiation of grading, grade sites in phases timed to coincide with construction so that no sites are left graded and exposed to the elements;
  - washing construction vehicles prior to leaving a construction site (as necessary);
  - Installing wind fencing around construction sites with signage that identifies who to call if dust is seen blowing from the site; and
  - Any other measures that, at the time of approval of individual development projects, must be implemented on a project by project basis.

AQ-2 The project applicant shall require that architectural coating products are used that do not exceed more than 5g/L VOC content.

AQ-3 The project applicant shall require that all diesel construction equipment used on-site be certified Tier 4 Final, with level 3 diesel particulate filters and oxidative catalysts that are at least 25 percent efficient.

- A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
- The project applicant shall encourage construction contractors to apply for SCAQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for SCAQMD "SOON" funds. The "SOON" program provides funds to accelerate clean up off-road diesel vehicles, such as heavy duty construction equipment. More information on this can be found at the following website: http://www.aqmd.gov/tao/Implementation/SOONProgram.htm.

Operational Measures

AQ- 4 All new development projects, or sites where significant redevelopment will occur shall be required to provide sidewalks along and within the property boundaries.

AQ-5 All new development projects, or sites where significant redevelopment will occur shall require that any future tenants institute a ride sharing program and employee vanpool/shuttle that is open to all employees.

AQ-6 For residential projects only; not applicable to the CUSM project.

AQ-7 All new development projects, or sites where significant redevelopment (greater than 50 percent increase in land use, or building coverage) will occur shall require that any future commercial tenants restrict delivery truck idling on the project site. (Note: although not a commercial project, it is anticipated that the CUSM would receive deliveries.

AQ-8 All future tenants must institute a recycling program that reduces waste to landfills by a minimum of 50 percent, or as stipulated by CalRecycle. The recycling program must include designated recycling bins at each proposed trash storage area and require all green waste to be stored in containers separate from other types of municipal solid waste.

AQ-9 All new development projects, or sites where significant redevelopment will occur shall exceed 2013 Title 24, Part 6 Standards by 3 percent (or the most recent version), and meet current Green Building Code Standards.

AQ-10 All new development projects, or sites where significant redevelopment will occur shall be equipped with faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures (see California Green Building Code Standards for the latest requirements).

AQ-11 Water-efficient irrigation systems shall be installed at all new development projects, or sites where significant redevelopment will occur that conforms to the requirements of Colton Municipal Code.

AQ-12 All new development projects, or sites where significant redevelopment will occur shall include ENERGY STAR-compliant appliances wherever appliances are needed in buildings on-site and that natural gas only hearths be installed when needed.

AQ-13 All new development projects, or sites where significant redevelopment will occur shall be developed with high-efficiency lighting on-site that is at least 10 percent more efficient than standard lighting. In addition, the operation of a site's outdoor lighting shall be limited to the hours necessary to support the function of a land use at a project site, and for security purposes.

AQ-14 All new development projects, or sites where significant redevelopment will occur shall require that architectural coating products used for maintenance/re-application do not exceed more than 5g/L VOC content.

AQ-15 All new development projects, or sites where significant redevelopment will occur adjacent to or near conservation sites established in the HCP, shall include measures to reduce impacts associated with the operation of any development projects. These must be developed on a project by project basis depending on the type of land use being proposed and a site's proximity to the conservation areas identified in the HCP. These must include BMPs such as routine parking lot and street sweeping to reduce particulate matter; encouraging employees to use alternative modes of transportation and carpooling, and the development of workforce housing near employment generators such as the ARMC.

AQ-16 All new non-residential development projects, or sites where significant redevelopment will occur shall provide designated areas for parking of electric vehicles and zero emission vehicles (ZEVs) for car-sharing programs. This measure shall be implemented on a project by project basis at the discretion of the Development Services Director.

Level of Significance After Mitigation

No new or more severe impacts associated with Air Quality would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR. With implementation of mitigation measures, project specific impacts can be reduced to less than significant levels, however as part of the larger CHCCSP project area, development of the CUSM in Planning Area 21 and the hauling and stockpiling of soil on a site within Planning Areas 24 would contribute to significant and unavoidable impacts on Air Quality. The City adopted a Statement of Overriding Considerations for Air Quality, therefore, no additional analysis is required.

4. Biological Resources

Environmental Setting

The project site is located at the southwest corner of San Bernardino Avenue and Meridian Avenue (CHCCSP Planning Area 21). The site is a graded and compacted vacant lot with little to no vegetation. The site has no native plant communities, sensitive wildlife, plant species, jurisdictional drainages or wetlands and does not function as a wildlife corridor. Likewise, the soil stockpile site in Planning Area 24 was previously developed and is now a vacant graded site.

The CHCCSP project area includes planning areas that have been set aside for habitat conservation for the Delhi Sands Flower-loving Fly (DSF). The project site is not within a planning area designated for conservation and is not adjacent to a conservation area. However, in order to acquire properties within these conservation areas and to fund management of these and existing conservation areas, proposed projects on vacant land within other planning areas are subject to mitigation fees as set forth in the City's Mitigation Fee Program. This program was

established as part of the City's *Development Impact Fee Calculation and Nexus Report* (Nexus Study), adopted in 2015.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
BIOLOGICAL RESOURCES - Would the project:				
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, and regulations or by the California Department of Fish and Game or US 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?	☐	☐	☐	☒

Information used to prepare this section is from: West Valley Habitat Conservation Plan for the Issuance of an Incidental Take Permit Under Section 10(A)(1)(B) of the Endangered Species Act for the Federally Endangered Delhi Sands Flower-loving Fly Projects within Colton, California of San Bernardino County, prepared by RBF, January 2014 (for lands within the CHCCSP project area; and City of Colton Development Impact Fee Calculation and Nexus Report, March 2015.

Discussion

The 6.75 acre project site located within Planning Area 21 is a vacant graded site that has been used for parking and placement of modular building in the past. The remaining 3.25 acres are owned by the County of San Bernardino; and that site is paved and used as a parking lot associated with the ARMC. Therefore, although at a program level, development within the CHCCSP project would result in impacts to Biological Resources - requiring the implementation of mitigation measures - for the project sites, no such impacts have been identified for the CUSM project. Note: the CHCCSP Program EIR determined that development projects within the CHCCSP project area would not conflict with the provisions of an adopted Habitat Conservation Plan (HCP) because an area specific HCP, the West Valley HCP, was prepared to accompany the Specific Plan and Program EIR so that future projects developed on vacant properties located within the CHCCSP project area would be subject to the requirements of the HCP regarding the Mitigation Fee Program.

With regard to the site in Planning Area 24 where approximately 25,000 cubic yards of soil will be hauled and stockpiled under a City issued grading permit, to a 5.5-acre site at the northeast corner of Meridian Avenue and Valley Blvd. approximately 0.50 mile from the project site. The site is subject to mitigation measures for Covered Projects under the HCP which include such measures as construction monitoring, dust control measures, preconstruction surveys for burrowing owl and other avian species.

The CHCCSP Program EIR determined that the development of new projects within the project area in accordance with the CHCCSP would not result in any significant unavoidable impacts to Biological Resources with implementation of mitigation measures. The proposed project does not represent a substantial change from the previous analysis of potential development within Planning Area 21 or Planning Area 24 of the CHCCSP. The findings are presented herein.

a) Would the project 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? (*Less Than Significant Impact With Mitigation Incorporated*)

No substantial change from the previous Analysis in the CHCCSP Program EIR. Although the Program EIR identified potentially significant impacts that could be reduced to less than significant levels with the implementation of mitigation measures, on the project level, the project site is a vacant graded site that has no sensitive plant or wildlife species due to lack of suitable habitat. Therefore, development of the project would not 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.

With regard to the site in Planning Area 24 where approximately 25,000 cubic yards of soil will be hauled and stockpiled under a City issued grading permit, to a 5.5-acre site at the northeast corner of Meridian Avenue and Valley Blvd. approximately 0.5mile from the project site. Because this portion of the planning area is undeveloped it may contain habitat for species including burrowing owl and other avian species. Therefore, the grading/spreading activities associated with the CUSM project are considered a Covered Activity under the HCP and subject to mitigation measures which include construction monitoring, dust control measures, preconstruction surveys for burrowing owl and other avian species. These measures are identified in the Mitigation Measures section below.

b) Would the project 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? (*No Impact*)

No substantial change from the previous Analysis in the CHCCSP Program EIR. See response to 4.a above.

c) Would the project 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? (*No Impact*)

No substantial change from the previous Analysis in the CHCCSP Program EIR. See response to 4.a above.

d) Would the project 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? (*Less Than Significant Impact With Mitigation Incorporated*)

No substantial change from the previous Analysis in the CHCCSP Program EIR. The Colton Unified School District, the former owner of the site, conducted routine weed abatement and at one time had placed modular buildings at the site. The project site is also fenced. The project site does not support any natural plant communities that may have occurred on the project site prior to grading and compacting. Vegetation is limited to sparse ruderal plants around the fenced perimeter and sporadically around the site. It is also apparent from aerial photographs that at one time the District used the site for the storage of modular units, vehicles, and miscellaneous materials. Currently, there is no storage occurring on site.

With regard to the grading/spreading activity in Planning Area 24, this activity does not include any fencing or other barrier to wildlife movement.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (*Less Than Significant Impact*)

No substantial change from the previous Analysis in the CHCCSP Program EIR. There are no regional or local policies protecting biological resources in the project area. All applicable policies are implemented at the State and federal levels. The County of San Bernardino has not yet formulated a local Multi-Species Habitat Conservation Plan (MSHCP) for the Valley area.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (*Less Than Significant Impact*)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The program EIR was certified in October 2014. In 2015, the City completed its Nexus Study that determined the parcels that would be subject to the payment of DSF development impact fees. Planning Areas 21 and 24 are located within the boundary of the West Valley HCP for the incidental take of DSF. This HCP has set aside conservation areas for the preservation of the DSF. According to the HCP, the parcels in Planning Area 21 are considered to be developed and therefore, the proposed project is considered to be a covered activity under the HCP. However, the Nexus Study included all vacant land, regardless of habitat value, in the fee schedule. The fee schedule shows a Cost Distribution per acre of $41,459 per for projects within Office Mixed Use planning areas. For the 6.75 acre CUSM site, the applicant will pay $279,848 for conservation of DSF habitat. The proposed stockpile site in Planning Area 24 is also subject to the fee for a total of $228,024.

Mitigation Measures

No new or more severe impacts associated with Biological Resources would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR. Payment of DSF mitigation fees as required the West Valley HCP Implementing Ordinance will be required prior to development of the project site in Planning Area 21. Therefore, no mitigation measures are required.

Regarding Planning Area 24 the following mitigation measures apply to the grading permit:

BIO-13 Measures for the protection of burrowing owls from harm during any ground disturbing activities shall be from the CDFW *Staff Report on Burrowing Owl Mitigation* (DCFG 2012) and may include but not be limited to the following:

- Pre-construction surveys for burrowing owl shall be conducted for individual projects proposed within the CHCCSP project area. The pre-construction survey for burrowing owls shall be conducted within 30 days of any ground disturbance activity of any project site in the project area.

- No disturbance shall occur within 50 meters of occupied burrows during the nonbreeding season (September 1 - January 31) or within 75 meters during the breeding season (February 1 - August 31). Onsite passive relocation shall be implemented if avoidance requirements cannot be met but only if an available burrow is within 100 meters (330 feet) from the occupied burrow. Offsite mitigation may be required if implementation of the project will result in less than 6.5 acres per bird or pair and such a plan must be approved by CDFW.

BIO-14 The following measures shall be implemented for other avian species on a project by project basis as development projects are proposed in the CHCCSP project area:

- Vegetation removal, clearing, and grading on development sites shall be performed outside of the avian breeding and nesting season (between February 1 and June 30), when feasible, to minimize the effects of these activities on breeding activities of migratory birds and other species. If clearing or other ground disturbance is proposed for a project site a qualified biologist shall conduct a site assessment 30 days prior, in order to determine if there is a likelihood that nesting birds could be on a site. If the biologist concludes that there is a possibility that nesting birds may be on a site a clearance survey for nesting birds shall be conducted no more than three (3) days prior to vegetation clearance or ground disturbing activities. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code.
- If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for raptors in the region of the project site normally occurs from February 1 to June 30. To protect any nest site, the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active as determined by a qualified biologist): (1) clearing limits shall be established a minimum of 300 feet in any direction from any occupied nest and (2) access and surveying shall not be allowed within 200 feet of any occupied nest. Any encroachment into the 300/200-foot buffer area around the known nest shall only be allowed if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants. Construction during the nesting season can occur only at the sites if a qualified biologist has determined that fledglings have left the nest.

- Review of topographic maps, aerial photographs and field surveys conducted as part of the preparation of the HCP show that there are no riparian habitat, wetlands or other jurisdictional waters occurring within the CHCCSP project area.

Level of Significance After Mitigation

Less than significant impact with implementation of mitigation measures BIO-13 and BIO-14..

5. Cultural Resources

Environmental Setting

The City of Colton has a Historic Preservation Ordinance codified in the City's Municipal Code, Chapter 15.40 Historic Preservation. The City also has designated four districts within the City that are historic and has a list of properties that have been designated as historic landmarks. Most of these landmarks are located within the historic core of the City on and around La Cadena Drive, and in south Colton, south of the I-10 Freeway. The nearest historic landmark to the project site is the Hermosa Gardens Cemetery to the east of Planning Area 21 and Planning Area 24, which has been in existence since 1888. The project sites are not located within that historic district and does not currently contain any designated historic landmarks.

The project sites are located primarily on Quaternary younger fan deposits of Holocene or historically recent aged (less than 11,000 years) alluvium. This Holocene alluvium has low potential for significant fossil deposits and is thereby assigned low paleontologic sensitivity. However, these Holocene sediments were mapped some years ago and may be shallowly underlain by older, sensitive Pleistocene deposits, which have proven to yield scientifically significant paleontological resources throughout southern California. The surficial units may overlie earlier deposits that are also present in portions of the project area but at uncertain depth. These deposits have an undetermined paleontologic sensitivity.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §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?	☐	☐	☐	☒

Information for this section is from the following source: Technical Review of the Cultural Resources Assessment Habitat Conservation Plan for the Federally Endangered Delhi Sands Flower-Loving Fly City of Colton, San Bernardino County, California in Support of the Medical School Parcels Project in the City of Colton, San Bernardino County, California, prepared by Applied Earthworks Inc., August 2015, included in Appendix B1. Paleontological Resource Assessment for the Medical School Parcels Project in the City of Colton, San Bernardino County, California, prepared by Applied Earthworks Inc., August 2015, included in Appendix B2.

Discussion

The CHCCSP Program EIR determined that the development of new projects within the project area in accordance with the CHCCSP would result in the following impacts:

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? *(Less Than Significant Impact With Mitigation Incorporated*)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Construction of the CUSM building and parking lot in Planning Area 21 would require grading and removal of approximately 25,000 cubic yards of soil, and excavation for building foundations, utilities, pavement, pole lighting, storm drains and irrigation systems. Due to the developed nature of the project site, it is not expected that archaeological or historical resources will be found during construction. In Planning Area 24, grading and stocking of exported soil is not anticipated to disturb archaeological resources because no excavation is proposed. However, as with any earthmoving activities, there is a possibility of discovering archeological or historical resources. Mitigation measure CR-1 provides a contingency for the possible discovery of archaeological or historical resources. With the mitigation measure, impacts to historical or archaeological resources would be less than significant.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? *(Less Than Significant Impact With Mitigation Incorporated*)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. See Response 5.a above.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *(Less Than Significant Impact With Mitigation Incorporated*)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project has low sensitivity to encounter paleontological resources due to the developed nature of the site (graded, compacted soils). However, because the CUSM site has potential to be underlain by Pleistocene sediments of unknown paleontological sensitivity, there is a possibility of discovering paleontological resources. Mitigation Measure CR-2 requires that all construction in the area where potential resources have been uncovered be halted, and a qualified, professional paleontologist retained to develop and implement a paleontological resources mitigation plan. For the grading/spreading activity in Planning Area 24, it is unlikely that this activity would uncover resources. However, this measure applies to construction activities in both planning areas.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries? *(Less Than Significant Impact With Mitigation Incorporated*)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. It is unlikely that human remains will be found during construction activities. However, in the event human remains are encountered, the project developer shall be required to comply with State of California Public Resources Health and Safety Code Section 7050.5-7055. Mitigation Measure CR-3 would be implemented in order to reduce impacts to less than significant.

Mitigation Measures

No new or more severe impacts associated with Cultural Resources would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR. The CHCCSP Program EIR identified the following mitigation measures related to Cultural Resources:

CR-1 If subsurface cultural resources are encountered during project-level implementation, or if evidence of an archaeological site or other suspected historic resources are encountered, all ground- disturbing activity will cease within 100 feet of the resource. A qualified archaeologist will be retained by the City/applicant to assess the find, and to

determine whether the resource requires further study. Potentially significant cultural resources could consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including structural remains, historic dumpsites, hearths and middens. These features are characterized by darkened soil, and could conceal material remains, including worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials and special attention should always be paid to uncharacteristic soil color changes. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated by a qualified archaeologist retained by the City/applicant for significance under all applicable regulatory criteria.

No further grading will occur in the area of the discovery until the City (CEQA Lead Agency) approves the measures to protect the resources. Any archaeological artifacts recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City (CEQA Lead Agency) where they would be afforded long-term preservation to allow future scientific study.

CR-2 Upon the uncovering or other discovery of paleontological resources during construction activities associated with the project's development, all construction on the site shall be halted, and a qualified, professional paleontologist should be retained to develop and implement a paleontological resources mitigation plan.

CR-3 In the event of an accidental discovery or recognition of any human remains, PRC Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98, or
- Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave

goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance:

- The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission,
- The descendant identified fails to make a recommendation; or
- The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

Level of Significance After Mitigation

Implementation of mitigation measure CR-1 through CR-3 will ensure that impacts associated cultural resources would be less than significant.

6. Geology and Soils

Environmental Setting

Faulting and Fault Hazards

The area that includes the project site lies on a relatively flat alluvial fan surface south of the Transverse Ranges, a geomorphic province that includes the San Gabriel and the San Bernardino Mountains. There are several fault zones in the area. The San Andreas is the main fault in a series of faults spanning over 800 miles and extending at least 10 miles in depth into the Earth's crust. The San Jacinto Fault Zone is a major branch of the San Andreas Fault System and extends in a northwest to southeast direction northeast of the project site. The Cucamonga Fault Zone lies to the northwest and the Elsinore Fault lies south of the project site. Reports published by the United States Geological Survey (USGS) cite the southern San Andreas fault, located fewer than 10 miles northerly from the project area sites, as the most likely of all faults in California to rupture in a magnitude 6.7 or greater earthquake in the next 30 years. The USGS also indicates that there is a 59 percent chance along the southern part of the San Andreas Fault for a magnitude 6.7, while the probability along a strand of the San Jacinto fault ranges from 61 to 31 percent and similarly, the Elsinore fault ranges from 24 to 11 percent.

Geologic hazards associated with seismic events on regional faults include ground rupture, severe ground shaking, liquefaction, slope failure and landsliding. The project sites are not located within an earthquake fault zone (Alquist Priolo Zone) where a fault traverses the site and during a seismic event fault rupture could occur. However, various types of ground failure can occur as a result of earthquake shaking; that can cause substantial damage to the built environment.

Ground failure types include settlement, collapse, subsidence, expansion, liquefaction, and slope failure.

Soils

The U.S. Department of Agriculture Natural Resource Conservation Service (NRCS) mapped the onsite soils as Delhi Fine Sand (Db). Due to surface disturbance in Planning Area 21, the soil composition consists of approximately 4 inches of crushed rock followed by medium dense to dense sand, however the upper 24 inches of soil encountered possessed varying apparent densities and moisture contents. Soils underlying this level consisted of medium dense to very dense sand to a depth of 50 feet below ground surface. The 5.5-acre site at the northeast corner of Meridian Avenue and Valley Blvd is disturbed and mostly cleared of vegetation but also contains Db soils.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. 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.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. 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 or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	☐	☐	☐	☒
a) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Information for the preparation of this section is from the following sources Colton's Hub City Centre Specific Plan EIR, May 2014; *Geotechnical Engineering Investigation Proposed Commercial Development North Meridian Avenue Colton, California,* prepared by, Krazan and Associates, Inc., May 2015, included in Appendix C1. *Results of Infiltration Testing Letter,* prepared by, Krazan and Associates, Inc., October 2015*,* included in Appendix C2.

Discussion

The CHCCSP Program EIR (including the Geotechnical Assessment prepared by Petra GeoSciences, 2014) concluded that the development of new projects within the project area in accordance with the CHCCSP would result in the following impacts:

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. **Fault Rupture (*Less Than Significant Impact With Mitigation Incorporated*).**

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project area is located on the San Bernardino South Quadrangle, Earthquake Fault Zones Map. The nearest fault is the San Jacinto Fault zone located approximately 2.5 miles to the northeast and followed by the San Andreas Fault zone located approximately 8.3 miles to the northeast. There are no known active faults projecting toward or extending through the project sites. Although the project area is within a seismically active area of southern California, it is not situated within a designated State of California Earthquake Fault Zone. Therefore, ground rupture along a known earthquake fault is not expected to occur on site.

ii. **Strong Seismic Groundshaking (*Less Than Significant Impact with Mitigation Incorporated)*.**

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The CHCCSP project area, including the CUSM project site will likely experience ground shaking from local and regional earthquakes post construction. Furthermore, it should

be recognized that the southern California region is an area of moderate to high seismic risk and that it is not considered feasible to make structures totally resistant to seismic related hazards. The CUSM project must be designed and constructed to resist the effects of seismic ground motions as provided in Sections 1626 through 1633 of the 2007 California Building Code (CBC). The method of design is dependent on the seismic zoning, site characteristics, occupancy category, building configuration, type of structural system, and building height.

No development is associated with the grading/spreading activity in Planning Area 24.

iii. **Seismic-related Ground Failure *(Less Than Significant Impact With Mitigation Incorporated)*.**

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Seismic related ground failure consists of liquefaction, slope failure and land sliding. The project site is generally flat with little to no sloping and landsliding is not likely to occur.

The San Bernardino County Land Use Plan- Geologic Hazard Overlay Map shows that the project area is not located within a liquefaction zone. In addition, groundwater in the region is located at a depth of greater than 50 feet in which loose silts and sands are not expected to be encountered by groundwater and is not expected to rise within the zone of structural influence or affect the construction of foundations and pavements for the project area. Therefore, the potential for liquefaction to occur within the project area is considered low.

However, due to the types of soils known to be within the CHCCSP project area, overexcavation and compaction of the CUSM site will be required to mitigate the potential for excessive settlement to occur. The project site was characterized in the CHCCSP Geotechnical Assessment as a relatively flat graded surface with gravel. Mitigation Measures GEO-1 through GEO-5 include requirements for overexcavation and compaction of building areas and the removal of any artificial fill. There is no development associated with the grading/stockpiling activity in Planning Area 24.

iv. **Landslides *(Less Than Significant Impact With Mitigation Incorporated*).**

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR.. Mitigation for potential landsliding is related to other planning areas and not Planning Areas 21 or 24. The project sites are generally flat; therefore, the potential for landslides are considered to be non-existent.

b) Would the project result in substantial soil erosion or the loss of topsoil? (*Less Than Significant Impact With Mitigation Incorporated*).

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The development of the proposed project would require grading preparation, excavation, trenching and paving activities that could result in soil erosion if exposed to periods of high wind or storm related events. To control the potential for erosion to occur, construction contractors are required to implement a dust control plan in compliance SCAQMD Rule 403 to reduce wind erosion (see Section 3 *Air Quality*). Additionally, contractors will be required to implement a Storm Water Pollution Prevention Plan (SWPPP) that outlines Best Management Practices in order to reduce the potential for water erosion during construction (see Mitigation Measure HWQ-1 in Section 9). Therefore, with implementation of the SWPPP, impacts in regard to substantial soil erosion or the loss of topsoil would be reduced to less than significant. The SWPPP is required for activities in both planning areas.

The City of Colton is subject to the National Pollutant Discharge Elimination System (NPDES) permitting process under its Municipal separate storm sewer systems (MS4) permit codified as Title 14, *Storm Drains and Floodplain Management* of the City's Municipal Code. The City is also a co-permittee under the Santa Ana RWQCB Order No. R8-2010-0036 (NPDES No. CAS618036), which issues the regional NPDES permit to the County of San Bernardino and the cities within the RWQCB's jurisdiction.

Construction activities that disturb one acre or more (whether a single project or part of a larger development) are required to obtain coverage under the state's NPDES General Permit for Dischargers of Storm Water Associated with Construction Activity. All future dischargers are required to obtain coverage under the Construction General Permit, whereas currently dischargers may elect to obtain coverage under the General Permit or under Individual Permits. The activities covered under the Construction General Permit include clearing, grading, and other disturbances. The permit requires preparation of a SWPPP and implementation of BMPs and a monitoring program. Construction activities would involve vegetation removal, grading, and excavation activities that could expose barren soils to sources of wind or water, resulting in erosion and sedimentation in and out of the project area. Typical BMPs intended to control erosion include sand bags, detention basins, silt fencing, landscaping, hydro-seeding, storm drain inlet protection, street sweeping, and any other measures to minimize and control construction and post-construction runoff to the "maximum extent practicable."

As discussed in Section 8, *Hydrology*, the applicant must prepare and submit a Preliminary Water Quality Management Plan (PWQMP) which includes post construction BMPs to be implemented and managed during the life of the project to ensure compliance with RWCQB water quality standards. Special requirements pertaining to stabilization of soils would apply specifically towards maintenance of vegetative landscaping, drainage culverts/channels and drainage inlets. With preparation and implementation of a SWPPP and WQMP and

compliance with City Code requirements, potential construction- related erosion impacts would be less than significant levels.

c) Would the project 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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (*Less Than Significant Impact With Mitigation Incorporated*).

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. See response to 6.a.iii above.

d) Would the project 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? (*Less Than Significant Impact*)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Expansive soils are those that shrink/swell with changes in soil moisture content. The most common problems occurring with development on these soils are related to building construction where changes in soil moisture content can cause alternate shrinking and swelling resulting in cracked foundations.

Near surface soils encountered at the project site are identified as having a low expansion potential. Furthermore, proper excavation and compaction as recommended in the Geotechnical Assessment prepared for the CHCCSP shall be implemented (GEO-1 and GEO-3 through GEO-5) for development of the proposed project, and as approved by the City's Public Works Director and shall be completed prior to placement of new asphalt concrete (AC) for parking and prior to concrete pouring for the CUSM building foundation. Lastly, the project applicant will adhere to mitigation from the CHCCSP EIR specific towards over-excavation of near-surface soils (included in GEO-1 and GEO -3 through GEO-5). Therefore, with mitigation implemented, all project area impacts in regard to risks from expansive soils would be reduced to less than significant. No development is associated with grading/spreading activities in Planning Area 24.

e) Would the project 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? (*No Impact*)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. All development projects in the CHCCSP project are required to connect to the local sewer system. Therefore, there is no impact associated with development of the CUSM project.

Mitigation Measures

No new or more severe impacts associated with Geology and Soils would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR. The CHCCSP Program EIR identified the following mitigation measures related to Geology and Soils:

GEO-1 Prior to building foundation and pavement construction, the applicant for the CUSM project shall comply with Mitigation Measure GEO-4 of the CHCCSP EIR and with all recommendations listed in the *Geotechnical Engineering Investigation* (Appendix C1) specific to the preparation of soils through overexcavation and recompaction.

GEO-2 Measure does not apply to Planning Area 21.

GEO-3 Re-evaluation of Documented Fill: Although not confirmed during the geotechnical due diligence assessment, it is possible that the artificial fill associated with the numerous vacant cut and fill pads within the project area (both in developed and undeveloped areas) were tested and documented during placement. Exhibit 4.6-5 shows the areas of the site containing vacant fill pads. Whether this is the case or not, it would be prudent to perform a geotechnical subsurface investigation in these areas to evaluate these fill soils if these pads are to be utilized for structural improvements. In addition, it is currently unknown whether or not these pads represent cut pads in structural late Pleistocene sediments, or documented fill pads. Fills and cuts also will likely occur associated with existing structures. Evaluation of these soils shall be considered for future proposed development on a project by project basis.

GEO-4 Overexcavation of Near-Surface Soils: The project area contains relatively loose soils in the near surface across most of the undeveloped portions of the project area including the vacant cut-fill pads. These loose soils are associated with historic human activity (dumping, minor grading): wind-blown sands, erosion, and near surface weathering. Therefore, in areas where these materials will not be completely removed as a result of design grading, the applicant shall be required to overexcavate and recompact the near-surface alluvium to mitigate excessive settlement and removal of deleterious material to the satisfaction of the project geologist.

GEO-5 Cut/Fill Transitions: To mitigate the potential for differential settlement and to provide a relatively uniform bearing surface for proposed structures supported thereon, the cut portions of the building pads should be overexcavated and replaced as compacted fill.

Level of Significance After Mitigation

Implementation of mitigation measure GEO-1 and GEO-3 through GEO-5 will ensure that impacts associated geology and soils would be less than significant.

7. Greenhouse Gas Emissions

Environmental Setting

The program EIR utilized the San Bernardino County Regional GHG Reduction Plan prepared in 2013 to evaluate GHG emissions associated with the CHCCSP. Subsequently in 2015, the City of Colton adopted a Climate Action Plan (CAP) based on the County's regional GHG Reduction Plan. The CAP was prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32. Based on the CARB Scoping Plan, reducing GHG emissions to 1990 levels by 2020 means cutting approximately 30 percent from business-as-usual (BAU) emissions levels, or about 15 percent from year 2008 levels, which is the baseline year for the CAP. Consistent with the CARB Scoping Plan, the City of Colton has chosen a reduction target of 15 percent below 2008 GHG emissions levels by 2020. If the project exceeds the SCAQMD screening threshold of 3,000 MTCO2e per year for all land use types, then the project's year 2020 emissions will be compared to the project's baseline GHG emissions.

The project's opening year 2017 emissions (now 2019) were calculated and compared to the SCAQMD 3,000 MTCO2e per year screening threshold.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
GREENHOUSE GAS EMISSIONS - Would the project:				
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 regulations adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Information for the preparation of this section is from the following source Air Quality and Global Climate Change Impact Analysis, prepared by Kunzman Associates, April 2014.

Discussion

The 2015 Draft Initial Study for the proposed project consisted of the evaluation of two alternative projects: 1) the CUSM building with related parking located in Planning Area 21 (Alternative A); and 2) the CUSM building, an additional medical building, new parking to be located adjacent to the two buildings to be located on a site located south of the ARMC building, along with additional parking to be located in Planning Area 21 (Alternative B). Because Alternative A represented a less intense alternative with only the CUSM project being developed,

the analysis of the project's greenhouse gas emissions was conducted for Alternative B which represents a worse-case analysis.

The CHCCSP Program EIR determined that the development of new projects within the project area in accordance with the CHCCSP and mitigation measures set forth in the Program EIR, would not result in significant impacts associated with the generation of GHG emissions.

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (*Less Than Significant Impact With Mitigation Incorporated*)

No Substantial Change from Previous Analysis in the CHCCSP Program EIR. The CalEEMod Version 2013.2.2 was used to calculate the GHG emissions associated with the development of the CUSM. The project's emissions were calculated and compared to the SCAQMD draft screening threshold of 3,000 metric tons of CO_2e per year. The results are shown in Table 8, *Project Related Greenhouse Gas Emissions*. The table shows that the proposed project would generate approximately 1,866.94 MTCO2e per year.

Table 8 Project Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO2	**NonBio-CO_2**	**CO_2**	**CH_4**	**N_2O**	**CO_2e**
Area Sources[1]	0.00	0.03	0.03	0.00	0.00	0.03
Energy Usage[2]	0.00	645.77	645.77	0.00	0.00	647.63
Mobile Sources[3]	0.00	1,056.56	1,056.56	0.04	0.00	1,057.41
Waste[4]	52.74	0.00	52.74	3.12	0.00	118.19
Water[5]	0.96	24.35	25.31	0.10	0.00	28.16
Construction[6]	0.00	15.46	15.46	0.00	0.00	15.51
Total Emissions	**53.70**	**1,742.19**	**1,795.89**	**3.26**	**0.00**	**1,866.94**
SCAQMD and GHG Reduction Plan Screening Threshold						**3,000**
Exceeds Threshold?						**no**

Source: Air Quality and Global Climate Change Impact Analysis, prepared by Kunzman Associates, November 2015, Table 11; CalEEMod Version 2013.2.2

Table 8 Notes:

1. Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
2. Energy usage consist of GHG emissions from electricity and natural gas usage.
3. Mobile sources consist of GHG emissions from vehicles
4. Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
5. Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
6. Construction GHG emissions based on a 30 year amortization rate.

According to the thresholds of significance, a cumulative global climate change impact would occur if the GHG emissions exceed the 3,000 metric tons per year of CO2e SCAQMD and the Reduction Plan Screening threshold. Therefore, operation of the proposed project would not create a significant cumulative impact to global climate change.

The CUSM project is subject to the requirements of the latest California Green Building Standards Code (2016 or later). The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings. The analysis of the project's contribution to GHG assumed compliance with these standards which are listed herein.

The California Green Building Standards Code Chapter 5, *Nonresidential Mandatory Measures*, requires a number of mandatory measures for new non-residential projects. Several of these measures are already required by other codes, regulations or rules. For example:

- Section 5.106.8, *Light Pollution Reduction*, addresses the reduction in light pollution associated with urban development. This issues is addressed at the local level with the City of Colton's requirement that new non-residential development projects include a site specific photometric study showing how light spillover onto adjacent properties is controlled.
- Section 5106.10, *Grading and Paving*, addresses post construction surface water flows that are also covered under the project's WQMP.
- Section 5.303, *Indoor Water Use*, addresses requirements for indoor plumbing fixtures and fittings and maximum allowable flow rates for non-residential land uses.
- Section 5.304, *Outdoor Water Use*, addresses irrigation of landscape areas and refers developers to local ordinances. The City of Colton has a local landscape ordinance and the CHCCSP Site.
- Section 5.408, *Construction Waste Management Plans*, for the diversion of nonhazardous construction and demolition waste including excavated soil and land clearing debris (export); or alternate waste reduction methods such as diversion to recycling facilities.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as State law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance as long as they provide a minimum 50-percent diversion requirement. The Code also provides exemptions for areas not served by construction and demolition recycling infrastructure. The California Building Code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? *(Less Than Significant with Mitigation Incorporated).*

No Substantial Change from Previous Analysis in the CHCCSP Program EIR. The applicable plan for the proposed project is the City's Climate Action Plan (2015) which is based on the San Bernardino County Regional GHG Reduction Plan (2013). The CAP was prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32.

SCAQMD's screening thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012.

Therefore as the project's emissions meet the threshold for compliance with Executive Order S-3-05, the project's emissions also comply with the goals of AB 32; which is also the goal of the SANBAG GHG Reduction Plan and the Draft City of Colton CAP.

At a level of 1,866.94 MTCO2e per year, the project's GHG emissions fall well below the SCAQMD and GHG Reduction Plan screening threshold of 3,000 metric tons per year of CO2e for all land uses. Furthermore, the project will comply with applicable Green Building Standards and City of Colton's policies regarding sustainability (as dictated by the City's General Plan and CAP), and the mitigation measures set forth in Section 3, Air Quality.

Mitigation Measures

No new or more severe impacts associated with Greenhouse Gas Emissions would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR. The CHCCSP Program EIR identified mitigation measures for Air Quality and these also apply to projects in the CHCCSP project area for Greenhouse Gas Emissions. These are included in Section 3.5.3, *Air Quality*, above.

Level of Significance After Mitigation

Compliance with applicable Green Building Standards, City of Colton's policies regarding sustainability (as dictated by the City's General Plan and CAP), and the mitigation measures set forth in Section 3, Air Quality, will ensure that impacts associated with the generation of GHG emissions would be less than significant.

8. Hazards and Hazardous Materials16

Project Setting

Existing Conditions

Hazardous materials, as defined by the California Code of Regulations (CCR), are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed of, or otherwise managed. Hazardous materials are grouped into the following four categories, based on their properties:

- Toxic (causes human health effects);
- Ignitable (has the ability to burn);
- Corrosive (causes severe burns or damage to materials); and
- Reactive (causes explosions or generates toxic gases).

A hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. If improperly handled, hazardous materials and hazardous waste can result in public health hazards if released into the groundwater or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer. The CCR, Title 22, Sections 66261.2024 contains technical descriptions of toxic characteristics that could cause soil or groundwater to be classified as a hazardous waste.

The 6.75-acre site is a vacant lot northeast of the ARMC, formerly owned by the Colton Unified School District (CUSD) and now owned by the project applicant. According to a review of recent aerial photographs, the site was used to store vehicles and modular buildings, but currently the site is vacant. This site was not identified as a Potential Environmental Concern (PCE) in the *Phase I Environmental Site Assessment* (ESA) prepared for the CHCCSP Environmental Impact Report.

Airports

The closest public airport is the San Bernardino International Airport (SBIA), which is approximately 6.0 miles northeast of the project site. The project sites are located approximately 13.3 miles east of Ontario International airport and the Flabob Airport is approximately 6.9 miles south of the site. The site is not located within the area of influence for any of these airports.

Private Airstrip or Airport

There are no private airstrips or private airports located in the vicinity of the project area. However, the ARMC has a helicopter landing site (two pads) located in the northeast corner of the hospital site near the emergency room at the southeast corner of Meridian Avenue and Violet Street. The landing site is located approximately 400 feet south of Planning Area 21.

Wildland Fire Areas

The project site is not located near the mountains or desert regions of the County where proximity to wildland areas is more common. Any brush fires that may occur within the project vicinity can be quickly addressed due to the availability of fire protection services in the vicinity.

Regulatory Requirements

Federal

Resource Conservation and Recovery Act

The 1976 Federal Resource Conservation and Recovery Act (RCRA) and the 1984 RCRA amendments regulate the treatment, storage, and disposal of hazardous and non-hazardous wastes. The legislation mandated that hazardous wastes be tracked from the point of generation to their ultimate fate in the environment. This includes detailed tracking of hazardous materials during transport and permitting of hazardous material handling facilities. The 1984 RCRA amendments provide the framework for a regulatory program designed to prevent releases from underground storage tanks (USTs). The proposed project under either alternative does not include USTs.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) introduced active federal involvement with emergency response, site remediation, and spill prevention, most notably through the Superfund program. The act was intended to be comprehensive in encompassing both the prevention of, and response to, uncontrolled hazardous substances release. The act includes environmental response, providing mechanisms for reacting to emergencies and to chronic hazardous material releases. In addition to establishing procedures to prevent and remedy problems, it is also designed to plan for and

respond to failure in other regulatory programs and to remedy problems resulting from action taken before the era of comprehensive regulatory protection.

State of California

California Health and Safety Code

The California Environmental Protection Agency (Cal/EPA) has established rules governing the use of hazardous materials and the management of hazardous wastes. California Health and Safety Code Sections 25531, et. seq. incorporate the requirements of Superfund Amendments and Reauthorization Act and the Clean Air Act as they pertain to hazardous materials. Health and Safety Code Section 25534 directs facility owners storing or handling acutely hazardous materials in reportable quantities to develop a Risk Management Plan (RMP). The RMP must be submitted to the appropriate local authorities, the designated local administering agency, and the California EPA for review and approval.

California Environmental Protection Agency Unified Program

Cal/EPA administers the Unified Program that consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. The state agencies responsible for these programs set the standards for their program while local governments implement the standards. The state agency partners involved in the Unified Program have the responsibility of setting program element standards, working with CalEPA on ensuring program consistency and providing technical assistance to the Certified Unified Program Agencies (CUPAs) and Participating Agencies (PAs). The Secretary of Cal/EPA is directly responsible for coordinating the administration and certification of the Unified Program. The Secretary has certified 83 CUPAs as of March 2012, including the San Bernardino County Fire Department. These 83 CUPAs carry out the responsibilities previously handled by approximately 1,300 state and local agencies. The following state agencies are involved with the Unified Program:

Department of Toxic Substances Control (DTSC)

The Department of Toxic Substances Control provides technical assistance and evaluation for the hazardous waste generator program including onsite treatment (tiered permitting).

Governor's Office of Emergency Services (DES)

The Governor's Office of Emergency Services is responsible for providing technical assistance and evaluation of the Hazardous Material Release Response Plan (Business Plan) Program and the California Accidental Release Response Plan (CalARP) Programs.

Office of the State Fire Marshal (OSFM)

The Office of the State Fire Marshal is responsible for ensuring the implementation of the Hazardous Material Management Plans and the Hazardous Material Inventory Statement Programs. These programs tie in closely with the Business Plan Program.

State Water Resources Control Board (SWRCB)

The State Water Resources Control Board provides technical assistance and evaluation for the underground storage tank program in addition to handling the oversight and enforcement for the aboveground storage tank program.

San Bernardino County

San Bernardino County Hazardous Materials Program

The San Bernardino County Fire Department's Hazardous Materials Division (HAZMAT) serves area residents of the City of Colton by responding to emergencies and monitoring hazardous materials and is designated by the State Secretary for Environmental Protection as the CUPA for most cities and unincorporated areas within San Bernardino County. As a part of CUPA, the San Bernardino County Fire Department manages the following hazardous material and waste programs:

- Hazardous Materials Release Response Plans and Inventory (Business Plan);
- California Accidental Release Program (CalARP);
- Underground Storage Tanks (UST);
- Aboveground Petroleum Storage Spill Prevention Control and Countermeasures (SPCC);
- Hazardous Waste Generation and Onsite Treatment; and
- Hazardous Materials Management Plans and Inventory Statements under Uniform Fire Code Article 80.

All facilities in San Bernardino County that handle or store hazardous materials in a quantity required by State law and regulation are to report such use or storage to the County of San Bernardino CUPA before the operation of their business. The amount of detail required to be reported, depends on whether or not a facility is subject to State Hazardous Materials Business Plan (HMBP).

A HMBP is a document containing detailed information on the storage of hazardous materials at a facility. Chapter 6.95 of the California Health & Safety Code (HSC) and Title 19, Division 2, of the California Code of Regulations (CCR) require that facilities which use or store such materials at or above reporting thresholds (see below) submit this information. The intent of

the HMBP is to satisfy federal and State *Community Right-To-Know* laws and provide detailed information for use by emergency responders. All persons at the facility who are qualified to serve as emergency coordinators must be thoroughly familiar with the contents and use of the HMBP, with the operations and activities of the facility, and with the locations of all hazardous materials records maintained by the facility.

The owner of a facility must complete a HMBP and submit a copy to the CUPA for each site that handles any individual hazardous material or mixture containing a hazardous material which has a quantity at any time during the reporting year equal to or greater than:

- 500 pounds or more of any solid hazardous material [HSC §25503.5(a)]
- For liquid hazardous materials:
    - More than 55 gallons of any type or 275 gallons aggregate quantity on site for lubricating oils as defined by HSC §25503.5(b)(2)(B): [HSC §25503.5(b)(2)(A)]
    - 55 gallons or more of any other liquid, including waste oil. [HSC §25503.5(a)]
- For hazardous material gases:
    - More than 1,000 cubic feet (at standard temperature and pressure) of Oxygen, Nitrogen, or Nitrous Oxide stored/handled at a physician, dentist, podiatrist, veterinarian, or pharmacist's place of business. [HSC §25503.5(b)(1)]
    - More than 300 gallons of Propane used for the sole purpose of heating the employee working areas within the facility. [HSC §25503.5(b)]
    - 200 cubic feet or more of any other gas. [HSC §25503.5(a)]
- Amounts of radioactive materials requiring an emergency plan under Parts 30, 40, or 70 of Title 10 Code of Federal Regulations (CFR) or applicable quantities specified in items 1, 2, or 3, above, whichever amount is smaller. [HSC §25503.5(a)]
- Applicable federal threshold planning quantities for extremely hazardous substances listed in 40 CFR Part 355, Appendix A.

Note: Retail (Consumer) Products packaged for direct distribution to, and use by, the general public are exempt from HMBP requirements except where the local agency determines otherwise pursuant to HSC §25503.5(c)(1).

The HMBP must contain the following elements:

- Type of business;
- Description of activities;
- List of hazardous materials on-site;

- Business owner/operator identification;
- Hazardous Materials Inventory Statement (One page per chemical);
- A map of the facilities showing the location(s) where hazardous materials are stored and used;
- An emergency response/contingency plan, with an evacuation plan;
- An employee training plan; and
- Recordkeeping.

San Bernardino County Local Enforcement Agency

To protect the public and the environment from potential exposure to medical waste, the State has implemented a Medical Waste Management Program (Program), which regulates the generation, handling, storage, treatment, and disposal of medical waste. The Program allows for a local authority to act as the Local Enforcement Agency (LEA) for the State. The San Bernardino County Department of Environmental Health is the LEA responsible for overseeing the Program. The proposed facilities will likely generate medical waste that must be properly disposed of. Both facilities must register with the LEA as either a Large Quantity Medical Waste Generator (greater than 200 pounds per month) or a Small Quantity Medical Waste Generator (less than 200 pounds per month). In addition, a medical waste generator must prepare and implement a Medical Waste Management Plan (MWMP). An MWMP must be prepared and submitted to the LEA for each new facility, transfer of ownership of an existing facility, relocation of a permitted facility, and/or changes to a previously submitted MWMP. The MWMP must include a list of the types of wastes generated at the facility, an estimate of the quantity of medical waste generated monthly, an explanation of how the facility disposes of medical waste, and an emergency action plan that explains how a facility will manage an emergency. Emergencies include such events as a treatment system breakdown, inability of the waste hauler to pick up the waste, spills, or natural disaster. The State provides a MWMP Checklist (Form CDPH 8661) to assist generators of medical waste with the development of their MWMP.

City of Colton

Colton Emergency Operations Plan

The City of Colton has adopted the Emergency Operations Plan (EOP) that addresses potential impacts associated with natural disasters and technological incidents including both peacetime and wartime nuclear defense operations. The EOP provides a summary overview of operational concepts; identifies components of the City's emergency management organization within the National Incident Management System (NIMS); and the Standardized Emergency Management System (SEMS). The EOP explains the responsibilities of federal, State, county entities, and the City for protection of property and life and maintaining the overall well-being of the population.

The City of Colton has prepared an EOP to ensure that effective allocations of resources benefiting and protecting the civilian population are executed during an emergency.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
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?	☐	☐	☐	☒

Information for the preparation of this section is from the following sources: Project site visit conducted on May 19, 2015; Department of Toxic Substances and Control (DTSC) online database; and Colton's Hub City Centre Specific Plan EIR, May 2014.

Discussion

The CHCCSP Program EIR concluded that the development of new projects within the project area in accordance with the CHCCSP would result in the following impacts:

a/b) ***Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Less Than Significant With Mitigation Incorporated)***

No Substantial Change from Previous Analysis in the CHCCSP Program EIR. Hazardous materials, as defined by the California Code of Regulations (CCR), are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed of, or otherwise managed. The CUSM includes laboratories where medical students will be using chemicals and materials that are considered to be hazardous. The CSUM will routinely receive, store and use these, and will generate hazardous waste including medical waste.

The CHCCSP EIR evaluated the potential for future medical office uses to be developed around the ARMC campus. Under the CHCCSP medical office uses and laboratories are allowed in Planning Area 21. In the City's municipal code, a medical school is allowed at the discretion of the Development Services Director or his/her designee as being similar in use to hospitals, public schools or other such uses pursuant to Municipal Code Section 18.060.060 K.

Any future medical uses including laboratory uses where medical waste is generated, stored, transported, etc., must comply with the State Health and Safety Code and be subject to oversight by the San Bernardino County Department of Environmental Health acting as the Local Enforcement Agency (LEA) for the State. At a minimum, the applicant will be required to prepare and implement a Medical Waste Management Plan (MWMP). An MWMP must be prepared and submitted to the LEA for the new medical school that must include a list of the types of wastes generated at the facility, an estimate of the quantity of medical waste generated monthly, an explanation of how the facility disposes of medical waste, and an emergency action plan that explains how a facility will manage an emergency. Emergencies include such events as a treatment system breakdown, inability of the waste hauler to pick up the waste, spills, or natural disaster. The State provides a MWMP Checklist (Form CDPH 8661) to assist generators of medical waste with the development of their MWMP. Mitigation Measure HAZ-1 requires that all medical facilities that generate medical waste register with the County LEA as medical

waste generators and prepare/implement a MWMP, per the California Health and Safety Code.

In addition to medical waste, the medical school may also receive, store, use and dispose of other hazardous materials. As stated above under the discussion of the County's Hazardous Materials Program, the applicant must prepare a Hazardous Materials Release Response Plan and Inventory (HBMP) and submit it to the San Bernardino County Fire Department for each site that handles any individual hazardous material or mixture containing a hazardous material which has a quantity at any time during the reporting year equal to or greater than:

- 500 pounds or more of any solid hazardous material [HSC §25503.5(a)]
- For liquid hazardous materials:
  - More than 55 gallons of any type or 275 gallons aggregate quantity on site for lubricating oils as defined by HSC §25503.5(b)(2)(B): [HSC §25503.5(b)(2)(A)]
  - 55 gallons or more of any other liquid, including waste oil. [HSC §25503.5(a)]
- For hazardous material gases:
  - More than 1,000 cubic feet (at standard temperature and pressure) of Oxygen, Nitrogen, or Nitrous Oxide stored/handled at a physician, dentist, podiatrist, veterinarian, or pharmacist's place of business. [HSC §25503.5(b)(1)]
  - More than 300 gallons of Propane used for the sole purpose of heating the employee working areas within the facility. [HSC §25503.5(b)]
  - 200 cubic feet or more of any other gas. [HSC §25503.5(a)]
- Amounts of radioactive materials requiring an emergency plan under Parts 30, 40, or 70 of Title 10 Code of Federal Regulations (CFR) or applicable quantities specified in items 1, 2, or 3, above, whichever amount is smaller. [HSC §25503.5(a)]
- Applicable federal threshold planning quantities for extremely hazardous substances listed in 40 CFR Part 355, Appendix A.

Mitigation HAZ-1 also requires that medical facilities prepare, submit for approval, and update as necessary their HBMPs if they meet any of the criteria listed above. Therefore, with implementation of Mitigation Measure HAZ-1 for operation of the CUSM campus, impacts in regard to creating a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials will be less than significant.

With regard to the grading/stockpiling activity in Planning Area 24 to dispose of excess soil from the project site, no hazards are foreseen as this activity is limited to the placement of soil from the project site. No staging or storage of equipment or vehicles is proposed.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Less Than Significant Impact with Mitigation Incorporated).

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. There are no schools within a quarter mile radius of the project sites. However, the Colton Unified School District Slover Mountain Continuation School is located approximately 0.45 miles from the project sites. Garcia Elementary School is also close to the site and is located approximately 0.5 miles from the project site. The project would only handle hazardous materials onsite or through transport by a licensed hauler, and no hazardous materials would be handled near the schools, therefore, impacts are less than significant. Mitigation HAZ-1 requires the implementation of both an MWMP and HMBP during the life of the land uses in these buildings.

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? (Less Than Significant Impact with Mitigation Incorporated).

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project site is currently vacant and was previously used by the Colton Unified School District for storage of some modular buildings. These have been removed and there is no evidence that any use of the site utilized hazardous materials or have underground storage tanks. According to the Phase I ESA prepared for the CHCCSP project area, the project site does not contain a Recognized Environmental Concern (REC). A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the project site. A review of regulatory agency records and available databases did not identify contaminated facilities within the appropriate ASTM search distances that would be expected to impact the site. Therefore, no impact would occur. Finally, the site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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? (Less Than Significant Impact with Mitigation Incorporated).

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The closest public airport is the San Bernardino International Airport (SBIA), which is over 7 miles east of the project area and will have no impact to future businesses and residents of the project area. The project area is located approximately 13 miles northeast of the Ontario International airport, well outside the airports area of influence and its airport land use plan. Therefore, future development projects in the CHCCSP project area will not be adversely affected by airport or airstrip uses. There are no private airstrips located in the vicinity of the CHCCSP 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? (Less Than Significant Impact With Mitigation Incorporated)***.

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. There are helicopter landing pads associated with the ARMC, located in an area at the southwest corner of Violet Street and Meridian Avenue. Landing pads are for emergency transport of patients to and from the ARMC and are used intermittently as necessary. As shown in Exhibit 2, the helicopter landing area is immediately west of the Hermosa Gardens Cemetery, an area of open space with two habitable structures near the center of the site. The project site is located immediately north of the ARMC and is designated for office mixed uses. The height of the proposed CUSM is 55-60 feet and a maximum building height of 60 feet (with additional 10 feet for architectural features) is allowed. The distance between the closest landing pad and the future CUSM building in Planning Area 21 is approximately 550 feet.

Mitigation Measure HAZ-2, addresses safety issues related to development near the ARMC helipads and emergency access to and from the ARMC.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Less Than Significant Impact with Mitigation Incorporated).

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Implementation of the proposed project in either alternative would occur within close proximity to the ARMC. Proposed driveways will be required to comply with City, transportation and fire department safety requirements related emergency access and evacuation routes, (i.e. two points of access, minimum roadway widths and turn radii, sight distance requirements, etc.). Mitigation measure HAZ-2, below, addresses the emergency helicopter access.

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? (Less Than Significant Impact).

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project area is located in an urban area bounded on the south by the I-10 freeway and on the north by San Bernardino Avenue and is surrounded by urban uses and intermittent vacant land. The project area is not located near the mountains or desert regions of the County where proximity to wildland areas is more common. However, any brush fires that may occur within the project area can be quickly addressed due to the availability of fire protection services in the vicinity. This issue is discussed further in in Section 4.14, *Public Services*.

Mitigation Measures

No new or more severe impacts associated with Hazards and Hazardous Materials would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR. The CHCCSP Program EIR identified the following mitigation measures that would apply to the development of the CUSM project in Planning Area 21:

HAZ-1 For all businesses that generate medical waste, each business shall register with the San Bernardino County Department of Environmental Health as a medical waste generator and prepare/implement a Medical Waste Management Plan (MWMP) as required under the California Medical Waste Management Program. The Department of Environmental Health, as the Local Enforcement Agency (LEA) for the State is responsible for approving the MWMP as well as conducting inspections of these facilities. For all businesses that use or generate hazardous materials each business shall register with the San Bernardino County Fire Department as a hazardous materials generator and prepare/implement a Hazardous Materials Business Plan (HMBP) as required under the California Health and Safety Code.

HAZ-2 Prior to development of the CUSM project, including lighting plans must be submitted to the County of San Bernardino Land Use Services Department who will be responsible for coordinating with the ARMC administration to ensure no impacts to the ARMC or the helicopter landing pads occur. In addition, emergency access to and from the ARMC site must also be considered in the planning of future development projects in these planning areas. Site plans must include proposed building setbacks from property lines and show the distance between the ARMC helicopter landing pads and proposed buildings. Lighting and landscape plans must also accompany the site plans. The County shall provide input to proposed plans to ensure compatibility between proposed land uses within these planning areas and the ARMC's ability to provide safe ingress and egress of helicopters, and emergency vehicles.

HAZ-3 This measure is related to sites with above ground storage tanks and does not apply to the project in either planning area.

HAZ-4 This measure is related to underground storage tanks and does not apply to the project in either planning area.

HAZ-5 This measure is related to sites with existing buildings and does not apply to the project in either planning area.

HAZ-6 This measure is related to sites with existing buildings and does not apply to the project in either planning area.

HAZ-7 This measure is related to sites that were former groves where transit pipes were used and does not apply to the project in either planning area.

HAZ-8 Prior to onsite development, all existing transformers, to be removed, shall be conducted by a licensed contractor or utility agency responsible for transformer maintenance.

HAZ-9 Prior to onsite development, the landowner/developer shall remove all miscellaneous trash debris and dispose of it in accordance with current regulations. Areas underneath debris accumulation piles shall be re-inspected for staining and possible hazardous waste material.

HAZ-10 This measure is related to sites where septic tanks were used and does not apply to the project in either planning area.

HAZ-11 This measure is related to development projects in Planning Area 24 and does not apply to the grading/spreading activity proposed in that planning area.

HAZ-12 Prior to development of projects within Planning Areas 16, and 19 through 24, site plans, including lighting plans must be submitted to the County of San Bernardino Land Use Services Department who will be responsible for coordinating with the ARMC administration to ensure no impacts to the ARMC or the helicopter landing pads occur. In addition, emergency access to and from the ARMC site must also be considered in the planning of future development projects in these planning areas. Site plans must include proposed building setbacks from property lines and show the distance between the ARMC helicopter landing pads and proposed buildings. Lighting and landscape plans must also accompany the site plans. The County shall provide input to proposed plans to ensure compatibility between proposed land uses within these planning areas and the ARMC's ability to provide safe ingress and egress of helicopters, and emergency vehicles.

HAZ-13 In order to ensure land use compatibility between future uses in adjacent planning areas, or adjacent uses within planning areas, applicants for future development projects within Planning Areas 5, 9, 16, and 24 (planning areas that include sensitive receptors or will in the future), shall plan their sites to consider proximity to residential neighborhoods and Slover Mountain High School. This may require greater setbacks from property lines, consideration of the location of emergency access points, location of HVAC equipment, location of storage tanks or storage buildings. All new projects in the CHCCSP project area will be subject to site plan review and approval by the Development Services Director or his/her designee.

HAZ-14 For all businesses that generate medical waste, each business shall register with the San Bernardino County Department of Environmental Health as a medical waste generator and prepare/implement a Medical Waste Management Plan (MWMP) as required under the California Medical Waste Management Program. The Department of Environmental Health, as the Local Enforcement Agency (LEA) for the State is responsible for approving the MWMP as well as conducting inspections of these facilities.

Level of Significance After Mitigation

Implementation of mitigation measures for Hazards and Hazardous Materials will ensure that impacts associated hazards and hazardous materials would be less than significant.

9. Hydrology and Water Quality

Environmental Setting

The project sites are located approximately 1.9 miles north of the Santa Ana River channel within the Upper Santa Ana Valley Groundwater Basin which is bounded by the San Gabriel Mountains to the north, the Colton-Rialto fault to the east, Box Spring Mountains to the south and the Chino groundwater basin to the west. The groundwater basin is further divided into subbasins: the Bunker Hill Subbasin, the Riverside-Arlington Subbasin, the Rialto-Colton Subbasin, and the San Timoteo Subbasin. Both project alternative sites are located in the Rialto-Colton Subbasin.

The Rialto-Colton Subbasin is divided into the Lytle, Rialto, and Colton groundwater management zones (GMZs), with the Lytle Creek and Rialto GMZs underlying portions of the City of Colton and the project area. Primary recharge areas include Lytle Creek in the northwest, Reche Canyon in the southeast, and the Santa Ana River in the east and south. The subbasin was adjudicated in 1961; however, the court decree is only in effect during times of drought. Management of the subbasin in the south has been adjudicated between the cities of San Bernardino, Rialto, and Riverside by the Western San Bernardino Watermaster. Lytle Creek serves as the principle

recharge area for the northwestern part of the subbasin, while Reche Canyon provides recharge for the southeastern part and the Santa Ana River recharges the south-central portion. Percolation, underflow, and irrigation and septic returns provide recharge, to a lesser extent.

Groundwater is primarily found in alluvial deposits of Quaternary age composed of silt, sand, gravel and clay. The principal recharge sources in the region are Lytle Creek to the north, Reche Canyon to the southeast and the Santa Ana River to the south and east. The total storage capacity for groundwater within the subbasin is estimated to be 210,000 acre feet, and 120,000-acre feet within the Rialto portion to the west, and 93,000-acre feet contained within the Colton portion to the east.

The project area is located in an area on the Federal Emergency Management Agency Flood (FEMA) Federal Insurance Rate Maps (FIRM) that is designated as Zone D, which is defined by FEMA as an area where no analysis of flood hazards has been conducted. This is because the project site is not located in proximity to a body of water that would be subject to flooding and as such, FEMA has not conducted a study of the area. The FIRM panel that depicts this area of the City of Colton (Panel No. 86071C8678) shows that the entire area north of the I-10 Freeway is in this zone.

In addition, the project sites are located in a relatively urban area where flood control facilities and storm drains are in place south of the project site that the project's drainage system can tie into so that flooding potential is reduced, once the site is developed, including on site stormwater collection and retention facilities. Flood control facilities in the area have been constructed to contain 100-year flood events within drainage channels. The project's drainage facilities will be designed to meet the requirements for the 100-year, 24-hour event. With regard to the Santa Ana River, located approximately 1.9 miles south and east of the project area, FEMA mapping has been updated to reflect upstream dam improvements (Seven Oaks Dam) east of the City of Highland, approximately 15 miles east of the project area. The FIRM for the area shows that the area around the Santa Ana River is still subject to 100-year flood hazards, however, the project site is outside of this area so would not be affected by flooding of the Santa Ana River.

Existing Project Site Drainage Characteristics

This approximately 6.75-acre site is located at the southwest corner of San Bernardino Avenue and Meridian Avenue. The site is currently vacant with essentially no vegetation. The site was previously owned by the Colton Unified School District that in the past had used it to store modular buildings, shipping containers and vehicles. Currently nothing is being stored at the site.

The project site is currently a gravel lot used as an area for overflow parking and storage. There is an existing ridge that runs north and south through the site, splitting the undeveloped drainage areas into two sections A1 and B1. Exhibit 9, *CUSM Drainage – Existing Conditions*, shows the

location of the ridge and how the drainage pattern breaks to either side of the ridge. The easterly portion of the site (B1) currently drains to the southeast corner of the site where there is a natural sump area on site. Once this sump has filled, the stormwater overtops into Meridian Avenue. These flows are then conveyed south down Meridian where they discharge into an existing catch basin located north of Valley Blvd, discharging into the Existing Randall Street Storm Drain.

The westerly portion of the site (A1), drains across the western boundary of the project side and into the adjacent parking lot. This parking lot discharges the stormwater into Violet Street where it flows south along Green Circle (internal ARMC north-south street that runs on the west side of the ARMC site) and into an existing catch basin north of Blue Drive (internal ARMC east west

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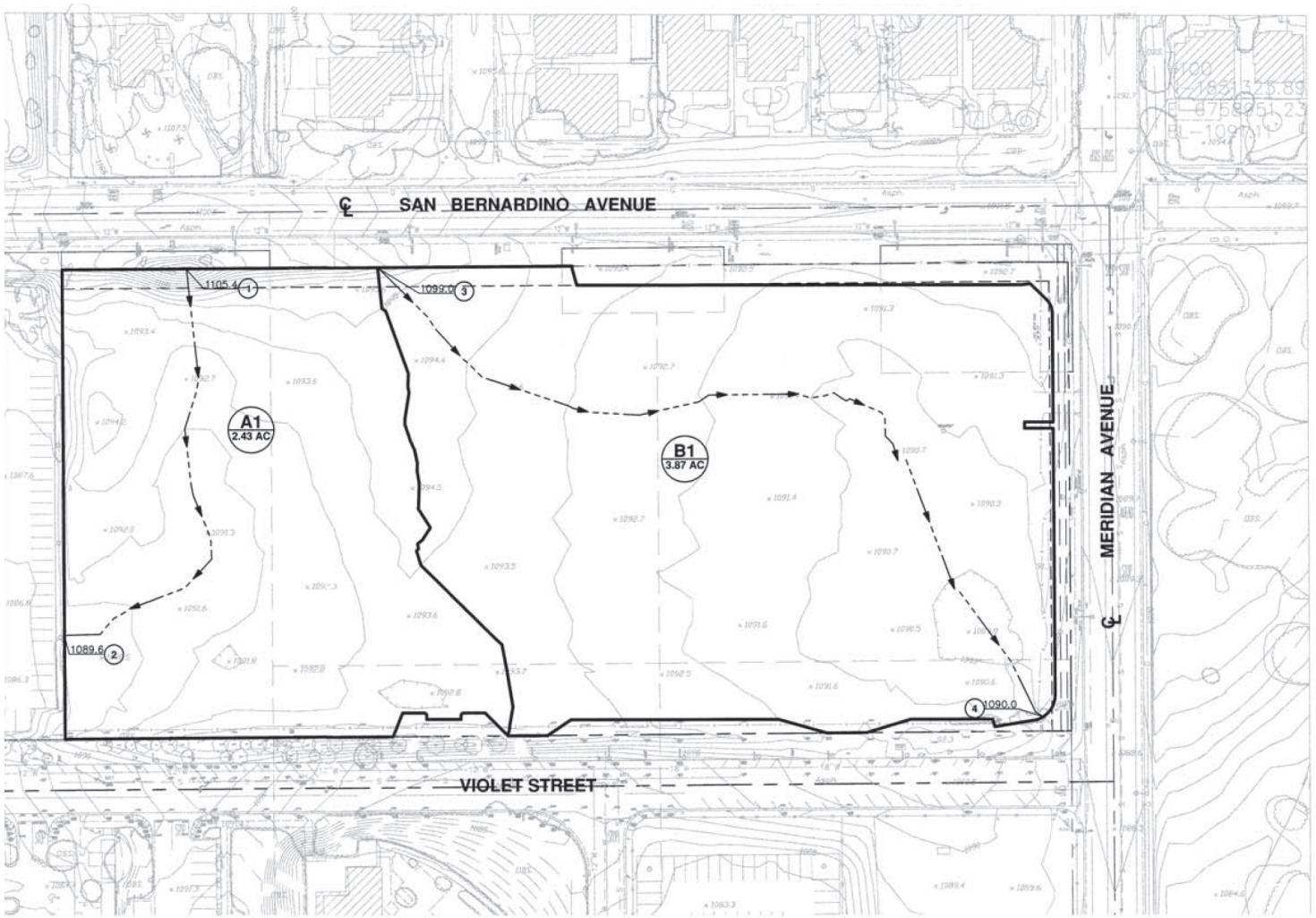

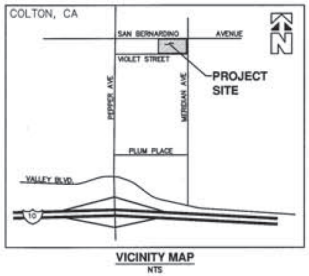

Source: W.J. McKeever, Inc., 2018

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Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
HYDROLOGY AND WATER QUALITY - Would the project:				
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 that 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 a stream or river, in a manner that 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 that would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water that 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 area 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 structure that 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) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Information for the preparation of this section is from the following sources: CHCCSP Final Program EIR, October 2014; Drainage Summary for CUSM 7-Acre Project Site, prepared by McKeever Engineering, August 2018 in Appendix D; *and the Preliminary Water Quality Management Plan (WQQMP)*, prepared by McKeever Engineering, August 2018.

Discussion

The CHCCSP Program EIR concluded that the development of new projects within the project area in accordance with the CHCCSP would result in the following impacts:

a) Violate any water quality standards or waste discharge requirements? (Less Than Significant Impact with Mitigation Incorporated).

Construction Impacts

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Urban runoff discharged from municipal separate storm sewer systems (MS4) have been identified as one of the principal causes of water quality impacts in most urban areas. Urban runoff potentially contains a host of pollutants such as litter and debris, bacteria and viruses, oil and grease, sediments, nutrients, metals, and toxic chemicals. Violations of water quality standards or waste discharge requirements, or degradation of water quality can result in potentially significant impacts to water quality and result in environmental damage in the Santa Ana River. Pollutants transported in stormwater runoff most likely to occur during onsite construction would be in the form of sediment loss created from erosion due to soil disturbance, and from stormwater mixing with construction materials. However, because the RWQCB has adopted strict regulations for the control and release of stormwater into the Santa Ana River, under the NPDES permit, the project applicant will be responsible for preparing a Construction SWPPP that must be implemented throughout the project construction period for both the CUSM site and the site where exported soil will be placed and stockpiled at the northeast corner of Meridian Avenue and Valley Blvd. The SWPPPs must describe best management practices (BMPs) for the control and treatment of runoff from for the following:

- Soil Stabilization (erosion control);
- Sediment Control;
- Tracking Control;
- Wind Erosion Control;
- Construction Site Management;
- Non-Stormwater control; and
- Waste Management and Materials Pollution Control.

To comply with the NPDES permit, the applicant is required to file a Notice of Intent (NOI) with the State Water Resources Control Board who will issue a Waste Discharge identification Number (WDID). A copy of the SWPPP prepared by a Qualified SWPPP Developer (QSD) and implemented by a Qualified SWPPP Practitioner (QSP), along with a copy of the NOI and WDID must be maintained and updated at the project site and available for review during the entirety of the construction period.

Operational Impacts

Under build conditions, as described in the Setting Section above, stormwater from this site drains to the south across Violet Street then into underground storm drains and into a basin located at the southeast corner of the campus adjacent to Meridian Avenue. Water quality for these flows is handled within the context of the existing Best Management Practices (BMPs) in place on the ARMC site as part of that stormwater system.

The City requires that a project site be responsible for controlling its own hydrology and drainage in compliance with the County's MS4 permit for which the City is a co-permitee. All sites must retain stormwater flows on site and treat stormwater in accordance with an approved WQMP that incorporates Low Impact Development (LID) BMPs. The County's *Technical Guidance* document identifies LID practices to apply during site planning and development phases of a project and should be referred to when preparing the WQMP.

According to the project engineer designing the site, increased storm water runoff associated with the creation of impervious surfaces (parking lot and/or building) will be mitigated by installation of underground galleries designed to have a storage capacity based on the BMP Design Capture Volume established through the project's Drainage Study. BMPs will be designed, constructed and maintained through the implementation of a site specific Water Quality Management Plan (WQMP). The WQMP will continue to be implemented throughout the life of the project.

Implementation of SWPPPs during construction for each site and the WQMP for the CUSM during on-going operation of the project under would ensure that impacts to water quality would remain less than significant.

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 that would not support existing land uses or planned uses for which permits have been granted)? (Less Than Significant Impact).

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Water service will be provided by the City of Colton Water Department's existing groundwater aquifer, which currently extracts groundwater from the San Bernardino, Colton, and Riverside Basin Areas and also receives surface water from the State Water Project (SWP).

The Water Supply Assessment (WSA) prepared for the CHCCSP EIR by the City of Colton Water Department indicated that current demand and future availability of water resources for developments within the area will not impact groundwater supply or recharge capabilities as development in the CHCCSP Project Area occurs. Development of Office Mixed Use projects

was envisioned for Planning Area 21. The type of development envisioned would be medical office buildings of up to 60 feet in height (multiple stories) and related parking and landscaping. The 10-acre planning area developed at a Floor Area Ratio of 0.5 could yield up to 220,000 square feet of office space. However, approximately 3.25 acres of the site are used as a parking lot, while the CUSM project is proposed at approximately 85,000 square feet in three stories, with related parking and landscaping.

*Table 9, Estimated Water Consumption, s*hows the estimated water consumption for the project. Based on the WSA prepared for the CHCCSP Program EIR, the water supply needs of the project can be met with existing water supplies which consist of a combination of surface water and ground water. The applicant intends to landscape the site with low-water drought tolerant vegetation similar to what the County has begun implementing at the ARMC site. Therefore, impacts in regard to both projects having the potential to substantially deplete groundwater supplies is considered to be less than significant.

Table 9 Estimated Water Consumption

Building Size (square feet)	**Water Consumption Rates (GPD)[1]**	**Water Consumption (GPD)[1]**	**Water Consumption (AFY)[2]**
CUSM – 85,000	620/1,000 SF	52,700	59.03
Landscape Size	**Water Consumption Rates (GPD)[3]**	**Water Consumption (GPD)**	**Water Consumption (AFY)[2]**
75,490	45.30/1,000 SF	3,415	3.83
		TOTAL	**62,86**

Source: The Altum Group 2015.

Notes: *AWWARF Commercial and Institutional End Users of Water, Table 2.14.*

1. End user estimates for Office and Medical Institutional water consumption of 620 gallons per square foot, per day per 1,000 square feet.
2. Assumes 75 percent of water usage becomes wastewater, with the remaining 25 percent going to landscaping, or other uses where water is not directed into a sewer system. AFY=acre feet per year.
3. Based on consumption of 45.30 gallons per 1,000 square feet of landscaping in utilizing Estimated Annual Water Applied (EAWA).

c) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? (Less Than Significant Impact With Mitigation Incorporated).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Exhibit 10, *CUSM Drainage – Developed Conditions*, shows that the site will drain in a northwest to southeast direction through the new parking lot. The exhibit also shows the location of the retention galleries, underground basins that will retain on site flows that ultimately would be

released. Table 10, *Undeveloped and Developed Stormwater Flows*, summarizes the calculations used to evaluate the project for the sizing of the underground retention basin.

Table 10 Undeveloped and Developed Stormwater Flows

Area	Storm Event	Flow (cfs)	Tc(minutes)
Undeveloped Conditions			
A1	100-year 1-hour	7.94	1.0051
B1	100-year 1-hour	10.16	1.5929
Developed Conditions			
A1	100-year 1-hour	18.22	2.3833

Source: Preliminary Drainage Study for CUSM, Colton Medical Center, W.J. McKeever, August 2018, Figures 3 and 4.

As shown in Table 10, the maximum flow rate for the developed condition of 18.22 cfs is the flow rate that must be able to enter the underground retention basin to be located just north of Tom Gould Road. The drainage study also showed that the maximum outflow that can be discharged from the basin is 8.46 cfs. The time stamp where the flow is less than 8.46 cfs occurs at 16 hours and 25 minutes into the storm event. After this time, the flow rate continues to decrease until it reaches zero. From these data, the required storage in the underground retention basin is 76,025 cubic yards.

The proposed underground retention basin will be sized based on the requirement to retain the 100-year 24-hour storm. The basin will be designed to hold the volume of water generated by the modeling completed for the project and at the point where the flow has been diminished to a value less than that generated under undeveloped conditions. This will ensure that all flow values generated after this retained volume are less than the undeveloped condition. The flows will be discharged into Tom Gould Road via the underground retention basin overflow.

From the underground retention basin water will be released and diverted south to the southerly property line then west to the intersection of Violet Street and Tom Gould Road (internal ARMC north-south street directly east of the ARMC buildings). All stormwater flows from the site will discharged into Tom Gould Road where it will be conveyed south through the ARMC site. At the southerly end of Tom Gould Road, the flows will be intercepted by existing catch basins located at the low point on Captain Lupe Oliveros Drive. Under existing conditions, flows entering these catch basins are directed into the existing basin located at the southwest corner of Plum Place and Meridian Avenue. Due to only the westerly area of the site being tributary to this basin under existing conditions, the maximum outflow from the developed project site into Tom Gould Road will be equal to the flows generated under undeveloped conditions. It should be noted that some of the storm water within the underground retention basin will be percolated into the ground.

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 that would result in flooding on- or off-site? (Less Than Significant With Mitigation Incorporated).

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project applicant has designed the proposed improvements to the site based on a drainage study prepared for the project showing how the project would retain onsite runoff through methods of infiltration (i.e., vegetated swales, porous pavers) applied to surface area parking and to the building structure. This will ensure that the project does not contribute to a significant increase in discharge, requiring a redesign and revamping to the existing storm drainage infrastructure for ARMC which would otherwise incur significant expenses.

The project site will be developed with installation of underground galleries designed to have a storage capacity based on the BMP Design Capture Volume, calculated by the project engineer. The galleries will be drained by infiltration. Landscaped divider swales between parking will be depressed to capture additional storm water runoff and allow it to infiltrate into the ground. Storm water runoff in excess of the gallery and swale capacity will runoff southerly via Tom Gould Road to C Street and then to Plum Drive via the existing 18-inch storm drain line. BMPs specific to onsite infiltration will ensure that the proposed parking lot does not contribute to a significant increase in discharge, necessitating a redesign and revamping to the existing storm drainage infrastructure for ARMC which would otherwise incur significant expenses.

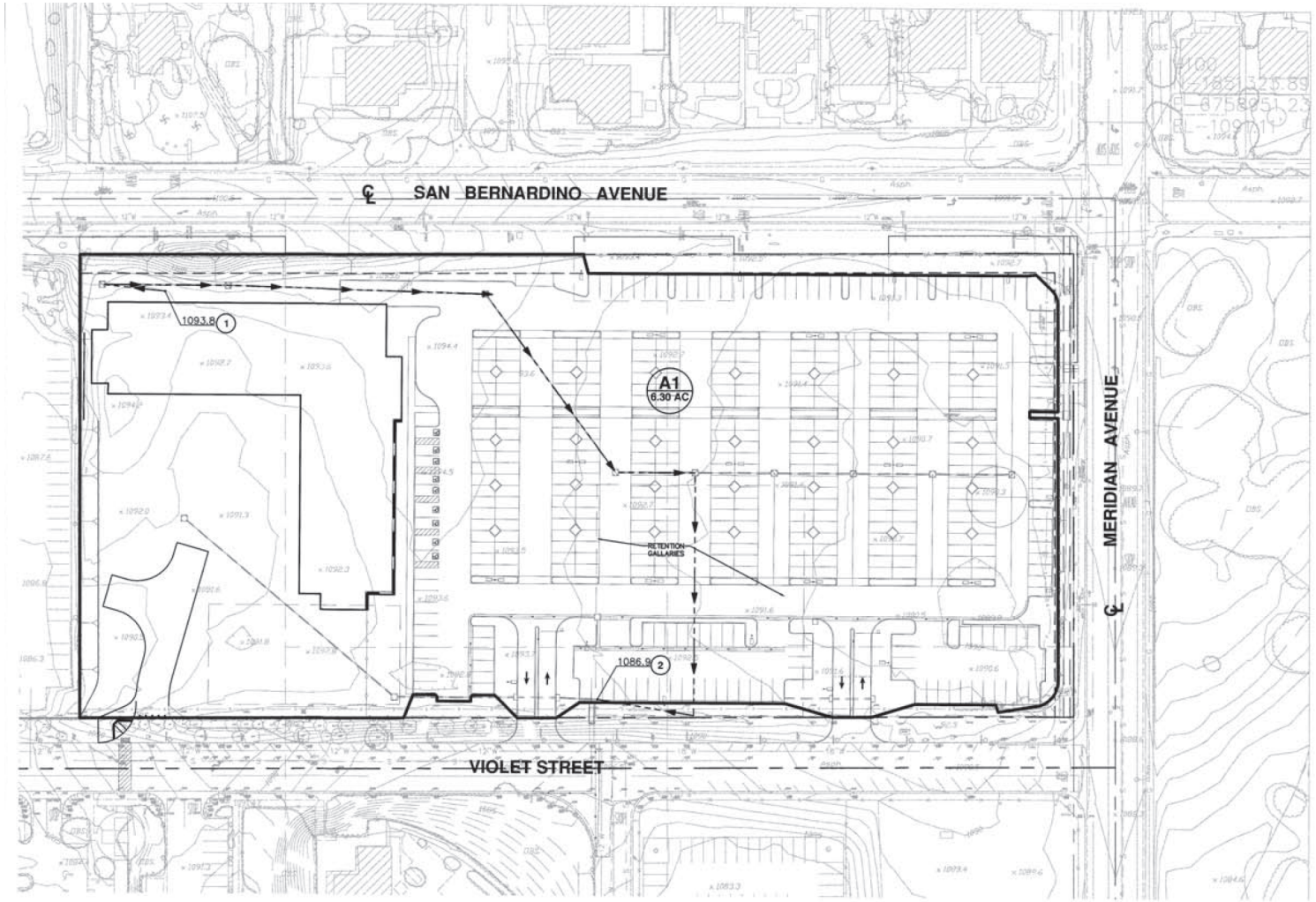
With implementation of BMPs identified in the Construction SWPPP and the project's WQMP, will ensure that impacts to existing storm drainage infrastructure will be less than significant.

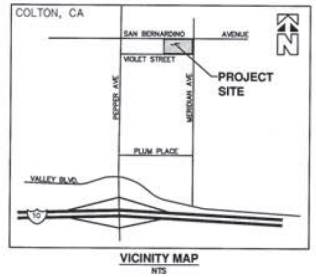
e) ***Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (Less Than Significant Impact With Mitigation Incorporated).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. See discussion under Item 9.a above.

f) ***Otherwise substantially degrade water quality? (Less Than Significant Impact With Mitigation Incorporated)***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. See discussion under Item 9.a above.





Source: W.J. McKeever, Inc., 2018

The Altum Group

Site Drainage - Developed Conditions

CUSM Initial Study

Exhibit

10

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g) ***Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (No Impact).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The proposed project does not include any housing. No impact will occur.

h) ***Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (No Impact).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project sites are not located in proximity to a body of water that would be subject to flooding. Additionally, the project sites are located in a relatively urban area where flood control facilities and storm drains are in place and flooding potential is minimal. Therefore, there would be no impact.

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? (No Impact).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. There are no dams or levees near the project sites; therefore there would be no impact regarding flooding due to the breach of a dam or levee.

j) ***Inundation by seiche, tsunami, or mudflow? (No Impact).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project sites are not located in an area that is subject to seiche hazard (large wave of water generated in an enclosed or partially enclosed body of water such as a lake), tsunami hazard (large wave of water or rapidly rising tide generally associated with a seismic event that affects coastal areas), or mudflow hazard.

Mitigation Measures

No new or more severe impacts associated with Hydrology and Water Quality would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR.

In addition to the requirements placed on individual projects through the development of SWPPPs and WQMPs, the CHCCSP Program EIR identified the following mitigation measures that would apply to the development of the CUSM project in Planning Area 21:

HWQ-1 Future projects developed in the CHCCSP project area shall be subject to the development standards set forth in the Specific Plan including the development and

implementation of Landscape Management Plans (LMPs) for landscaped areas with the goal of reducing potential discharge of herbicides, pesticides, fertilizers, and other contaminants to local waterways. All contractors involved in project-related landscaping conducted during individual phases of development, as well as maintenance of landscaping following project completion, shall complete their work in strict compliance with the LMP. Project developers shall be responsible for ensuring that requirements of the LMP are provided to and instituted by future project tenants following project completion. A licensed landscape architect or architectural firm with experience in methods to reduce or eliminate the use of landscape chemicals that could cause adverse effects to the environment shall prepare the LMP. At a minimum, an LMP shall:

- Require that pesticides and fertilizers not be applied in excessive quantities, and only applied at times when rain is not expected for at least two weeks, in an effort to minimize leaching and runoff into the storm drainage system.
- Encourage the use of organic fertilizers and mulching of landscaped areas to inhibit weed growth and reduce water demands.
- Utilize native, perennial, drought-tolerant species of vegetation to minimize irrigation needs.

HWQ-2 Because the project area will be developed by a number of project proponents and not as one development project, each project proponent must provide a hydrology/ drainage study for each site being developed or redeveloped. Therefore, on a project by project basis, each project proponent shall provide a detailed engineering design for a project site and show how the site will be connected to the CHCCSP storm drain system to refine the design currently shown in the Exhibit 4.9-3 prepared by Hall and Foreman, August 2013.

Level of Significance After Mitigation

Implementation of a site specific SWPPP as required under the NPDES permit and site specific WQMP for the CSUM project and compliance with mitigation measures HWQ-1 and HWQ-2 will ensure that impacts associated with development are less than significant.

10. Land Use and Planning

Environmental Setting

Exhibit 3 in Chapter 2, *Project Description*, shows the current land use designations for the project site. Located at the southwest corner of San Bernardino Avenue and Meridian Avenue the project site is designated in the CHCCSP as Office Mixed Use, and the Specific Plan identified

medical office and related uses as likely to be developed in this planning area. Land uses surrounding Planning Area 21 include residential north of San Bernardino Avenue, the Hermosa Gardens Cemetery east of Meridian Avenue, the ARMC south of Violet Street, and a parking lot to the west, east of Pepper Avenue. Planning Area 24 is located between C Street and Valley Blvd east of Meridian Avenue. This planning area is designated for Retail Mixed Use (RMU). At this time, the applicant is only requesting a grading permit in order to place approximately 25,000 cubic yards of soil from the project site to a 5.5-acre site at the northeast corner of Meridian Avenue and Valley Blvd.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
LAND USE AND PLANNING - Would the project:				
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?	☐	☐	☐	☒

Information for the preparation of this section is from the following sources: CHCCSP Final Program EIR October 2014; City of Colton General Plan, 2015; City of Colton Municipal Code; and City of Colton Development Impact Fee Calculation and Nexus Report, March 2015.

Discussion

The CHCCSP Program EIR concluded that the development of new projects within the project area in accordance with the CHCCSP would result in the following impacts:

a) ***Physically divide an established community? Less Than Significant Impact***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The proposed project will not divide an established community. The 6.75-acre site within Planning Area 21 is a vacant lot formerly owned by the Colton Unified School District and used for storage of modular buildings and vehicles. The proposed site in Planning Area 24 is also vacant.

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? (Less Than Significant Impact).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Planning Area 21, located at the southwest corner of San Bernardino Avenue and Meridian Avenue is designated in the CHCCSP as Office Mixed Use, and the Specific Plan identified medical office and related uses as likely to be developed in this planning area. The CUSM would be allowed in this land use district with a Conditional Use Permit. The site in Planning Area 24 will not be developed at this time and only a grading permit is being requested to stockpile exported soil from the CUSM project site. Therefore, there is no conflict with any applicable land use plans that govern the development of this planning area.

The proposed project includes a parcel map to consolidate the parcels into one parcel. Therefore impacts in regard to conflicting with any applicable land use plan, policy will be reduced to less than significant.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Less Than Significant Impact)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The program EIR was certified in October 2014. The West Valley HCP which encompasses the CHCCSP project area north of Valley Blvd. Planning Area 21 is located within the boundary of the West Valley HCP for the incidental take of DSF. At the time of development of the HCP, CHCCSP and Program EIR, the parcels in Planning Area 21 were considered to be developed, and as such, were eliminated for the requirement that development of these parcels would require mitigation for DSF conservation, or payment of mitigation fees.

However, in 2015, the City completed its Nexus Study that determined which parcels within the HCP area would be subject to the payment of DSF development impact fees. In order to adequately fund the management of the HCP, the Nexus Study included all vacant land, regardless of habitat value, in the fee schedule. The fee schedule shows a Cost Distribution per acre of $41,459 per for projects within Office Mixed Use planning areas, including Planning Area 21. For the 6.75 acre CUSM site, the applicant will pay $279,848 for conservation of DSF habitat. The site proposed for stockpiling the 25,000 cubic yards of soil is 5.5 acres and is also subject to the mitigation fee. The applicant will pay $228,024 for conservation of DSF habitat.

Mitigation Measures

No new or more severe impacts associated with Biological Resources would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR. Payment of DSF mitigation fees as required the West Valley HCP Implementing Ordinance will be required prior to development of the project site. Therefore, no mitigation measures are required.

Level of Significance After Mitigation

Not Applicable

11. Mineral Resources

Environmental Setting

According to the City of Colton General Plan Open Space Element, mineral resources in the Colton area may not all be identified despite comprehensive research by the division of mines and geology. With future geologic surveying, additional deposits may be discovered. Extractive processes of mineral resources must be regulated to provide for the health and safety of people. Additionally, depleted extraction sites need to be restored to useable condition and known deposits of minerals not accessible or needed should be protected and conserved for future generations.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
MINERAL RESOURCES - Would the project:				
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?	☐	☐	☐	☒

Information for this section is from the CHCCSP Final Program EIR, October 2014.

Discussion

The CHCCSP Program EIR concluded that the development of new projects within the project area in accordance with the CHCCSP would result in the following impacts:

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? (Less Than Significant Impact)***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. According to the California Department Conservation's Mineral Land Classification report, the project sites are in an area that has been classified as MRZ-3. These are areas where the significance of mineral deposits (aggregate material) cannot be evaluated from available data. Although the project sites are located in an area where the significance of mineral deposits cannot be evaluated from available data, any extraction or processing of aggregate material would create a significant impact to sensitive receptors. Therefore, the likelihood of extracting any aggregate resources from the area is very low.

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? (Less Than Significant Impact)***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. No mining operations currently occur on or in close proximity of the project sites; nor does information suggest that mining operations have been conducted on or in close proximity of the project sitesin the past. The City's General Plan does not identify any locally important mineral resources north of the I-10 freeway, including the CHCCSP project area.

12. Noise

Environmental Setting

The project sites are located within close proximity to ARMC which is considered to be a sensitive receptor for Noise. Exhibit 2 in Chapter 2, Project Description, shows the relationship between the CUSM project site and the ARMC, identified as a sensitive noise receptor. According to the Noise Assessment prepared for the proposed project, noise levels adjacent to the project area currently range between 65 and 70 dBA L_{eq}. Noise that may be associated with institutional uses in this area would not be noticeable over the existing ambient noise levels. The CUSM project site is moderately to heavily influenced by vehicle traffic traveling on Pepper Avenue and San Bernardino Avenue and to a lesser extent, Meridian Avenue. The site within Planning Area 24 to be used for stockpiling soil exported from the project site is approximately 5.5 acres located at the northeast corner of Meridian Avenue and Valley Blvd approximately 0.5 mile from the project site.

Noise Information

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air. Noise is generally defined as unwanted sound. The unit of sound pressure related to the faintest sound detectable to a young person with good acuity hearing is called a decibel (dB).

Sound or noise can vary in intensity by over one million times within the range of human hearing. A logarithmic loudness scale similar to the Richter Scale for earthquake magnitude is therefore used to keep sound intensity numbers at a convenient and manageable level. Noise levels at maximum human sensitivity from around 500 to 2,000 cycles per second are factored more heavily into sound descriptions in a process called "A-weighting," written as "dBA."

L_{eq} is a time-averaged sound level; a single-number value that expresses the time-varying sound level for the specified period as though it were a constant sound level with the same total sound energy as the time-varying level. Its unit is the decibel (dB). The most common averaging period for L_{eq} is hourly.

Because community receptors are more sensitive to unwanted noise intrusion during more sensitive evening and nighttime hours, state law requires that an artificial dBA increment be added to quiet time noise levels. The 24-hour noise descriptor with a specified evening and nocturnal penalty is called the Community Noise Equivalent Level (CNEL). CNEL's are a weighted average of hourly L_{eq}'s. The CNEL calculation adds a +5 dB "penalty" to L_{eq} levels from 7 p.m. to 10 p.m., and +10 dB from 10 p.m. to 7 a.m. to account for the greater noise sensitivity during those hours.

California Building Standards Code

The State of California has adopted noise standards in areas of regulation not preempted by the Federal government. State standards regulate noise levels of motor vehicles, sound transmission through buildings, occupational noise control, and noise insulation. Title 24 of the California Code of Regulations, also known as the California Building Code, establishes building standards applicable to all occupancies throughout the State. The code provides acoustical regulations for both exterior-to-interior sound insulation, as well as sound and impact isolation between adjacent spaces of various occupied units. Title 24 regulations state that interior noise levels generated by exterior noise sources shall not exceed 45 dBA L_{dn}/CNEL, with windows closed, in any habitable room for multi-family residential uses.

The non-residential mandatory measures found in Title 24, Part 11, Section 5.507.4.1 of the California Code of Regulations requires the use of wall and roof-ceiling assemblies that make up the building envelope to have an STC of at least 50 and exterior windows must have minimum STC of 30 for any of the following building locations:

1. Within 1,000 feet (300 meter) of right of ways of freeways;

2. Within 5 mi. (8 km) of airports serving more than 10,000 commercial jets per year; and

3. Where sound levels at the property line regularly exceed 65 decibels, other than occasional sound due to church bells, train horns, emergency vehicles and public warning systems.

General Plan Noise Element

The City of Colton Noise Element sets forth Principles and Standards as guidelines for future land development and policies for existing development. The following standards found in the Noise Element that are applicable to the proposed project are presented below.

- **Standard 3** *Exterior noise levels should not exceed 65 dBA CNEL during the day or 55 dBA CNEL at night for commercial land uses, including general business and general merchandising.*
- **Standard 4** *Exterior noise levels should not exceed 60 dBA CNEL at any time for such areas important to public need, and where the preservation of serenity and quietness is essential if the area is to continue to serve its intended purpose. Such areas could include parks, open spaces, amphitheaters, and other areas dedicated for activities requiring special qualities of serenity.*

The Noise Element specifies indoor and outdoor noise standards for various land uses impacted by transportation noise sources. The City's noise standards, shown in Table 11, *Noise Standards for Adjacent Mobile Noise Sources*, are consistent with the State's noise standards shown in Table 12, *Land Use Compatibility for Community Noise Environments (dBA, CNEL or Ldn)*. The interior and exterior noise standards are in terms of CNEL.

The standards state that for residential land use, the exterior noise exposure level shall not exceed 65 CNEL and the interior noise exposure level shall not exceed 45 CNEL. The City has not adopted noise standards for commercial uses. The County of San Bernardino Noise Element specifies an interior noise standard of 45 CNEL for office uses and will be used to evaluate impacts on these uses.

Table 11 Noise Standards for Adjacent Mobile Noise Sources

Land Use		L_{dn} (or CNEL) dB(A)	
Categories	**Uses**	**Interior[1]**	**Exterior[2]**
Residential	Single and multi-family, duplex, mobile homes	45	60[3]
Commercial	Hotel, motel, transient housing	45	60[3]
	Commercial retail, bank, restaurant	50	n/a
	Office building, research and development, professional offices	45	65
	Amphitheater, concert hall, auditorium, movie theater	45	n/a
Institutional/Public	Hospital, nursing home, school classroom, religious institution, library	45	65
Open Space	Park	n/a	65

Source: County of San Bernardino Development Code (Table 83-3)

Notes:

1. The indoor environment shall exclude bathrooms, kitchens, toilets, closets and corridors
2. The outdoor environment shall be limited to:
    a. Hospital/office building patios
    b. Hotel and motel recreation areas
    c. Mobile home parks
    d. Multi-family private patios or balconies
    e. Park picnic areas
    f. Private yard of single-family dwellings
    g. School playgrounds
3. An exterior noise level of up to 65 dB(A) (or CNEL) shall be allowed provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dB(A) (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level shall necessitate the use of air conditioning or mechanical ventilation.

Table 12 Land Use Compatibility for Community Noise Environments (dBA, CNEL or L_{dn})

Land Use	55	60	65	70	75	80
Residential-Low Density Single Family, Duplexes and Mobile Homes						
Residential Multi-Family Dwellings						
Transient Lodging: Motels, Hotels						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheaters						
Sports Arenas, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Businesses, Commercial and Professional						
Industrial, Manufacturing, Utilities, Agriculture						

Table 12 Land Use Compatibility for Community Noise Environments (dBA, CNEL or L_{dn}) (continued)

Land Use	55	60	65	70	75	80
Normally Acceptable:	Conditionally Acceptable:	Normally Unacceptable:		Clearly Unacceptable:		
Specified land uses is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation or requirements.	New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.	New construction and development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.		New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.		

Source: City of Colton General Plan Noise Element Table 5-1, 1987.

City of Colton Municipal Code

The following sections of the City of Colton Municipal Code are applicable to evaluation of noise impacts associated with the proposed project:

Section 18.42.040 – Noise: The maximum sound level radiated by any use of facility, when measured at the boundary line of the property on which the sound is generated, shall not be obnoxious by reason of its intensity, pitch or dynamic characteristics as determined by the city, and shall not exceed 65 dBA.

Construction

The City does not have specific standards that apply to construction noise therefore for the purposes of this study, the project will be evaluated in light of the County of San Bernardino's Development Code (Section 83.01.080) which limits the hours of construction between the hours of 7:00 AM and 7:00 PM, Monday through Saturday. No construction is permitted on Sundays and federal holidays.

Vibration

Section 18.42.050 of the City of Colton Municipal Code states that all activities shall be operated so as not to generate ground vibration by equipment other than motor vehicles, trains or by temporary construction or demolition, which is perceptible without instruments by the average person at or beyond any Lot Line of the Lot containing the activities.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
NOISE - Would the project result in:				
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 ground borne vibration or ground borne 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?	☐	☐	☐	☒

Information for this section is from the California University of Science and Medicine Noise Impact Analysis, prepared by Kunzman Associates, November 2015, included in Appendix E and from the *Colton's Hub City Centre Draft Environmental Impact Report, May 2014.*

Discussion

The CHCCSP Program EIR concluded that the development of new projects within the project area in accordance with the CHCCSP would result in the following impacts:

a/d) ***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? Or a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Less Than Significant Impact With Mitigation Incorporated)***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR.

Ambient Noise

Four 10- minute daytime noise measurements were taken between 10:53 am and 12:13 pm on September 17, 2015. Ambient noise levels are shown in Table 13, *Measured Ambient Noise Levels.* As shown on Exhibit 11, *Noise Measurement Location*s, measurements were taken at the single-family neighborhood along San Bernardino Avenue, Hermosa Gardens Cemetery, the southeast corner of the intersection of Valley Boulevard and Pepper Avenue, and the southwest corner of the ARMC building.

The measurements shown in Table 13 are defined as follows:

- CNEL Community Noise Equivalent Level
- D/E/N Day / Evening / Night
- dB Decibel
- dBA or dB(A) Decibel "A-Weighted"
- dBA/DD Decibel per Double Distance
- dBA Leq Average Noise Level over a Period of Time
- L02 A-weighted Noise Levels at 2 percent of the time period
- L08 A-weighted Noise Levels at 8 percent of the time period
- L50, A-weighted Noise Levels at 50 percent of the time period
- L90 A-weighted Noise Levels at 90 percent of the time period
- Ldn Day-Night Average Noise Level
- Leq(x) Equivalent Noise Level for '"x" period of time
- Leq Equivalent Noise Level
- Lmax Maximum Level of Noise (measured using a sound level meter)
- Lmin Minimum Level of Noise (measured using a sound level meter)

1 in = 333 ft

The Altum Group

Noise Measurment Locations

CUSM Initial Study

Exhibit

11

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Table 13 Measured Ambient Noise Levels

Name	Time Period	Measurement Period	Description	Existing Ambient Noise Levels (dBA)					
				L_{eq}	L_{max}	L_2	L_8	L_{25}	L_{50}
NM1	10:53 - 11:03 am	10 Min	Residential N. of San Bernardino Ave	67.3	83.6	76.9	70.8	66.1	61.3
NM2	11:14 - 11:24 am	10 Min	Within Cemetery	54.5	54.9	54.9	54.9	54.8	54.7

Source: California University of Science and Medicine Noise Impact Analysis, prepared by Kunzman Associates, November 2015, Table 3.

Note:

Site visit performed by Kunzman and Associates, September, 2015.

As shown in Table 13, ambient noise levels ranged between 54.5-67.3 Leq and 54.9-83.6 Lmax. Because the area is already an urban area and no new development of residences or other sensitive receptors has occurred since the Noise Study was prepared, the study is still accurate.

Construction Noise

Development of the project site would not expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance. As shown in Exhibit 10, the closest receptors to the CUSM project site are located in the neighborhood north of the 6.75-acre site along San Bernardino Avenue, the ARMC located to the south of the project site, and Hermosa Gardens Cemetery located to the east of the project site.

Project construction noise would vary and depend on the process, type of equipment involved, location of the construction-site with respect to sensitive receptors, the schedule protocol to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Site development (fine grading, trenching, and paving), building construction, architectural coatings application, and paving associated with new buildings would follow.

Site grading is expected to produce the highest construction noise levels. Grading of the project site is estimated to require graders, backhoes, dozers, excavators, a water truck, and dump trucks to haul exported soil to the stockpile site approximately 0.50 mile south of the project site. Typical operating cycles for these types of construction equipment on site may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Typical noise sources and noise levels associated with the site grading phase of construction are shown in Table 14, *Typical Construction Equipment Noise Levels.*

A worst-case construction noise scenario assuming the use of a grader, dozer, excavator and water truck was calculated using the Federal Highway Administration's Roadway Construction Noise Model (RCNM).

Table 14 Typical Construction Equipment Noise Levels

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at	Suggested Maximum Sound Levels for Analysis (dBA at 50
Rock Drills	83-99	96
Jack Hammers	75-85	82
Pneumatic Tools	78-88	85
Pumps	74-84	80
Dozers	77-90	85
Scrapers	83-91	87
Haul Trucks	83-94	88
Cranes	79-86	82
Portable Generators	71-87	80
Rollers	75-82	80
Tractors	77-82	80
Front-End Loaders	77-90	86
Hydraulic Backhoe	81-90	86
Hydraulic Excavators	81-90	86
Graders	79-89	86
Air Compressors	76-89	86
Trucks	81-87	86

Source: California University of Science and Medicine Noise Impact Analysis, prepared by Kunzman Associates, November 2015, Table 5.

A typical construction day of eight hours in duration would generate a noise level of 81.7 dBA CNEL at a distance of 50 feet from the noise source, on average. As the City of Colton does not have specific standards that apply to construction noise, proposed construction activities must adhere to the County of San Bernardino Development Code (Section 83.01.080).

Section 83.01.080 of the Development Code limits the hours of construction between the hours of 7:00 am and 7:00 pm, Monday through Saturday. No construction is permitted on Sundays and federal holidays.

The proposed construction activities will conform to the County of San Bernardino Development Code and with the applicable measures listed and therefore will not result in a significant impact. No mitigation is necessary.

b) ***Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Less Than Significant With Mitigation Incorporated).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table 15*, Construction Equipment Vibration Source Levels,* provides the approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

Table 15 Construction Equipment Vibration Source Levels

Equipment[1]	Peak Partical Velocity in inches per second[2]		
	at 25 feet	at 50 feet	at 100 feet
Clam Shovel Drop (slurry wall)	**0.202**	0.071	0.025
Vibratory Roller	**0.210**	0.074	0.026
Hoe Ram	**0.089**	0.031	0.011
Large Bulldozer	**0.089**	0.031	0.011
Caisson Drilling	**0.089**	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Jackhammer	0.035	0.012	0.004
Small Bulldozer	0.003	0.001	0.0004

Source: California University of Science and Medicine Noise Impact Analysis, prepared by Kunzman Associates, *November 2015, Table 1.*

Notes:

1. Federal Transit Administration: Transit Noise and Vibration Impact Assessment, 2006.
2. Bold values are considered annoying to people.

Section 18.42.050 of the City of Colton Municipal Code states that all activities shall be operated so as not to generate ground vibration by equipment other than motor vehicles, trains or by temporary construction or demolition, which is perceptible without instruments by the average person at or beyond any lot line of the lot containing the activities.

Construction activities can produce vibration that may be felt by adjacent uses. The construction of the proposed project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. Although the primary sources of vibration during construction would be from bulldozers, vibratory rollers and other vibratory equipment could be used during installation of pavement over the entire site. As shown in Table 15, a vibratory roller could produce a PPV of up to 0.21 inch per second at 25 feet.

The closest sensitive receptors to the project site are within the neighborhood located approximately 90 feet north of the site along San Bernardino Avenue and the ARMC located approximately 90 feet south of the project site and on the east side of Meridian Avenue. There are no sensitive receptors located in the vicinity of the stockpile site at the northeast corner of Meridian Avenue and Valley Blvd. The piece of equipment that may be utilized on site with the highest peak particle velocity would be the vibratory roller. It is anticipated that a vibratory roller could be used at the property line, resulting in groundborne vibration levels of up to 0.031 peak particle velocity (ppv) for short periods of time at residences and 0.0037 PPV for short periods of time at the ARMC. However, construction related vibration would not be perceptible at nearby sensitive receptors. Therefore, the proposed project will not result in building damage to adjacent residential homes along San Bernardino Avenue.

During on-going operation of the building, a few heavy trucks can be expected to visit the CUSM campus to deliver supplies on a regular basis. However, these trucks would not be anticipated to exceed 0.10 in/sec ppv at 10 feet. Furthermore, predicted operational related vibration levels at the nearest off-site structures, which are located in excess of 25 feet from the traveled roadway segments, would not be anticipated to exceed even the most conservative threshold of 0.2 inch/second ppv. Therefore, impacts in regard to operational vibration is considered less than significant.

c) ***A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Less Than Significant Impact With Mitigation Incorporated).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Potential noise impacts associated with the operations of the project are a result of project-generated vehicular traffic in the project vicinity roadways and from stationary noise sources associated with the proposed project. Table 16, *Comparison of Existing and Existing Plus Project Traffic Noise Levels*, shows existing and future off-site noise conditions associated with traffic.

As shown in Table 15, modeled Existing traffic noise levels range between 33.7 and 66.84 dBA CNEL and the modeled Existing Plus Project traffic noise levels range between 39.96 and 66.92 dBA CNEL for the proposed project. Therefore, generated vehicle traffic for the project will not result in substantial increase in ambient noise levels.

Stationary Noise

Stationary noise sources/areas include the parking lots associated with the CUSM project. Parking lot noise and amplified event noise were modeled to assess potential impacts to nearby sensitive receptors. The amplified noise events would only occur occasionally such as graduation ceremonies.

Peak hour vehicle movements were utilized to model parking lot noise, and point and stationary noise sources were used for the amplified event noise and associated crowd noise, respectively. The proposed project is expected to generate 112 peak hour trips (morning and evening trips).

Another stationary noise source is the emergency generator that will be provided on-site but only used during emergencies. The preliminary location of the generator is near the northeast corner of the building approximately 40 feet south of San Bernardino Avenue. The ultimate location of the generator will be determined in a noise study that will be prepared once construction drawings have been completed. The noise study will address interior noise and exterior noise as it would affect the occupants. The results of the noise study will determine how the building should be attenuated to ensure that noise levels are within tolerance per the City's Municipal Code. At this time, the proposed generator will be evaluated to determine it optimal location and noise attenuation requirements to ensure that noise levels at the CUSM property line are within tolerance per the City's Municipal Code. See Mitigation Measure NOI-8 that addresses this requirement/standard for compliance with the City's Municipal Code.

Table 16 Comparison of Existing and Existing Plus Project Traffic Noise Levels

Roadway	Segment	Modeled Noise Levels (dBA CNEL) @ 50 feet from the				
		Existing	Existing Plus Project	Increase	Exceeds Standards	Substantial Increase
San Bernardino Ave	West of Pepper Ave	60.44	60.48	0.04	NO	NO
	Pepper Avenue to Meridian Ave	58.81	58.88	0.07	NO	NO
	East of Meridian Ave	56.32	56.44	0.12	NO	NO
Violet Street	Pepper Avenue to Meridian Ave	38.93	39.96	1.03	NO	NO
Blue Drive	East of Pepper Ave	40.18	n/a	0.00	NO	NO
Plum Place	Pepper Avenue to Meridian Ave	33.70	n/a	0.00	NO	NO
Valley Blvd	West of Pepper Ave	63.14	63.18	0.04	NO	NO
	Pepper Avenue to Meridian Ave	62.07	62.12	0.05	NO	NO
	East of Meridian Ave	62.17	62.22	0.05	NO	NO
Pepper Ave	North of San Bernardino Ave	65.52	65.54	0.02	YES	NO
	San Bernardino Ave to Violet St	65.95	65.97	0.02	YES	NO
	Violet St to Blue Dr	66.07	66.20	0.13	YES	NO
	Blue Dr to Plum Pl	66.49	66.61	0.12	YES	NO
	Plum Pl to Valley Blvd	66.51	66.63	0.12	YES	NO
	Valley Blvd to I-10 Freeway	66.84	66.92	0.08	YES	NO
Meridian Ave	North of San Bernardino Ave	59.78	59.84	0.06	NO	NO
	San Bernardino Ave to Valley	59.48	59.54	0.06	NO	NO

Source: California University of Science and Medicine Noise Impact Analysis, prepared by Kunzman Associates, November 2015, Table 6.

Notes:

It is important to understand that the above traffic noise levels only represent traffic noise on each particular road segment and not overall ambient noise.

Operational noise levels at receptors in the immediate vicinity of the project site would range between 59.8 L_{eq} and 61.6 dBA L_{eq}; and project operational noise levels at receptors in the immediate vicinity, even when combined with existing noise levels, will not result in a noticeable increase in ambient noise levels. Therefore, operational noise will not result in a violation of the City of Colton noise standards or cause permanent substantial increases in ambient noise levels.

Noise Impacts to the Proposed Project

The City of Colton has identified noise levels of up to 65 dBA CNEL as "normally acceptable" for schools and hospitals and noise levels of up to 70 dBA CNEL are considered to be "conditionally acceptable" as identified in Table 16 above.

Future traffic noise levels associated with adjacent and nearby acoustically significant roadways near the project site include San Bernardino Avenue and Pepper Avenue were modeled utilizing the FHWA Traffic Noise Prediction Model-FHWA-RD-77-108. Noise levels associated with San Bernardino Avenue are expected to reach 59.85 dBA CNEL at a distance of 40 feet from the project site Therefore, future permanent noise produced by all of the modeled roadways would not exceed City of Colton standards at the CUSM building and is therefore in compliance with the City and State standards for school and hospital land uses.

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? (Less Than Significant Impact)***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project area is not located within an airport land use plan. The closest public airport to the project vicinity is the San Bernardino International Airport (SBIA), which is over 7 miles east of the project area and will have no impact to future businesses and residents of the project area. The project area is located approximately 13 miles northeast of the Ontario International airport, well outside the airports area of influence and its airport land use plan. Therefore, the proposed project would not be adversely affected by airport or airstrip uses.

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? (Less Than Significant Impact)***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project area is not located near a private airstrip. However, the ARMC campus includes helicopter

landing pads in the northeast corner of the site adjacent to the Emergency Room. Helicopters are not based at the ARMC but when an emergency evacuation is necessary, a helicopter will land/take off. This is an existing condition that is incidental to the operation of the ARMC and not a frequent occurrence that would adversely affect sensitive receptors in the CUSM building for an extended period. Therefore, this impact is considered to be less than significant and no mitigation is required.

Mitigation Measures

Construction

N-1 Control of Construction Hours – All construction activities shall be limited to the hours between 7:00 AM and 7:00 PM Monday through Saturday. Construction and demolition shall be prohibited on Sundays or national holidays.

N-2 In addition to implementation of Mitigation Measure N-1, the following mitigation measures shall be implemented whenever construction activities occur within 1,500 feet of the hotel and residential land uses located between Valley Blvd and the I-10 Freeway; the Colton Golf Club (if in operation); the residential properties, the church and the Rialto City Park all located along San Bernardino Avenue; the Rialto Retirement Home, Vista Cove Care Center and the Cathedral of Praise Church all located near Riverside Drive; the San Bernardino Social Services Building; **the Arrowhead Regional Medical Center**; the **Hermosa Gardens Cemetery**; Slover Mountain High School; the residential land uses located along Hermosa Avenue, and adjacent to planning areas set aside for permanent habitat (planning areas 3, 6, 11 and 18) as well as the habitat set aside as part of the HCP within the Cemetery property.

a) All construction contractors shall limit haul truck deliveries to the same hours specified for construction equipment (7:00 AM and 7:00 PM Monday through Saturday).
b) To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings and should avoid using alleyways adjacent to said uses.
c) All construction contractors shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
d) During all project site excavation and grading on any site in the CHCCSP project area, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
e) All construction contractors shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest a project site during all project construction.

f) All construction contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest a project site.

N-3 The use of vibratory equipment shall be avoided within 70 feet of existing vibration-sensitive land uses (residential, habitat, ARMC).

N-4 Not applicable to the CUSM project.

N-5 This measure has been completed as part of the planning effort for the CUSM project.

N-6 New non-residential development shall be constructed with roof-ceiling assemblies that make up the building envelope to have an STC of at least 50 and exterior windows must have minimum STC of 30 where sound levels at the property line regularly exceed 65 decibels. This measure shall apply to new non-residential land uses proposed along Valley Boulevard and Pepper Avenue. This measure would reduce interior noise levels to acceptable levels and mitigate any impact to less than significant. Buildings with few or no occupants and where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings are exempt from this measure.

N-7 Not Applicable to the CUSM project.

N-8 Prior to issuance of the Certificate of Occupancy for the CUSM building, the applicant shall prepare and submit an acoustical analysis of how potential noise associated with the proposed emergency generator shall be attenuated to meet the City's noise standards.

Level of Significance After Mitigation

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Less than significant impact with implementation of mitigation measures.

13. Population and Housing

Project Setting

There are two types of population growth: direct and indirect. Direct population growth occurs from the development of new residential units. Indirect population growth occurs from the creation of new employment opportunities or the removal of a barrier to growth (e.g., the extension of urban infrastructure to an undeveloped area).

The most recent statistics from the State Department of Finance show the City's population (January 2018) to be estimated at 53,724, an increase in 340 residents over January 2015 numbers. Currently there are no land uses that would generate employees on the 6.75-acre site

in Planning Area 21. The remaining 3.25 acres in the planning area is developed as an ancillary parking lot for the ARMC.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
POPULATION AND HOUSING - Would the project:				
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?	☐	☐	☐	☒

Information for this section is from the following sources: City of Colton General Plan Housing Element, 2014; Final CHCCSP Program EIR, November 2014; and Table E-1, City/County Population Estimates with Annual Percent Change, January 1, 2017 and 2018, California Department of Finance, accessed August 3, 2018.

Discussion

The CHCCSP Program EIR concluded that the development of new projects within the project area in accordance with the CHCCSP would result in the following impacts:

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)? (Less Than Significant Impact).

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. At buildout of the CUSM campus the facility would employ up to 100 medical professors and staff with a maximum enrollment of 480 students; 240 of which would be on campus during hours of operation (see below for further discussion). Students are anticipated to be transient in that they will either come from the southern California region or will seek short-term housing locally, not necessarily in the City of Colton. The medical school will have a consistent student population in that once the enrollment reaches 480, no additional students are anticipated to be added. The student population may generate a more consistent demand for new housing such as apartments for this transient population, as students may prefer to live closer

to their school during the first two years of study (240 students) rather than commuting. During the last two years of medical school (240 students), the students would not be in classrooms on campus but rather working in hospitals, clinics, or other places off-site and the need to house them in the City of Colton near the CUSM is not as great.

Likewise, the generation of up to 100 new professional employees in the CUSM building (faculty and staff) would could generate the need for additional housing as some employees may choose to live locally rather than commute.

As described in the Program EIR prepared for the CHCCSP, development within the specific plan project area would provide a variety of housing opportunities as well as new jobs to a city struggling with the problem of keeping pace with SCAG's Regional Housing Needs Assessment (RHNA) allocation for the City and actively seeking new business that would provide jobs for local residents even as the city is losing jobs (i.e. the closing of Moss Brothers Ford, and the relocation of Stater Bros headquarters and warehousing facilities to neighboring San Bernardino). The City assumed that employment generated in the CHCCSP project area would include full and part time jobs in several sectors including professional and medical office jobs. In fact, the Moss Brothers Ford site has been repurposed and is occupied by an auto parts warehouse (former service building) and a County of San Bernardino's office building (former showroom/office space). Although the County offices represent a transfer of employees from another location within the City of Colton, the City believes that their location within the CHCCSP project area may generate interest from developers to provide similar or complementary land uses that will increase the employment base in the project area. In addition, the Wildrose Subdivision located in the northwest corner of the CHCCSP project area, was approved in 2017 and new single-family residences have been built with more under construction.

The Program EIR *Population and Housing Section*, goes on to discuss the changes in the marketplace over the years since the adoption of the West Valley Specific Plan in 1996 (now the CHCCSP adopted in 2014), there has also been a major shift on a national basis toward "Smart Growth" communities. These communities provide a diversity of uses in a compact setting and locate shopping, restaurants and employment uses accessible to where people live. In "walkable" communities reliance on the automobile is less, thereby reducing traffic and the associated air pollutants and noise, and at the same time, promoting greater neighborhood/social interaction. With the fluctuations in gasoline prices in the recent past, and the general preference to spend less time in the car, the City believes that desire for Smart Growth communities will continue to have great appeal over the long term. By reducing commuting costs and allowing more people to spend time with their families and in their community, the overall quality of life improves.

The introduction of approximately 100 professional employees associated with the CUSM project, and a consistent supply of medical school students moving through the CUSM program, there will likely be pressure on the marketplace to provide new housing in the City. One residential project, the Wildrose Village residential project is under construction, in CHCCSP Planning Areas 2, 4, 7 and 8 in the western portion of the CHCCSP project area. This project was approved for 175 single family homes in 2016.

The City sees this project as a positive benefit to the community by diversifying its employment base and the types of housing that could be developed furthering the goals of the CHCCSP to create new employment centers, strengthen the City's economic base and create a community where people can work and live. Therefore, the impact on Population and Housing would be less than significant.

b-c) ***Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? Less Than Significant Impact.***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project will not involve the displacement of existing housing or displace substantial numbers of people in necessitating construction of new housing elsewhere.

Mitigation Measures

No mitigation measures were identified in the CHCCSP Program EIR and no there is substantial change from the previous analysis in the CHCCSP Program EIR.

Level of Significance After Mitigation

Not applicable.

14. Public Services

Environmental Setting

The setting section is taken from the Public Services Section of the CHCCSP EIR.

Fire Protection

The Colton Fire Department's service area includes the entire incorporated City of Colton and small-unincorporated areas adjacent to the City. The Fire Department's territory is approximately 19 square miles and is currently divided into four service areas. Emergency medical service is provided by the Emergency Medical Services (EMS) division, and American Medical Response (AMR) provides ambulance service to the City of Colton.

Stations and Facilities

Fire Station 212, located at 1511 North Rancho Avenue is responsible for initial response in the project area, but all stations can respond. Table 17, *Fire Station Summary*, summarizes the CFD's Station locations, equipment, and staffing. The Fire Department has specialized units which are headquartered at different stations. These units consist of an Arson Investigation Unit, a Heavy Rescue Unit and a SWAT Medics team which coordinates with the police department.

Table 17 Fire Station Summary

Station No.	Address	Distance from Project Area	Apparatus	Staffing
211	303 East E St Administrative Headquarters	1.8 miles (east of project site)	1 Truck 1 Command Vehicle (Battalion Chief Unit)	3 firefighters 1 Battalion Chief
212	1511 N. Rancho Ave Arson Investigation Unit Headquarters	1.1 mile (northeast of project site)	1 Paramedic Engine 1 Arson Investigation Unit*	3 firefighters
213	1100 S. La Cadena Ave Heavy Rescue Unit Headquarters	1.90 miles (southeast of project site)	1 paramedic engine	3 firefighters
214	1511 S. Meadow Lane	3.49 mile (southeast of project site)	1 Paramedic Engine 1 Brush Engine* 1 Shoring Trailer*	3 firefighters

Source: Communication with Alan Sork, Battalion Chief, Colton Fire Department, October 2015.

Notes:

* Units are cross-staffed as needed.

Apparatus

The Fire Department has equipment to handle any urban fire protection needs with low-rise buildings and semi-rural landscapes. All emergency vehicles are equipped with medical support equipment to assist in life saving and support.

Staffing

The Fire Department maintains a daily staffing of 13 personnel, 24 hours per day. Each fire station has one Captain, one Engineer, and one Firefighter Paramedic. There is also a shift Battalion Chief on-duty 24 hours per day, housed at Station 211. Each piece of equipment is paramedic qualified and is considered to be dual functioning; fire and emergency medical services (EMS).

Response Times and Protocols

The Fire Department responds to over 5,000 calls per year from four stations throughout the community. The primary station that serves the project area is Station 212 on Rancho Avenue.

The average response time for all calls that Station 212 responded to was six minutes and 31 seconds. The predicted response time to the project area is between six and eight minutes. The target response time for the Fire Department is six minutes. Currently, the western half of the project area is outside of the predicted six minute response area.

Mutual Aid

The Fire Department has a strong mutual aid relationship with members of the Confire Joint Powers Authority (JPA). Participants include the County of San Bernardino and the cities of Rialto, Loma Linda, Redlands and Colton. The JPA shares a common dispatch center and operates as a unit by responding with the closest resources to a call, regardless of jurisdiction. Therefore, mutual aid is a guiding philosophy and a daily mode of operation.

Police Protection

The Colton Police Department provides police protection within the Colton City limits and its Sphere of Influence (SOI). The Police Department became an independent, City-sponsored entity on July 11, 1887. In addition, the Colton Police Department provides police services to ARMC under a contract with San Bernardino County.

Police Facilities

The Colton Police Department provides law enforcement for the City, and is responsible for servicing the entire project area. The Police Department headquarters are located at the City Hall Campus, 650 North La Cadena Drive in Colton, between East D Street and East E Street, approximately 1.68 miles east of the project site.

The California Highway Patrol (CHP) serves the southern portion of the project adjacent to the CUSM project site along Valley Boulevard. The closest office to the site is located in San Bernardino at 2211 Western Ave. The CHP has jurisdiction of Interstate-10, adjacent to the project area.

Organization, Staffing, and Resources

Colton's Police Department is staffed with 45 sworn officers and 26 non-sworn employees. The Police Department has three divisions: 1) Administration, which includes Code Compliance; 2) Operations, which includes Detectives, Traffic Patrol and the K-9 unit; and 3) Support Services, which includes Dispatch. The staffing ratio is currently 0.87 officers per 1,000 residents, which is below the Police Department's preferred ratio of 1.25 officers per 1,000 residents (Communication with Colton Police Department, 2013).

Crime Reporting and Response Times

The Police Department had 2,196 crimes reported throughout the service area in 2011. Current incidents are reported on the department's website. The Police Department also uses the Crime Mapping website to report incidents. The Police Department's average response time to priority calls for service is approximately five (5) minutes. Ideally, response times would be 1 to 2 minutes for an officer patrolling the project area.

Schools

The project sites are located within the boundaries of the Colton Unified School District. The nearest school to the project site is Slover Mountain Continuation High School at 325 Hermosa Street in the Colton Joint Unified School District, approximately 0.41 miles east of the of the project sites.

Parks

The City of Colton Community Services Department maintains 11 developed parks in addition to a number of recreation facilities that are shared with the Colton Joint Unified School District. The George E. Brown Jr. Park (currently closed) is located at the southeast corner of San Bernardino Avenue and Eucalyptus Avenue.

Library

The Colton Public Library's three facilities provide library services in the City of Colton. The Main Public Library is located at 656 Ninth Street, The Luque Branch Library is located at 294 East "O" street, and the Carnegie Building is located 380 North La Cadena Drive. The Main Library is 10,700 square feet in size, the Luque Branch Library is approximately 3,000 square feet in size, and the Carnegie Building is approximately 6,400 square feet in size. These facilities serve approximately 60,000 borrowers annually and house over 80,000 items in circulation. Approximately 296 staff hours per week are provided by full staff employees (Colton General Plan Update, 2013).

Other Public Facilities

Other public facilities would consist of public infrastructure such as roads, water and sewer service, storm drains etc. These facilities are evaluated in Section 3.15.18, *Utilities and Service Systems*.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
PUBLIC SERVICES				
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:				
i. Fire Protection?	☐	☐	☐	☒
ii. Police Protection?	☐	☐	☐	☒
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other Public Facilities?	☐	☐	☐	☒

Information for this section was gathered from the following sources: Colton's Hub City Centre Final EIR, October 2015; and City Development Review Committee comments on the project, August 2018.

Discussion

The CHCCSP Program EIR concluded that the development of new projects within the project area in accordance with the CHCCSP would result in the following impacts:

a.i) ***Fire Protection. (Less Than Significant Impact With Mitigation Incorporated).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The Fire Department provides fire protection services to the CHCCSP area, Paramedic service is also provided in the project area. The closest station is Fire Station #212 and is located approximately 1.06 miles northeast of the project area at 1511 N. Rancho Avenue. The response time from Station 212 to the project sites is currently over six minutes.

As the CHCCSP planning areas become developed and by extension the development of the CUSM, there will be an increase in call volume due to an increase in both permanent and transitory populations (employees and students). The City's General Plan Safety Element includes a number of Standards and Proposals to address potential fire hazards and emergency response that would be relevant to the planning and implementation of future development projects in the project area, including the alternative project site locations. Standards and Proposals that apply specifically to development of the projects are as follows:

Standard 10 All development plans shall be reviewed by local planning, fire, water health road and flood control authorities.

Proposal 6 Require all proposed area development to provide for safe and ready access for fire and other emergency equipment and for routes of escape which will safely handle evacuations.

Proposal 7 Require at least two different ingress-egress routes for significantly scaled projects.

Proposal 8 Require all proposed development to be adequately served by water supplies for community fire protection, in accordance with standards of the San Bernardino County Fire Chief's Association. In addition, no hook-up to existing water supply should be considered, if it would lower the underground water table.

Compliance with these standards and proposals, compliance with relevant sections of the California Building Code, and implementation of Mitigation Measures PS-1 and PS-2 would ensure that potential impacts on the provision of Fire Protection Services is reduced to a less than significant level. Measure PS-1 requires that prior to occupancy of a building, the building must be equipped with a fire suppression and alarm system as required under the Uniform Building Code (UBC) standards and approved by the City of Colton Fire Department. Measure PS-2 requires that an applicant prepare a Business Emergency Response Plan and because the building would be used for medical purposes the applicant should also prepare and implement a Hazardous Materials Release Response Plan (see Section 3.5.8, *Hazards and Hazardous Materials* for this discussion). These plans must be submitted and approved by the City of Colton Fire Department prior to occupancy of the CUSM building. Continued implementation and updating of these plans will ensure that potential impacts associated with building fires, hazardous materials spills, or emissions of hazardous substances would be less than significant.

a.ii) ***Police Protection. (Less Than Significant Impact With Mitigation Incorporated).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The Police Department's average response time to priority calls for service is approximately five (5) minutes. Ideally, response times would be 1 to 2 minutes for an officer patrolling the project area. Future development within the CHCCSP including the CUSM in Planning Area 21 would result in an increase in employee and student population in the area. The Safety Element of the General Plan includes a section on Crime and Defensible Space that provides the following Standards and Policies that would assist the Police Department in planning for future staffing, patrol route, and location of future Police Stations.

Standard 7 All development plans are to be reviewed by local planning and crime prevention authorities.

Proposal 1 Encourage the use and type of landscaping situated in locations so as to maximize observation, while providing the desired degree of aesthetics.

Proposal 10 Encourage (through site planning review process) the development of pedestrian amenities within public spaces and along sidewalks, thereby increasing the intensity of use, thus providing a deterrent to crime.

Proposal 12 Support the expansion of the present system of lighting along streets, walkways, parking lots, and entrances to buildings.

The CHCCSP has a provision to provide a police substation within the future retail center within Planning Area 16 (directly west of ARMC, west of Pepper Avenue) or at another location deemed acceptable by the Police Department at such time as an additional station is warranted. With the addition of ta new land use that will generate approximately 100 new employees and 240 medical school students (the additional 240 students would not be located on campus), the Police Department will be responsible reviewing and providing input on the development plans for each project.

The applicant will be required to pay Development Impact Fees (DIF) to the City that will assist in the funding of the future police station, and/or additional staff. Therefore, payment of DIF and compliance with the Police Department's conditions of approval, the proposed projects would have a less than significant impact on police services.

a.iii) ***Schools. (Less Than Significant Impact With Mitigation Incorporated).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Although not a residential development, the CUSM project has the potential to induce indirect growth by encouraging prospective residential development in nearby planning areas of the CHCCSP or other neighborhoods in the City. The CUSM project site is located within the boundaries Colton Joint Unified School District (CJUSD). The applicant responsible for payment of DIF fees for Public/Institutional and Office Mixed that are effective at the time of development. With the projects' contribution payment of DIFs, impacts to school services would be reduced to less than significant.

a.iv) ***Parks. (Significant and Unavoidable)*****.**

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR.

See discussion of Parks and Recreation in Section 3.5.15 below.

a.v) ***Other Public Facilities. (Less than Significant).***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Additional facilities and staff would be required to meet the public library demands future demand as new residents move to the City, including potential new employees who may choose to reside in the City of Colton. According to the City's General Plan (2013), a new library facility is tentatively planned to be constructed with future Civic Center improvements in the downtown area. Additionally, the City collects DIFs to support expansion of library services commensurate with development proposals. Since library service impact fees are not only applicable to residential, but also to non-residential developments, both project alternative developments will therefore be required to contribute to the payment of DIF in order to reduce impacts to less than significant.

Mitigation Measures

PS-1 Prior to occupancy of any project buildings, all structures shall be equipped with the most reliable, commercially available fire suppression and alarm technology as required under the Uniform Building Code (UBC) standards and approved by the City of Colton Fire Department. The project applicants shall be responsible for maintaining these systems during project operations.

PS-2 Because the CUSM is a medical building, the applicant is responsible for preparing and implementing a Medical Waste Management Plan (MWMP) that must be approved by the City of Colton Fire Department, and the County of San Bernardino Department of Environmental Health. In addition the applicant shall prepare a Hazardous Materials Release Response Plan. These plans must be submitted and approved by the City of Colton Fire Department prior to occupancy.

Level of Significance After Mitigation

Implementation of approved MWMPs and Hazardous Materials Business Plans will ensure that impacts associated with the occupancy of the CUSM building would be less than significant.

15. Recreation

Environmental Setting

The City of Colton Community Services Department maintains 11 developed parks in addition to a number of recreation facilities that are shared with the Colton Joint Unified School District. There are no parks located in the vicinity of the project sites as these sites are designated for either Office Mixed Use (Planning Area 21), or Public Institution (ARMC site).

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
RECREATION				
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?	☐	☐	☐	☒

Information for this section is from the Colton's Hub Centre City Final EIR, October 2014.

Discussion

The CHCCSP Program EIR concluded that the development of new projects within the project area in accordance with the CHCCSP would result in the following impacts:

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? (Significant and Unavoidable)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The proposed project does not include a residential component that would generate residents that may utilize the City's parks. However, the new CUSM project includes up to 100 new employees who may decide to live in Colton. Therefore the project has the potential to increase the number of residents in the City that may impact Parks and Recreation facilities.

The City of Colton collects park fees as part of its DIF program to fund the acquisition and/or improvement of parks. Currently, the City does not meet its goal of providing five acres of park land per 1,000 population. As the City's population increases, including potential new residents that may be generated by the CUSM, additional park land will need to be provided in order to maintain the current ratio of 2.11 acres of park land and joint-use facilities per 1,000 persons.

Since park land impact fees are applicable to both residential and non-residential developments, the applicant is required to contribute to the payment of DIF. However, the City has an existing deficit of parkland to population and adding additional new residents

combined with the net loss of 5.6 acres of parkland as a result of the adoption of the CHCCSP, will exacerbate and result in a significant impact that cannot be mitigated by future development projects in the project area. Therefore, impacts to Recreation would remain significant and unavoidable until such time as the City reduces its deficit in parkland.

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? (Significant and Unavoidable)***

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The CUSM project does not include recreational facilities, nor would the project require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Therefore there is no impact associated with the proposed project.

Mitigation Measures

Since park land impact fees are applicable to both residential and non-residential developments, applicant is required to contribute to the payment of Park fees.

Level of Significance After Mitigation

The CHCCSP identified a significant and unavoidable impact on Park and Recreation due to the shortfall in parkland. The City does not meet the standard of 2.5 acres of parkland per 1,000 residents. The proposed project does not include any new park land but will be paying park fees as required by the City. The proposed project is allowed in Planning Area 21 with a CUP and development within this planning area was anticipated in the CHCCSP. Therefore, the proposed project does not represent a significant new impact or the severity of an impact already identified in the Program EIR.

16. Transportation and Traffic

Environmental Setting

Regional access to the project site is provided by the I-10 Freeway. Local north-south circulation is provided by Pepper Avenue and Meridian Avenue. Local east-west circulation is provided by San Bernardino Avenue and Valley Boulevard. Exhibit 12, *Study Area Intersections,* shows the intersections that were evaluated in the *Traffic Impact Analysis* (TIA).

The 6.75-acre project site is bounded on the north by San Bernardino Avenue, on the east by Meridian Avenue, on the south by Violet Street (internal ARMC street), and on the west by Pepper Avenue. The site for the exported soil is located at the northeast corner of Meridian Avenue and Valley Blvd approximately 0.50 mile southeast of the project site. Exhibit 2 in Chapter 2, *Project Description* shows the location of the project sites.

Existing Traffic Conditions

As shown in Table 18, *Existing Intersection Delay and Levels of Service*, the study intersections currently operate at Level of Service D or better during the peak hours for existing traffic conditions.

Table 18 Existing Intersection Delay and Levels of Service

ID[1]	Intersection	TrafficControl[2]	Peak Hour Delay Level of Service			
			Morning		Evening	
1	Pepper Avenue (NS) at: San Bernardino Avenue (EW)	TS	16.5	B	20.8	C
2	Pepper Avenue (NS) at: Violet Street (EW)	TS	6.7	A	7.2	A
3	Pepper Avenue (NS) at: Plum Place (EW	CSS	15.2	C	15.3	C
4	Pepper Avenue (NS) at: Valley Boulevard (EW)	TS	35.2	D	33.0	C
5	Pepper Avenue (NS) at: I-10 Westbound Ramps (EW)	TS	42.6	D	14.8	B
6	Pepper Avenue (NS) at: I-10 Eastbound Ramps (EW)	TS	24.2	C	23.8	C
7	N/A under Existing Conditions					
8	Tom Gould Road (NS) at: Violet Street (EW)	CSS	9.0	A	8.8	A
9	N/A under Existing Conditions					
10	Meridian Avenue (NS) at: San Bernardino Avenue (EW)	AWS	11.3	B	16.8	C
11	Meridian Avenue (NS) at: Violet Street (EW)	CSS	10.9	B	11.6	B
12	Meridian Avenue (NS) at: C Street (EW)	CSS	12.0	B	12.9	B
13	Meridian Avenue (NS) at: Plum Place (EW)	CSS	11.7	B	11.6	B
14	Meridian Avenue (NS) at: Valley Boulevard (EW)	CSS	13.8	B	18.8	C

Source: California University of Science and Medicine Traffic Impact Analysis, prepared by Kunzman Associates, August 2018, Table 1.

Notes:

1. Study area intersection identification number
2. TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

Intersection ID numbers in Table 18 correspond with numbers shown on Exhibit 12, *Study Area Intersections*.

A traffic signal appears to currently be warranted at the following study area intersection for Existing traffic conditions:

Meridian Avenue (NS) at
San Bernardino Avenue (EW) - Intersection No. 14, and
Valley Boulevard (EW) - Intersection No. 14

The unsignalized intersection was evaluated for a traffic signal using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the *California Manual of Uniform Traffic Control Dev*ices (2014 Update).

1 in = 500 ft

The Altum Group

Study Area Intersections

CUSM Initial Study

Exhibit

12

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Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
TRANSPORTATION/TRAFFIC - Would the project:				
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?	☐	☐	☐	☒

Information for this section is from the California University of Science and Medicine Traffic Impact Analysis, prepared by Kunzman Associates, August 2018, included in Appendix F and from the *Colton's Hub City Centre Draft Environmental Impact Report, May 2014.*

Analysis Scenarios

The analysis of the traffic impacts was based on an evaluation of the existing and forecast traffic conditions in the vicinity of the site with and without the project. The following six scenarios were analyzed:

- Existing Conditions
- Existing Plus Project Conditions
- Opening Year (2020) Without Project Conditions
- Opening Year (2020) With Project Conditions
- Buildout Year (2040) Without Project Condition
- Buildout Year (2040) With Project Conditions

Table 19, *Project Trip Generation*, shows the rates for the land use type – University/College, and the trip generation for the proposed project.

Table 19 Project Trip Generation

Trip Generation Rates				
Land Use	**Code**	**Unit[1]**	**Morning Peak In/Out**	**Afternoon Peak In/Out**
University/College	ITE 550	STU	0.15	1.56
University/College	ITE 550	TSF	1.09	26.04
University/College	ITE 550	EMP	0.75	8.89
Trip Generation				
Land Use	**Quantity**	**Unit**	**Morning Peak In/Out**	**Afternoon Peak In/Out**
University/College	240	STU	36	374
University/College	85	TSF	92	2.213
University/College	100	EMP	75	889

Source: California University of Science and Medicine Traffic Impact Analysis, prepared by Kunzman Associates, August 2018, Table 2.

Notes:

1. STU=student, TSF = thousand square feet, EMP = employee

In addition to the evaluation of the project's contribution to traffic volumes in the area, the TIA also evaluated other development projects that have been approved or are reasonably foreseeable. These include other projects in the City of Colton as well as projects in the City of Grand Terrace and the City of Riverside. TIA Table 3 is a list of all relevant development projects that were considered in the evaluation of traffic impacts. Due to the size of the table, it has not been duplicated here but is provided in Appendix F.

a/b) 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; or 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? (Less Than Significant Impact with Mitigation Incorporated)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Table20, *Existing Plus Project Intersection Delay and Level of Service*, shows that under this scenario no significant impacts would occur at study area intersections which would all operate at LOS D or better during peak hours with new project trips.

Table 20 Existing Plus Project Intersection Delay and Level of Service

ID	Intersection	Traffic Control[1]	Peak Hour Delay – Level of Service				Project Change		Project Impact
			Without Project		With Project				
			AM	PM	AM	PM	AM	PM	
1	Pepper Avenue (NS) at: San Bernardino Avenue (EW)	TS	16.5 B	20.8 C	16.7 B	20.8 C	0.2	0.0	No
2	Pepper Avenue (NS) at: Violet Street (EW)	TS	6.7 A	7.2 A	6.9 A	7.7 A	0.2	0.5	No
3	Pepper Avenue (NS) at: Plum Place (EW	CSS	15.2 C	15.3C	15.2 C	15.4 C	0.0	0.1	No
4	Pepper Avenue (NS) at: Valley Boulevard (EW)	TS	35.2 D	33.0C	35.6 D	33.0 C	0.4	0.0	No
5	Pepper Avenue (NS) at: I-10 Westbound Ramps (EW)	TS	42.6 D	14.8B	43.3 D	14.8 B	0.7	0.0	No
6	Pepper Avenue (NS) at: I-10 Eastbound Ramps (EW)	TS	24.2 C	23.8C	24.2 C	23.8 C	0.0	0.0	No
7	Project West Driveway (NS) at: Violet Street (EW)	**CSS**	0.0 A	0.0A	9.2 A	9.0 A	9.2	9.0	No
8	Tom Gould Road (NS) at: Violet Street (EW)	CSS	9.0 A	A8.8	9.1 A	8.9 A	0.1	0.1	No
9	Project East Driveway (NS) at: Violet Street (EW)	**CSS**	0.0 A	A0.0	8.8 A	8.7 A	8.8	8.7	No
10	Meridian Avenue (NS) at: San Bernardino Avenue (EW)	AWS	11.3 B	C16.8	11.4 B	16.9 C	0.1	0.1	No
11	Meridian Avenue (NS) at: Violet Street (EW)	CSS	10.9 B	B11.6	10.9 B	11.6 B	0.0	0.0	No
12	Meridian Avenue (NS) at: C Street (EW)	CSS	12.0 B	B12.9	12.0 B	13.0 B	0.0	0.1	No
13	Meridian Avenue (NS) at: Plum Place (EW)	CSS	11.7 B	B11.6	11.6 B	11.6 B	0.0	0.0	No
14	Meridian Avenue (NS) at: Valley Boulevard (EW)	CSS	13.8 B	C18.8	18.8 C	19.0 C	0.0	0.2	No

Source: California University of Science and Medicine Traffic Impact Analysis, prepared by Kunzman Associates, August 2018, Table 4.

Notes:

1. TS= traffic signal, CSS = cross street stop, AWS = all way stop

Table 21, *Opening Year (2020) Without/With Project Levels of Service,* shows study intersections without and with project trips and without improvements.

Table 21 Opening Year (2020) Without/With Project Intersection Delay and Level of Service

ID	Intersection	Traffic Control[1]	Peak Hour Delay – Level of Service				Project Change		Project Impact
			Without Project		With Project				
			AM	PM	AM	PM	AM	PM	
1	Pepper Avenue (NS) at: San Bernardino Avenue (EW)	TS	17.2 B	21.0 C	17.3 B	21.0 C	0.1	0.0	No
2	Pepper Avenue (NS) at: Violet Street (EW)	TS	6.7 A	7.2 A	6.9 A	7.6 A	0.2	0.4	No
3	Pepper Avenue (NS) at: Plum Place (EW	CSS	18.2 C	15.8 C	18.2 C	15.8 C	0.0	0.0	No
4	Pepper Avenue (NS) at: Valley Boulevard (EW)	TS	50.4 D	36.6 D	51.1 D	36.6 C	0.7	0.0	No
5	Pepper Avenue (NS) at: I-10 Westbound Ramps (EW)	TS	52.3 D	15.8 B	53.2 D	15.8 B	0.9	0.0	No
6	Pepper Avenue (NS) at: I-10 Eastbound Ramps (EW)	TS	24.7 C	24.0 C	24.7 C	24.0 C	0.0	0.0	No
7	Project West Driveway (NS) at: Violet Street (EW)	**CSS**	0.0 A	0.0 A	9.3 A	9.1 A	9.3	9.1	
8	Tom Gould Road (NS) at: Violet Street (EW)	CSS	9.0 A	8.8 A	9.1 A	8.9 A	0.1	0.1	No
9	Project East Driveway (NS) at: Violet Street (EW)	**CSS**	0.0 A	0.0 A	8.8 A	8.7 A	8.8	8.7	
10	Meridian Avenue (NS) at: San Bernardino Avenue (EW)	AWS	11.8 B	18.1 C	11.8 B	18.4 C	0.0	0.0	No
11	Meridian Avenue (NS) at: Violet Street (EW)	CSS	11.0 B	11.7 B	11.0 B	11.8 B	0.0	0.1	No
12	Meridian Avenue (NS) at: C Street (EW)	CSS	12.2 B	13.4 B	12.2 B	13.4 B	0.0	0.0	No
13	Meridian Avenue (NS) at: Plum Place (EW)	CSS	11.9 B	11.8 B	11.9 B	11.9 B	0.0	0.1	No
14	Meridian Avenue (NS) at: Valley Boulevard (EW)	CSS	14.7 B	20.6 C	14.8 C	20.8 C	0.1	0.2	No

Source: California University of Science and Medicine Traffic Impact Analysis, prepared by Kunzman Associates, August 2018, Table 6.

Notes:

1. TS= traffic signal, CSS = cross street stop, AWS = all way stop

As shown in Table 21, the study intersections are projected to operate at Level of Service D or better during the peak hours for Opening Year (2020) with project traffic conditions. As shown in Table 21, the proposed project is forecast to result in no significant impacts at study area

intersections for Opening Year (2020) with project traffic conditions. Table 22, *Buildout Year (2040) Without and With Project Intersection Delay and Levels of Service,* shows the intersection delay and Level of Service values at the study intersections without and with the project and with improvements.

Table 22 Buildout Year (2040) Without/With Project Intersection Delay and Level of Service

ID	Intersection	Traffic Control[1]	Peak Hour Delay – Level of Service				Project Change		Project Impact
			Without Project		With Project				
			AM	PM	AM	PM	AM	PM	
1	Pepper Avenue (NS) at: San Bernardino Avenue (EW)	TS	18.3 B	22.8 C	18.4 B	22.9 C	0.1	0.1	No
2	Pepper Avenue (NS) at: Violet Street (EW)	TS	6.6 A	7.3 A	6.8 A	7.7 A	0.2	0.4	No
3	Pepper Avenue (NS) at: Plum Place (EW	CSS	19.7 C	19.1 C	19.8 C	19.2 C	0.1	0.1	No
4	Pepper Avenue (NS) at: Valley Boulevard (EW) *With Improvements*	TS	68.3 E	58.2 E	69.1 E 33.5 C	59.0 E 35.6 D	0.8 -34.8	0.8 -22.6	No
5	Pepper Avenue (NS) at: I-10 Westbound Ramps (EW) *With Improvements*	TS	60.1 E	17.3 B	60.9 E 38.4 D	17.5 B 14.1 B	0.8 -21.7	0.2 -3.2	No
6	Pepper Avenue (NS) at: I-10 Eastbound Ramps (EW)	TS	25.5 C	24.1 C	25.6 C	24.2 C	0.1	0.1	No
7	Project West Driveway (NS) at: Violet Street (EW)	**CSS**	0.0 A	0.0 A	9.3 A	9.1 A	9.3	9.1	
8	Tom Gould Road (NS) at: Violet Street (EW)	CSS	9.0 A	8.8 A	9.0 A	8.9 A	0.0	0.1	No
9	Project East Driveway (NS) at: Violet Street (EW)	**CSS**	0.0 A	0.0 A	8.8 A	8.7 A	8.8	8.7	
10	Meridian Avenue (NS) at: San Bernardino Avenue (EW) *New Traffic Signal*	AWS **T5**	16.0 B	47.7 E	16.1 C 11.4 B	47.9 E 14.8 B	0.1 -4.6	0.2 -32.9	No
11	Meridian Avenue (NS) at: Violet Street (EW)	CSS	11.4 B	12.5 B	11.5 B	12.6 B	0.1	0.1	No
12	Meridian Avenue (NS) at: C Street (EW)	CSS	13.6 B	15.1 B	13.6 B	15.2 C	0.0	0.1	No
13	Meridian Avenue (NS) at: Plum Place (EW)	CSS	12.3 B	12.6 B	12.4 B	12.6 B	0.1	0.0	No
14	Meridian Avenue (NS) at: Valley Boulevard (EW) *New Traffic Signal*	CSS **TS**	17.5 C	44.8 E	17.5 C 11.7 B	45.5 9.5 A	0.0 -5.8	0.7 -35.3	No

Source: California University of Science and Medicine Traffic Impact Analysis, prepared by Kunzman Associates, August 2018, Table 8.

Notes:

1. TS= traffic signal, CSS = cross street stop, AWS = all way stop

As shown in Table 22, the study area intersections are projected to operate at Level of Service D or better during the peak hours for Buildout Year (2040) Without Project traffic conditions, except at two study area intersections that are projected to operate at Level of Service E during the peak hours:

Pepper Avenue (NS) at:
- Valley Boulevard (EW) – #4
- I-10 Freeway WB Ramps (EW) – #5

Meridian Avenue (NS) at:
- San Bernardino Avenue (EW) – #10
- Valley Boulevard (EW) – #14

Also as shown in Table 22, the proposed project is forecast to result in no significant impacts at the study area intersections for Buildout Year (2040) With Project traffic conditions, with the following recommended study intersection improvements:

Pepper Avenue (NS) at:
- Valley Boulevard (EW) – #4
  Eastbound right-turn overlap phasing

Meridian Avenue (NS) at:
- San Bernardino Avenue (EW) – #10
  New traffic signal

Pepper Avenue (NS) at:
- I-10 Freeway WB Ramps (EW) – #5
  Second westbound right turn lane

Meridian Avenue (NS) at:
- Valley Boulevard (EW) – #14
  New traffic signal

Required Improvements and Costs

Improvements that will eliminate all anticipated roadway operational deficiencies throughout the study area were identified for Buildout Year (2040) traffic conditions. The approximate costs for these improvements have generally been estimated using cost guidelines in the Congestion Management Program Handbook. The needed intersection improvements and resulting costs are summarized in Table 23, *Summary of Intersection Improvements and Costs (Total),* for the study area intersections. The total cost of needed and unfunded intersection improvements for the existing roadway network is $970,000.

Project Fair Share/Development Impact Fees

The project fair share contributions were calculated for Buildout Year (2040) improvement locations. The project share of cost was based on the proportion of project peak hour intersection turning movement volumes contributed to the improvement location relative to the total new peak hour Buildout Year (2040) intersection turning movement volumes.

Table 23 Summary of Intersection Improvements and Costs (Total)

Intersection		Improvement	Funding	Cost
4	Pepper Avenue (NS) at: Valley Boulevard (EW)	Provide eastbound right turn overlap phasing	Fair Share	$ 20,000
5	Pepper Avenue (NS) at: I-10 Westbound Ramps (EW)	Provide eastbound right turn overlap phasing	Fair Share	$ 150,000
10	Meridian Avenue (NS) at: San Bernardino Avenue (EW)	Install new traffic signal	Fair Share	$ 400,000
14	Meridian Avenue (NS) at: Valley Boulevard (EW)	Install new traffic signal	Fair Share	$ 400,000
Total				**$ 970,000**

Source: California University of Science and Medicine Traffic Impact Analysis, prepared by Kunzman Associates, August 2018, Table 9.

As shown in Table 24, the project's fair share of identified study intersection costs is $14,815. The dollar figures are rough order of magnitude estimates only. They are intended only for the discussion purposes of this traffic impact analysis, and do not imply any legal responsibility or formula for contributions or mitigation. As mitigation for the potential traffic impacts, the proposed project shall contribute through an adopted traffic impact fee program in addition to any fair share contributions shown within the traffic study which is not covered within this fee program.

Table 24, *Project Fair Share Intersection Traffic Contribution,* presents a summary of improvement cost and project cost shares at the Buildout Year (2040) study area intersection improvement locations. The calculations are typically based on the higher of the morning and evening peak hour traffic volumes.

Regarding alternate modes of transportation including mass transit and non-motorized travel and other relevant components of the circulation system, such as pedestrian and bicycle paths, are evaluated in 3.5.17.f below.

c) Would the project 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? (Less Than Significant)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project area is not located within an airport land use plan. The closest public airport is the San Bernardino International Airport (SBIA), which is over 7 miles east of the CHCCSP project area outside the airports area of influence and its airport land use plan. The project area is located approximately 13 miles northeast of the Ontario International airport, well outside the airports area of influence and its airport land use plan. Therefore, the proposed project would not be adversely affected by airport or airstrip uses.

Table 24 Project Fair Share Intersection Traffic Contribution

Intersection		Cost	Peak Hour	Existing	Buildout Year (2040) With Project	Project	Total New	Project% of New	Project Fair Share Cost
4	Pepper Avenue (NS) at: Valley Boulevard (EW)	$20,000	AM	3,003	3,923	19	920	2.1%	$ 413
			PM	3,225	4,360	21	1,135	1.9%	
5	Pepper Avenue (NS) at: I-10 Westbound Ramps (EW)	$150,000	AM	2,562	3,624	15	1,062	1.4%	$ 2,749
			PM	2,427	3,409	18	982	1.8%	
10	Meridian Avenue (NS) at: San Bernardino Avenue (EW)	$400,000	AM	678	1,004	5	326	1.5%	$ 6,135
			PM	1,240	1,776	5	536	0.9%	
14	Meridian Avenue (NS) at: Valley Boulevard (EW)	$400,000	AM	991	1,281	4	290	1.4%	$ 5,517
			PM	1,219	1,721	3	502	0.6%	
Overall Total Cost		**$970,000**						**Project Fair Share =**	**$ 14,815**

Source: California University of Science and Medicine Traffic Impact Analysis, prepared by Kunzman Associates, August 2018, Table 10.

However, the ARMC campus includes helicopter landing pads in the northeast corner of the site adjacent to the Emergency Room. Helicopters are not based at the ARMC but when an emergency evacuation is necessary, a helicopter will land/take off. This is an existing condition that is incidental to the operation of the ARMC and not a frequent occurrence. Under Mitigation Measure HAZ-2, the applicant for the CUSM project must provide site plans to the County of San Bernardino Land Use Services Department who will be responsible for coordinating with the ARMC administration to ensure no impacts to the ARMC or the helicopter landing pads occur. Site plans must include proposed building setbacks from property lines and show the distance between the ARMC helicopter landing pads and proposed buildings. Lighting and landscape plans must also accompany the site plans. The County shall provide input to proposed plans to ensure compatibility between proposed land uses within these planning areas and the ARMC's ability to provide safe ingress and egress of helicopters, and emergency vehicles. Therefore, this impact is considered to be less than significant with mitigation incorporated.

d/e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access?? (Less Than Significant Impact With Mitigation Incorporated)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project site is an existing 6.75-acre site within Planning Area 21 of the CHCCSP that is a vacant compacted lot previously owned by the Colton Unified School District and used for storage of modular buildings and vehicles. The site plan shows two access points on Violet Street with no access from San Bernardino Avenue. Access from Violet will be from Pepper Avenue (ingress) and Meridian Avenue (egress). No ingress from Meridian Avenue is proposed. No hazardous intersections or road segments were identified in the TIA or during site visits conducted as part of the preparation of the Initial Study. Therefore, this impact is considered to be less than significant and no mitigation measures are required.

f) Would the project Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Less Than Significant Impact With Mitigation Incorporated)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The City's General Plan update (2013) included a new Circulation Element called a Mobility Element to reflect the City's intent to broaden the discussion of access and circulation around the City by traditional means (private vehicles) as well as alternative means (buses, bicycles, pedestrian use).

Current established bicycle routes adjacent to the project sites include a class II route along Meridian Avenue between Valley Boulevard and San Bernardino Avenue, and a class III route along Valley Boulevard between Meridian Avenue and Pepper Avenue. Planned bicycle routes include an existing class II route along San Bernardino Avenue to be extended eastward from Pepper Avenue to Rancho Avenue.

The City of Colton requires new development projects to provide bicycle storage. As part of the Colton's Hub City Centre Specific Plan, applicants for future non-residential projects are to provide a bicycle parking study that analyzes the specific project need for bicycle parking (racks) and storage (lockers) at the southeast corner of the building adjacent to the parking lot. The applicant has completed such a study and has included bicycle parking and storage on site (see Exhibit 4). Providing adequate parking and storage will accommodate and encourage bicycle commuting to the CUSM campus and would further be encouraged once development occurs in other planning areas within the CHCCSP project area. Development of bicycle infrastructure within the CHCCSP project area, and CUSM providing bicycle parking and storage will encourage students and employees to use their bicycles to access other planning areas where services and residences will be developed.

Current bus transportation routes to ARMC campus and the project area are served by Omnitrans which provides three bus routes (1, 19 and 22) and Victor Valley Transit Authority (VVTA) which provides one bus route (15) from the City of Victorville. Both bus stop shelters

for Omnitrans and VVTA are situated on Green Circle Drive between Blue Drive to the north and Plum Place to the south. Omnitrans also provides a bus stop shelter at Pepper Avenue and Violet Street (Route 19) and a non-sheltered bus stop with bench on San Bernardino Avenue adjacent to the project site.

Currently, bus transportation services are adequate in serving ARMC and would continue with completion of the CUSM campus. Nonetheless, the City of Colton is working with SANBAG and Omnitrans to adopt and implement Intelligent Transportation Systems measures and advance management technologies (General Plan Mobility Policy M-7.4) with regard to multi-modal transportation enhancements and thus may become applicable to these projects. Therefore, the applicant's compliance with the General Plan Mobility Element, the CHCCSP requirement for development projects to provide accommodations for bicycles, and potential implementation of Intelligent Transportation System measures, impacts in regarding the projects' conflict with adopted policies, plans, or programs involving public transit, bicycle or pedestrian facilities will be less than significant.

In addition, a new Bus Rapid Transit (BRT) is proposed through the City of Colton. Near the project site, the line would run along Pepper Avenue between Valley Blvd. and San Bernardino Avenue (north on Pepper), then west on San Bernardino Avenue. Omnitrans has an existing BRT line that runs between Loma Linda through San Bernardino with frequent stops (every 10-15 minutes). The City and Omnitrans are discussing the connection between the City and the existing BRT line in San Bernardino. This enhanced service would provide another mode of transportation for students, staff and faculty to travel to the campus site.

Mitigation Measures

In addition to the applicant's fair share contribution for road improvements as identified in Tables 23 and 24, the following measures have been identified in the projects Traffic Impact Analysis:

TRANS 1 On-site improvements and improvements adjacent to the project site shall be required in conjunction with the proposed development to ensure adequate circulation within the project site.

a. The Project West Driveway on Violet Street will be a southbound stop-controlled full access.
b. The Project East Driveway on Violet Street will be a southbound stop-controlled full access.
c. The proposed project driveways should be constructed in conformance with City of Colton standards, including provisions for sight distance requirements and truck turning radii, or as otherwise approved by the City of Colton Public Works Department.

d. All on-site and site-adjacent improvements, including traffic signing/striping and project driveways, should be constructed as approved by the City of Colton Public Works Department.
e. On-site parking shall be provided to the satisfaction of City of Colton Development Services Department.

TRANS 2 Off Site improvement recommendations include:

a. The applicant shall dedicate the necessary right-of-way for San Bernardino Avenue along the project's north boundary at the ultimate half-section width, and provide landscaping and parkway improvements in conjunction with development, or as otherwise approved by the City of Colton Public Works Department.
b. The applicant shall dedicate the necessary right-of-way for San Bernardino Avenue along the project's north boundary at the ultimate half-section width, and provide landscaping and parkway improvements in conjunction with development, or as otherwise approved by the City of Colton Public Works Department
c. Violet Street along the project south boundary is already constructed at the ultimate half-section width so no additional right-of-way dedication on Violet Street is required of the project. As part of the CUSM project, Violet Street will be restriped between Tom Gould Road and Meridian Avenue to a two-way street, including landscaping and parkway improvements in conjunction with development, or as otherwise approved by the City of Colton Public Works Department.
d. As is the case for any roadway design, the City of Colton should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

HAZ-2 Prior to development of the CUSM project, including lighting plans must be submitted to the County of San Bernardino Land Use Services Department who will be responsible for coordinating with the ARMC administration to ensure no impacts to the ARMC or the helicopter landing pads occur. In addition, emergency access to and from the ARMC site must also be considered in the planning of future development projects in these planning areas. Site plans must include proposed building setbacks from property lines and show the distance between the ARMC helicopter landing pads and proposed buildings. Lighting and landscape plans must also accompany the site plans. The County shall provide input to proposed plans to ensure compatibility between proposed land uses within these planning areas and the ARMC's ability to provide safe ingress and egress of helicopters, and emergency vehicles.

Level of Significance After Mitigation

Implementation of mitigation measures TRANS-1 and TRANS-2, and HAZ-2 would ensure that impacts associated with development of the CUSM would be less than significant.

17 Tribal Cultural Resources

Environmental Setting

The Program EIR for the CHCCSP project area did not include a specific discussion of tribal cultural resources within the context of AB 52. However, the Draft Initial Study prepared for the CUSM project did address Tribal Cultural Resources within the Cultural Resources and Native American consultation with the San Manuel Band of Mission Indians, which included their review of the CEQA Initial Study and Cultural Resources Assessment prepared for the Program EIR. This consultation is summarized herein.

Assembly Bill 52 (AB 52)

In addition to Native American Consultation that occurs as part of the Cultural Resources Assessment, AB 52, which went into effect on July 1, 2015 requires a lead agency to consider a project's impacts on Tribal Cultural Resources (TCRs). TCRs as defined in Public Resources Code § 21074 are as follows:

(a) "Tribal cultural resources" are either of the following:
  (1) *Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:*
    (A) *Included or determined to be eligible for inclusion in the California Register of Historical Resources.*
    (B) *Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.*
  (2) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe*.

(b) *A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*

(c) *A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).*

Under AB 52, the CEQA Lead Agency is required to begin consultation with a California Native American Tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. Tribal consultation can be initiated once a project application is deemed complete. Once the Lead Agency has contacted necessary tribal governments, tribes have 30 days to respond with comments or request for consultation. "Consultation" is the meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between government agencies and Native American tribes must be conducted in a way that is mutually respectful of each party's sovereignty. Consultation must also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural significance. Consultation concludes when either: the parties agree on measures to mitigate or avoid significant impacts to TCRs or a party, in good faith and after reasonable effort, concludes that a mutual agreement cannot be reached.

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
TRIBAL CULTURAL RESOURCES – Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Discussion

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Less Than Significant With Mitigation Incorporated)

New Ability to Substantially Reduce Significantly Impacts identified in the CHCCSP Program EIR*. Although the* Program EIR did not specifically address Tribal Cultural Resources per se (in a separate section), the Cultural Resources Assessment did include coordination with Native American tribes to discuss their understanding of the CHCCSP project area and determine whether tribes had information regarding use of the area.

As part of the CEQA review of the project in 2015, the City of Colton requested consultation with the San Manuel Band of Mission Indians and provided the representative with the Initial Study and a copy of the Cultural Resources Assessment for the CHCCSP project area on December 17, 2015. After reviewing the material provided, Mr. Daniel McCarthy, Director of Cultural Resources Management for the tribe, provided an email response stating that "given the nature and location of the project and area we have no concerns". However, the project as proposed in 2015 did not include any export of soil to a previously disturbed 5.5-acre site in Planning Area 24. Stockpiling this surplus soil will require a grading permit. Therefore, the City will contact the San Manuel Tribe to determine if further consultation is required.

As part of the Cultural Resources Assessment for the CHCCSP project area, the area of potential effect was established and included all vacant parcels. A pedestrian survey of the entire area of potential effect was conducted on (dates) by (firm) and a number of resources and pending resources were identified and recorded. None of these resources were located in Planning Area 24, where the proposed stockpiling of soil exported from the project site would occur. This activity requires a grading permit, implementation of dust control measures (Dust Control Plan) and implementation of stormwater control measures (SWPPP).

Mitigation measures identified in the Cultural Resources Section of this Initial Study (Section 3.5.5) are included below and apply to the incidental discovery of resources.

Mitigation Measures

No new or more severe impacts associated with Cultural Resources would occur and the level of impact would not change from the level identified in the CHCCSP Program EIR. The CHCCSP Program EIR identified the following mitigation measures related to Cultural Resources:

CR-1 If subsurface cultural resources are encountered during project-level implementation, or if evidence of an archaeological site or other suspected historic resources are encountered, all ground- disturbing activity will cease within 100 feet of the resource. A qualified archaeologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. Potentially significant cultural resources could consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including structural remains, historic dumpsites, hearths and middens. These features are characterized by darkened soil, and could conceal material remains, including worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials and special attention should always be paid to uncharacteristic soil color changes. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated by a qualified archaeologist retained by the City/applicant for significance under all applicable regulatory criteria.

No further grading will occur in the area of the discovery until the City (CEQA Lead Agency) approves the measures to protect the resources. Any archaeological artifacts recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City (CEQA Lead Agency) where they would be afforded long-term preservation to allow future scientific study.

CR-2 <u>This measure is related to Paleontological Resources and not Tribal Cultural Resources.</u>

CR-3 In the event of an accidental discovery or recognition of any human remains, PRC Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely

descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98, or

- Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance:
- The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission,
- The descendant identified fails to make a recommendation; or
- The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

Level of Significance After Mitigation

Implementation of mitigation measure CR-1 and CR-3 will ensure that impacts associated tribal cultural resources would be less than significant.

18 Utilities and Service Systems

Environmental Setting

Water Supply

The City of Colton Water District provides water service for the ARMC area east of Pepper Avenue including Planning Area 21. The water supply is comprised of groundwater extracted from the San Bernardino Basin Area (Bunker Hill Basin portion), the Rialto-Colton Basin, and the Riverside Basin (Riverside North Basin portion).

Senate Bill No. 610 and CEQA Guidelines Section 15155. SB 610 requires that a local land use authority consult with the local water purveyor to prepare or obtain a water supply assessment (WSA), prior to completing an environmental impact assessment for a specified "water demand" project that is of significant size, such as number of residences proposed, number of employees, or number of hotel rooms. Section 15155 of the CEQA Guidelines was added to directly incorporate these water code provisions into the CEQA process. Both the City of Colton Water Department and the West Valley Water District were consulted as part of the preparation of the EIR for the CHCCSP which considered the development of medical office uses in Planning Area

21; and both agencies prepared Water Supply Assessments that concluded that there was an adequate supply of water to serve the future needs of projects within the CHCCSP project area.

The project area is served by existing water lines as follows: (1) an existing 16-inch line in Pepper Avenue; (2) an existing 8-inch line to be abandoned and replaced by a 12-inch line in San Bernardino Avenue; (3) a 12-inch line in Meridian Avenue; and (4) a 12-inch lone in Valley Blvd.

Wastewater Treatment

The City owns and operates the Colton Wastewater Reclamation Facility (CWRF), a secondary wastewater treatment plant located at 1201 South Rancho Avenue. The CWRF serves a population of approximately 65,687 from Colton, Grand Terrace, and unincorporated San Bernardino County. The facility treats an average daily flow of 5.6 million gallons per day (MGD) and is designed to treat a maximum of 10.4 MGD. Wastewater treatment requirements for the CWRF are established by the Santa Ana Regional Water Quality Control Board (RWQCB) pursuant to Order NO. R8-2005-0075 (NPDES No. CA 0105236).

Secondary treated wastewater from the CWRF is directed to the jointly owned Colton/San Bernardino rapid infiltration-extraction (RIX) facility for tertiary treatment and disinfection prior to being discharged into the Santa Ana River. This facility is located on Agua Mansa Road west of the CWRF. The RIX facility is designed to treat 40 MGD of influent and according to the website, the facility currently receives approximately 33 MGD. Wastewater treatment requirements for the RIX facility are established by RWQCB Order No. R8-2006- 0052 (NPDES No. CA8000304).

The project area is served by existing sewer lines as follows: (1) a 12-inch line in Pepper Avenue; (2) a 10-inch line in San Bernardino Avenue; and (3) an 8-inch line in Meridian Avenue. In addition, a future 15-inch sewer line is proposed to replace an existing 12-inch line in Valley Blvd at the intersection of Valley Blvd and Meridian Avenue.

Landfill Capacity and Solid Waste

Solid Waste

Solid waste collection including residential, commercial, and recycling services are provided by CR&R, Inc, Environmental Services located on Steel Road in Colton. Assembly Bill 341 requires that all business in California that generate four cubic yards or more of waste per week must recycle. Assembly Bill 1826 requires business to separate their organics (food scraps and yard trimmings) for recycling. CR&R provides a variety of solid waste collection services including bins for solid waste and recycling and roll off bins for construction and demolition debris.

Under the State's Integrated Waste Management Act, the County of San Bernardino prepared a Countywide Integrated Waste Management Plan (CIWMP) in collaboration with its cities to ensure a coordinated effort at solid waste reduction and landfilling. The CIWMP addresses

source reduction and recycling, household hazardous wastes, and non-disposal facilities such as transfer stations, material recovery facilities, and composting facilities to meet the State's mandated goal of 50 percent diversion of material from landfills; the State has set a new goal of 75 percent.

Medical Waste

In addition, the CUSM facility will use, store and dispose of hazardous materials associated with health care (medical waste). Any future medical office or laboratory uses where medical waste is generated, stored, transported, etc., must comply with the State Health and Safety Code and be subject to oversight by the San Bernardino County Department of Environmental Health acting as the Local Enforcement Agency (LEA) for the State. At a minimum, the applicant will be required to prepare and implement a Medical Waste Management Plan (MWMP). An MWMP must be prepared and submitted to the LEA for each new facility, transfer of ownership of an existing facility, relocation of a permitted facility, and/or changes to a previously submitted MWMP. The MWMP must include a list of the types of wastes generated at the facility, an estimate of the quantity of medical waste generated monthly, an explanation of how the facility disposes of medical waste, and an emergency action plan that explains how a facility will manage an emergency. Emergencies include such events as a treatment system breakdown, inability of the waste hauler to pick up the waste, spills, or natural disaster. The State provides a MWMP Checklist (Form CDPH 8661) to assist generators of medical waste with the development of their MWMP. Mitigation Measure HAZ-1 requires that all medical facilities that generate medical waste register with the County LEA as medical waste generators and prepare/implement a MWMP, per the California Health and Safety Code.

Other Hazardous Waste

In addition to medical waste, CUSM may also receive, store, use and dispose of other hazardous materials. As stated above under the discussion of the County's Hazardous Materials Program, each building tenant must prepare a Hazardous Materials Release Response Plan and Inventory (HBMP) and submit it to the San Bernardino County Fire Department for each site that handles any individual hazardous material or mixture containing a hazardous material which has a quantity at any time during the reporting year equal to or greater than:

Impact Analysis

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
UTILITIES AND SERVICE SYSTEMS - Would the project:				
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?	☐	☐	☐	☒
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(s) 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?	☐	☐	☐	☒

The information in this section was gathered from the Colton's Hub City Centre Draft EIR, May 2014; City of Colton Public Works Department, November 2015; and the CR&R's website, accessed August 28, 2018.

Discussion

a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Less Than Significant Impact)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. As described above in the Setting Section, the City's existing wastewater treatment facilities have capacity to serve the CHCCSP project area as it develops. Planning Area 21 is part of the larger CHCCSP project area and thus development of this planning area was considered in the evaluation of the CHCCSP project. Under the CHCCSP, up to 108,900 square feet of medical office space could be accommodated within the entire 10-acre Planning Area 21. Although the proposed

size of the area to be used in Planning Area 21 is 6.75 acres, the remaining 3.25 acres are an existing parking lot where no wastewater is generated. Therefore, for the purposes of this analysis, the entire 10 acres has been used in the calculation.

It is important that new projects coming on line in the future are accounted for in a methodical way in order to continue to evaluate the capacity of the facilities. Therefore, in reviewing the proposed projects, the City's Public Works Department requires that prior to development, the applicant must prepare and submit a wastewater collection system feasibility study to the City Engineer and Director of Water and Wastewater prior to project development and to demonstrate how both project buildings will be able to accommodate wastewater services. In addition, the CUSM campus building with the proposed cafeteria will be required under Colton Municipal Code 13.08.235 and 13.08.253, to submit plans for the installation of a grease interceptor. Compliance with these conditions of approval will ensure that impacts associated with the generation of wastewater on the City's ability to serve the site would be less than significant and no mitigation is required.

b) Would the project 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? (Less Than Significant Impact)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The proposed project will not significantly increase the need for expansion of existing or new water or wastewater treatment facilities. The project site can be served by existing water and wastewater infrastructure as described previously in the Setting Section. The new building will connect to this infrastructure. Connection to wet services in Planning Area 21 would not create significant impacts to the environment, as such uses were planned for in the CHCCSP and evaluated in the program EIR. Water and wastewater facilities and services are also provided to the overall vicinity. As confirmed by the City's Public Works Department, the project will be accommodated by existing services and facilities.

c) Would the project 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? (Less Than Significant Impact)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The project engineer has designed the proposed improvements to the site based on a drainage study prepared for the project showing how the project would retain onsite runoff through methods of infiltration (i.e., vegetated swales, porous pavers) applied to surface area parking and to the building structure. This will ensure that the project does not contribute to a

significant increase in discharge, requiring a redesign and revamping to the existing storm drainage infrastructure for ARMC which would otherwise incur significant expenses.

The project site will be developed with installation of underground galleries designed to have a storage capacity based on the BMP Design Capture Volume, calculated by the project engineer. The galleries will be drained by infiltration. Landscaped divider swales between parking will be depressed to capture additional storm water runoff and allow it to infiltrate into the ground. Storm water runoff in excess of the gallery and swale capacity will runoff southerly via Tom Gould Road to C Street and then to Plum Drive via the existing 18-inch storm drain line. BMPs specific to onsite infiltration will ensure that the proposed parking lot does not contribute to a significant increase in discharge, necessitating a redesign and revamping to the existing storm drainage infrastructure for ARMC which would otherwise incur significant expenses.

With implementation of BMPs identified in the Construction SWPPP and the project's WQMP, will ensure that impacts to existing storm drainage infrastructure will be less than significant.

d) Does the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Less Than Significant Impact)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. Water service will be provided by the City of Colton Water Department's existing groundwater aquifer, which currently extracts groundwater from the San Bernardino, Colton, and Riverside Basin Areas and also receives surface water from the State Water Project (SWP).

The Water Supply Assessment (WSA) prepared for the CHCCSP EIR by the City of Colton Water Department indicated that current demand and future availability of water resources for developments within the area will not impact groundwater supply or recharge capabilities as development in the CHCCSP Project Area occurs. Development of Office Mixed Use projects was envisioned for Planning Area 21. The type of development envisioned would be medical office buildings of up to 60 feet in height (multiple stories) and related parking and landscaping. The 10-acre planning area developed at a Floor Area Ratio of 0.5 could yield up to 220,000 square feet of office space. However, approximately 3.25 acres of the site are used as a parking lot, while the CUSM project is proposed at approximately 85,000 square feet in three stories, with related parking and landscaping.

*Table 25, Estimated Water Consumption, s*hows the estimated water consumption for the project. Based on the WSA prepared for the CHCCSP Program EIR, the water supply needs of the project can be met with existing water supplies which consist of a combination of surface water and ground water. The applicant intends to landscape the site with low-water drought

tolerant vegetation similar to what the County has begun implementing at the ARMC site. Therefore, impacts in regard to both projects having the potential to substantially deplete groundwater supplies is considered to be less than significant.

Table 25 Estimated Water Consumption

Building Size (square feet)	Water Consumption Rates (GPD)[1]	Water Consumption (GPD)[1]	Water Consumption (AFY)[2]
CUSM – 85,000	620/1,000 SF	52,700	59.03
Landscape Size	**Water Consumption Rates (GPD)[3]**	**Water Consumption (GPD)**	**Water Consumption (AFY)[2]**
75,490	45.30/1,000 SF	3,415	3.83
		TOTAL	**62,86**

Source: The Altum Group 2015.

Notes: *AWWARF Commercial and Institutional End Users of Water, Table 2.14.*

1. End user estimates for Office and Medical Institutional water consumption of 620 gallons per square foot, per day per 1,000 square feet.
2. Assumes 75 percent of water usage becomes wastewater, with the remaining 25 percent going to landscaping, or other uses where water is not directed into a sewer system.
3. Based on consumption of 45.30 gallons per 1,000 square feet of landscaping in utilizing Estimated Annual Water Applied (EAWA).

e) Would the project 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? (Less Than Significant Impact)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. See response under 3.5.17.b.

f/g) Can the project be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and does the project comply with federal, state, and local statutes and regulations related to solid waste? (Less Than Significant Impact)

No Substantial Change from the Previous Analysis in the CHCCSP Program EIR. The CHCCSP program EIR provided net solid waste generation exhibits for the entire CHCCSP area as well as solid waste generation factors obtained from CalRecycle. Planning Area 21 has an Office Mixed Use (OMU) designation, which has a generation factor of 6 lbs. per day/1,000 SF. Using this factor, the proposed 85,000 square foot CUSM campus would generate approximately 549 pounds of solid waste per day.

Even though regional landfill capacities would be available to accommodate the projected amount of solid waste, this amount of generation would be substantially reduced through recycling and waste reduction practices, including recycling of construction/demolition waste, and would avoid the unnecessary use of landfill capacity. Furthermore, the number

does not reflect the 50 percent diversion rate being achieved by most cities in compliance with AB 939 and the State's established goal of a 75 percent diversion by 2020.

Nonetheless, implementation of Mitigation Measure USS-1 would work to achieve waste reduction through recycling of waste material generated from demolition of existing parking lots (i.e. asphalt and concrete waste materials), waste generated from construction of the CUSM campus, and for post construction operations of the project.

Regarding medical waste in particular, because the CUSM will be medical waste generator, the applicant/operator will be required to comply with the State Health and Safety Code and be subject to oversight by the San Bernardino County Department of Environmental Health acting as the Local Enforcement Agency (LEA) for the State. At a minimum, the applicant/operator will be required to prepare and implement a Medical Waste Management Plan (MWMP). An MWMP must be prepared and submitted to the LEA for each new facility, transfer of ownership of an existing facility, relocation of a permitted facility, and/or changes to a previously submitted MWMP. The MWMP must include a list of the types of wastes generated at the facility, an estimate of the quantity of medical waste generated monthly, an explanation of how the facility disposes of medical waste, and an emergency action plan that explains how a facility will manage an emergency. Emergencies include such events as a treatment system breakdown, inability of the waste hauler to pick up the waste, spills, or natural disaster. The State provides a MWMP Checklist (Form CDPH 8661) to assist generators of medical waste with the development of their MWMP. Mitigation Measure HAZ-1 requires that all medical facilities that generate medical waste register with the County LEA as medical waste generators and prepare/implement a MWMP, per the California Health and Safety Code.

In addition to medical waste, the applicant/operator may also receive, store, use and dispose of other hazardous materials. As stated above under the discussion of the County's Hazardous Materials Program, the applicant/operator must prepare a Hazardous Materials Release Response Plan and Inventory (HBMP) and submit it to the San Bernardino County Fire Department for project where the applicant/operator handles any individual hazardous material or mixture containing a hazardous material in specific quantities as described in detail in Section 3.5.8, *Hazardous and Hazardous Materials*.

Mitigation Measures

In addition to the implementation of HAZ-1 for the handling of Medical Waste, the following mitigation measure will also apply to either facility to reduce and divert non-hazardous waste from landfills.

USS-1 Prior to the issuance of construction permits for the project, the applicant/operator shall submit a recycling plan to the City of Colton. The Plan shall identify how construction waste will be salvaged and recycled to the maximum extent feasible and provide proof that a construction debris recycler is under contract to the applicant to perform this work. The plan shall also include recycling protocol for post construction operations of the CUSM campus as approved by the City of Colton.

Level of Significance After Mitigation

Less than significant.

19. Mandatory Findings of Significance

ISSUES	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significantly Impact	No Substantial Change from Previous Analysis
MANDATORY FINDINGS OF SIGNIFICANCE:				
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, 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 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 projects, and the effects of probable future projects)?	☐	☐	☐	☒
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a) ***No Substantial Change from the Previous Analysis in the CHCCSP Program EIR***.

Biological Resources

The proposed project in Planning Area 21 does not 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, reduce the number or restrict the range of a rare or endangered plant or animal. The project site is a 6.75-acre site within the 10-acre Planning Area 21 of Colton's Hub City Centre Specific Plan project area. The westerly 3.25 acres are a paved parking lot and the 6.75-acr project site is a graded compacted site absent of any natural plant communities that once may have occurred there. In the past, the site had been used by the Colton Unified School District for storage of modular buildings and vehicles.

The project site is located within the West Valley Habitat Conservation Plan (HCP) for the incidental take of the Delhi Sands Flower Loving Fly (DSF) in Colton. This plan has set conservation areas for the preservation of the DSF. Historically, soils at the project site were Delhi series soils, which support DSF habitat. However, according to the Habitat Conservation Plan prepared for the CHCCSP project area in 2014, the Planning Area was considered a developed site with no habitat value. The site is located 0.33 miles north of the nearest conservation area and separated by the ARMC. The nearest suitable habitat for DSF is approximately 600 feet west of the site and separated by a parking lot associated with the ARMC.

The program EIR was certified in October 2014. In 2015, the City completed its Nexus Study that determined the parcels that would be subject to the payment of DSF development impact fees. Planning Areas 21 and 24 are located within the boundary of the West Valley HCP for the incidental take of DSF. This HCP has set aside conservation areas for the preservation of the DSF. According to the HCP, the parcels in Planning Area 21 are considered to be developed and therefore, the proposed project is considered to be a covered activity under the HCP. However, the Nexus Study included all vacant land, regardless of habitat value, in the fee schedule. The fee schedule shows a Cost Distribution per acre of $41,459 per for projects within Office Mixed Use planning areas. For the 6.75 acre CUSM site, the applicant will pay $279,848 for conservation of DSF habitat. The determination of the area to be used for grading/spreading of the 25,000 cubic yards of soil has not been determined, however, this activity is also subject to the fee at $41,459 per acre. Therefore, the project's impact in this regard is considered less than significant.

Regarding the site in Planning Area 24 for the stockpiling of exported soil from the project site, the applicant is required to conduct pre-construction surveys for burrowing owl and other avian species. This shall be completed and the site cleared prior issuance of a grading permit for the stockpiling activities. Therefore, this impact would be less than significant with the implementation of mitigation measures.

BIO-13 Measures for the protection of burrowing owls from harm during any ground disturbing activities shall be from the CDFW Staff Report on Burrowing Owl Mitigation (CDFG 20132) and may include but not be limited to the following:

- Pre-construction surveys for burrowing owl shall be conducted for individual projects proposed within the CHCCSP project area. The pre-construction survey for burrowing owls shall be conducted within 30 days of any ground disturbance activity of any project site in the project area.
- No disturbance shall occur within 50 meters of occupied burrows during the non-breeding season (September 1 - January 31) or within 75 meters during the breeding season (February 1 - August 31). Onsite passive relocation shall be implemented if avoidance requirements cannot be met but only if an available burrow is within 100 meters (330 feet) from the occupied burrow. Offsite mitigation may be required if implementation of the project will result in less than 6.5 acres per bird or pair and such a plan must be approved by CDFW.
- Where applicable, seven days prior to the onset of construction activities for individual projects, a qualified biologist shall survey within the limits of project disturbance for the presence of any active raptor nests. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFW.

BIO-14 The following measures shall be implemented for other avian species on a project by project basis as development projects are proposed in the CHCCCSP project area: :

- Vegetation removal, clearing, and grading on development sites shall be performed outside of the avian breeding and nesting season (between February 1 and June 30), when feasible, to minimize the effects of these activities on breeding activities of migratory birds and other species. If clearing or other ground disturbance is proposed for a project site a qualified biologist shall conduct a site assessment 30 days prior, in order to determine if there is a likelihood that nesting birds could be on a site. If the biologist concludes that there is a possibility that nesting birds may be on a site a clearance survey for nesting birds shall be conducted no more than three (3) days prior to vegetation clearance or ground disturbing activities. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code.
- If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for raptors in the region of the project site normally occurs from February 1 to June 30. To protect any nest site,

the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active as determined by a qualified biologist): (1) clearing limits shall be established a minimum of 300 feet in any direction from any occupied nest and (2) access and surveying shall not be allowed within 200 feet of any occupied nest. Any encroachment into the 300/200-foot buffer area around the known nest shall only be allowed if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants. Construction during the nesting season can occur only at the sites if a qualified biologist has determined that fledgling have left the nest.

- Review of topographic maps, aerial photographs and field surveys conducted as part of the preparation of the HCP show that there are no riparian habitat, wetlands or other jurisdictional waters occurring within the CHCCSP project area.

Cultural Resources

Construction of the CUSM building and parking lot in Planning Area 21 would require minimal excavation for building foundations, pavement, pole lighting, storm drainage connections and irrigation. Due to the developed nature of the project site, it is not expected that archaeological, historical and paleontological resources or human remains resources will be found during construction. However, as with any earthmoving activities, there is a possibility of discovering such resources and that implementation of mitigation measures CR-1 thru CR-3 will serve as a contingency for the possible discovery of archaeological, paleontological and human remains resources and would assist in reducing potential impacts in this regard to less than significant.

CR-1 If subsurface cultural resources are encountered during project-level implementation, or if evidence of an archaeological site or other suspected historic resources are encountered, all ground- disturbing activity will cease within 100 feet of the resource. A qualified archaeologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. Potentially significant cultural resources could consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including structural remains, historic dumpsites, hearths and middens. Midden features are characterized by darkened soil, and could conceal material remains, including worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials and special attention should always be paid to uncharacteristic soil color changes. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated by a qualified archaeologist retained by the City/applicant for significance under all applicable regulatory criteria.

No further grading will occur in the area of the discovery until the City (CEQA Lead Agency) approves the measures to protect the resources. Any archaeological artifacts recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City (CEQA Lead Agency) where they would be afforded long-term preservation to allow future scientific study.

CR-2 Upon the uncovering or other discovery of paleontological resources during construction activities associated with the project's development, all construction on the site shall be halted, and a qualified, professional paleontologist should be retained to develop and implement a paleontological resources mitigation plan.

CR-3 In the event of an accidental discovery or recognition of any human remains, PRC §5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:

- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC §5097.98, or
- Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance:
    - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission,
    - The descendant identified fails to make a recommendation; or
    - The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

b) ***No Substantial Change from the Previous Analysis in the CHCCSP Program EIR***.. The proposed project consists of uses considered in the CHCCSP EIR which evaluated the cumulative impacts associated with the development of approximately 2.4 million square feet of non-residential uses. Build out of the CHCCSP project area would result in a significant unavoidable impact on Air Quality by violating Air Quality standards even with the implementation of mitigation measures. However, a project specific Air Quality Assessment was prepared for the proposed project that showed that the project – the development of the 85,000 square foot CUSM building and related parking and landscaping; and the stockpiling of approximately 25,000 cubic yards of surplus soil, would not have a significant impact on Air Quality either during construction or on-going operation.

Construction Measures

AQ-1 The project applicant shall require that the grading contractors comply with SCAQMD Rule 403 minimum requirements for controlling fugitive dust and limit the grading area to no more than 5 acres per day. In addition the DSF HCP provides clear direction on how Best Available Control Measures (BACMs) should be implemented as follows:

- Each Covered Project Proponent shall ensure that active construction areas shall be watered regularly to control dust, and to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction areas. If at any time, significant amounts of dust or material are determined by the monitoring biologist to be affecting conserved habitat, then corrective measures must be taken immediately. This would include such measures as:
  - sweeping local streets regularly during construction;
  - applying dust palliatives to areas that are not under active construction;
  - pre-water larger sites prior to initiation of grading, grade sites in phases timed to coincide with construction so that no sites are left graded and exposed to the elements;
  - washing construction vehicles prior to leaving a construction site;
  - Installing wind fencing around construction sites with signage that identifies who to call if dust is seen blowing from the site; and
  - Any other measures that, at the time of approval of individual development projects, must be implemented on a project by project basis.

AQ-2 The project applicant shall require that architectural coating products are used that do not exceed more than 5g/L VOC content.

AQ-3 The project applicant shall require that all diesel construction equipment used on-site be certified Tier 4 Final, with level 3 diesel particulate filters and oxidative catalysts that are at least 25 percent efficient.

- A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
- The project applicant shall encourage construction contractors to apply for SCAQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for SCAQMD "SOON" funds. The "SOON" program provides funds to accelerate clean up off-road diesel vehicles, such as heavy duty construction equipment. More information on this can be found at the following website: http://www.aqmd.gov/tao/Implementation/SOONProgram.htm.

Operational Measures

AQ- 4 All new development projects, or sites where significant redevelopment will occur shall be required to provide sidewalks along and within the property boundaries.

AQ-5 All new development projects, or sites where significant redevelopment will occur shall require that any future tenants institute a ride sharing program and employee vanpool/shuttle that is open to all employees.

AQ-6 For residential projects only; not applicable to the CUSM project.

AQ-7 All new development projects, or sites where significant redevelopment (greater than 50 percent increase in land use, or building coverage) will occur shall require that any future commercial tenants restrict delivery truck idling on the project site. (Note: although not a commercial project, it is anticipated that the CUSM would receive deliveries.

AQ-8 All future tenants must institute a recycling program that reduces waste to landfills by a minimum of 50 percent, or as stipulated by CalRecycle. The recycling program must include designated recycling bins at each proposed trash storage area and require all green waste to be stored in containers separate from other types of municipal solid waste.

AQ-9 All new development projects, or sites where significant redevelopment will occur shall exceed 2013 Title 24, Part 6 Standards by 3 percent (or the most recent version), and meet current Green Building Code Standards.

AQ-10 All new development projects, or sites where significant redevelopment will occur shall be equipped with faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures (see California Green Building Code Standards for the latest requirements).

AQ-11 Water-efficient irrigation systems shall be installed at all new development projects, or sites where significant redevelopment will occur that conforms to the requirements of Colton Municipal Code.

AQ-12 All new development projects, or sites where significant redevelopment will occur shall include ENERGY STAR-compliant appliances wherever appliances are needed in buildings on-site and that natural gas only hearths be installed when needed.

AQ-13 All new development projects, or sites where significant redevelopment will occur shall be developed with high-efficiency lighting on-site that is at least 10 percent more efficient than standard lighting. In addition, the operation of a site's outdoor lighting shall be limited to the hours necessary to support the function of a land use at a project site, and for security purposes.

AQ-14 All new development projects, or sites where significant redevelopment will occur shall require that architectural coating products used for maintenance/re-application do not exceed more than 5g/L VOC content.

AQ-15 All new development projects, or sites where significant redevelopment will occur adjacent to or near conservation sites established in the HCP, shall include measures to reduce impacts associated with the operation of any development projects. These must be developed on a project by project basis depending on the type of land use being proposed and a site's proximity to the conservation areas identified in the HCP. These must include BMPs such as routine parking lot and street sweeping to reduce particulate matter; encouraging employees to use alternative modes of transportation and carpooling, and the development of workforce housing near employment generators such as the ARMC.

AQ-16 All new non-residential development projects, or sites where significant redevelopment will occur shall provide electric car charging stations for tenants (not just electric vehicle wiring per local ordinance). Also, provide designated areas for parking of zero emission vehicles (ZEVs) for car-sharing programs. This measure shall be implemented on a project by project basis at the discretion of the Development Services Director.

c) ***No Substantial Change from the Previous Analysis in the CHCCSP Program EIR***. The project would not result in any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts associated with construction of the CUSM campus and parking lot within Planning Area 21 would be temporary and can be mitigated through dust control and best management practices for stormwater runoff. Post construction activities can also be mitigated through hazardous materials management of medical waste handling for the CUSM Campus, compliance with County of San Bernardino Land Use Services Department in regard to adjacent helipads located 550 feet southeast of

the project and onsite of ARMC, and for traffic infrastructure improvements applied to surrounding streets. Therefore, with implementation of mitigation for construction and for post construction operations of the project sites, impacts in this regard will be reduced to less than significant.

Nor would Impacts associated with the grading permit in Planning Area 24 result in any environmental effects not previously considered in the CHCCSP Program EIR.

Mitigation measures that would apply to the proposed projects in Planning Area 21 and Planning Area 24 are as follows:

Geology and Soils

GEO-1 Prior to building foundation and pavement construction, the applicant for the CUSM project shall comply with Mitigation Measure GEO-4 of the CHCCSP EIR and with all recommendations listed in the *Geotechnical Engineering Investigation* (Appendix C1) specific to the preparation of soils through overexcavation and recompaction.

GEO-2 Measure does not apply to Planning Area 21.

GEO-3 Re-evaluation of Documented Fill: Although not confirmed during the geotechnical due diligence assessment, it is possible that the artificial fill associated with the numerous vacant cut and fill pads within the project area (both in developed and undeveloped areas) were tested and documented during placement. Exhibit 4.6-5 shows the areas of the site containing vacant fill pads. Whether this is the case or not, it would be prudent to perform a geotechnical subsurface investigation in these areas to evaluate these fill soils if these pads are to be utilized for structural improvements. In addition, it is currently unknown whether or not these pads represent cut pads in structural late Pleistocene sediments, or documented fill pads. Fills and cuts also will likely occur associated with existing structures. Evaluation of these soils shall be considered for future proposed development on a project by project basis.

GEO-4 Overexcavation of Near-Surface Soils: The project area contains relatively loose soils in the near surface across most of the undeveloped portions of the project area including the vacant cut-fill pads. These loose soils are associated with historic human activity (dumping, minor grading): wind-blown sands, erosion, and near surface weathering. Therefore, in areas where these materials will not be completely removed as a result of design grading, the applicant shall be required to overexcavate and recompact the near-surface alluvium to mitigate excessive settlement and removal of deleterious material to the satisfaction of the project geologist.

GEO-5 Cut/Fill Transitions: To mitigate the potential for differential settlement and to provide a relatively uniform bearing surface for proposed structures supported thereon, the cut portions of the building pads should be overexcavated and replaced as compacted fill.

Greenhouse Gas

See Air Quality Mitigation Measures.

Hazards and Hazardous Materials

HAZ-1 For all businesses that generate medical waste, each business shall register with the San Bernardino County Department of Environmental Health as a medical waste generator and prepare/implement a Medical Waste Management Plan (MWMP) as required under the California Medical Waste Management Program. The Department of Environmental Health, as the Local Enforcement Agency (LEA) for the State is responsible for approving the MWMP as well as conducting inspections of these facilities. For all businesses that use or generate hazardous materials each business shall register with the San Bernardino County Fire Department as a hazardous materials generator and prepare/implement a Hazardous Materials Business Plan (HMBP) as required under the California Health and Safety Code.

HAZ-2 Prior to development of the CUSM project, including lighting plans must be submitted to the County of San Bernardino Land Use Services Department who will be responsible for coordinating with the ARMC administration to ensure no impacts to the ARMC or the helicopter landing pads occur. In addition, emergency access to and from the ARMC site must also be considered in the planning of future development projects in these planning areas. Site plans must include proposed building setbacks from property lines and show the distance between the ARMC helicopter landing pads and proposed buildings. Lighting and landscape plans must also accompany the site plans. The County shall provide input to proposed plans to ensure compatibility between proposed land uses within these planning areas and the ARMC's ability to provide safe ingress and egress of helicopters, and emergency vehicles.

HAZ-3 This measure is related to sites with above ground storage tanks and does not apply to the project in either planning area.

HAZ-4 This measure is related to underground storage tanks and does not apply to the project in either planning area.

HAZ-5 This measure is related to sites with existing buildings and does not apply to the project in either planning area.

HAZ-6 This measure is related to sites with existing buildings and does not apply to the project in either planning area.

HAZ-7 This measure is related to sites that were former groves where transit pipes were used and does not apply to the project in either planning area.

HAZ-8 Prior to onsite development, all existing transformers, to be removed, shall be conducted by a licensed contractor or utility agency responsible for transformer maintenance.

HAZ-9 Prior to onsite development, the landowner/developer shall remove all miscellaneous trash debris and dispose of it in accordance with current regulations. Areas underneath debris accumulation piles shall be re-inspected for staining and possible hazardous waste material.

HAZ-10 This measure is related to sites where septic tanks were used and does not apply to the project in either planning area.

HAZ-11 This measure is related to development projects in Planning Area 24 and does not apply to the grading/spreading activity proposed in that planning area.

HAZ-12 Prior to development of projects within Planning Areas 16, and 19 through 24, site plans, including lighting plans must be submitted to the County of San Bernardino Land Use Services Department who will be responsible for coordinating with the ARMC administration to ensure no impacts to the ARMC or the helicopter landing pads occur. In addition, emergency access to and from the ARMC site must also be considered in the planning of future development projects in these planning areas. Site plans must include proposed building setbacks from property lines and show the distance between the ARMC helicopter landing pads and proposed buildings. Lighting and landscape plans must also accompany the site plans. The County shall provide input to proposed plans to ensure compatibility between proposed land uses within these planning areas and the ARMC's ability to provide safe ingress and egress of helicopters, and emergency vehicles.

HAZ-13 In order to ensure land use compatibility between future uses in adjacent planning areas, or adjacent uses within planning areas, applicants for future development projects within Planning Areas 5, 9, 16, and 24 (planning areas that include sensitive receptors or will in the future), shall plan their sites to consider proximity to residential neighborhoods and Slover Mountain High School. This may require greater setbacks from property lines, consideration of the location of emergency access points, location of HVAC equipment, location of storage tanks or storage buildings. All new projects in the CHCCSP project area will be subject to site plan review and approval by the Development Services Director or his/her designee.

HAZ-14 For all businesses that generate medical waste, each business shall register with the San Bernardino County Department of Environmental Health as a medical waste generator and prepare/implement a Medical Waste Management Plan (MWMP) as required

under the California Medical Waste Management Program. The Department of Environmental Health, as the Local Enforcement Agency (LEA) for the State is responsible for approving the MWMP as well as conducting inspections of these facilities.

Hydrology and Water Quality

HWQ-1 Future projects developed in the CHCCSP project area shall be subject to the development standards set forth in the Specific Plan including the development and implementation of Landscape Management Plans (LMPs) for landscaped areas with the goal of reducing potential discharge of herbicides, pesticides, fertilizers, and other contaminants to local waterways. All contractors involved in project-related landscaping conducted during individual phases of development, as well as maintenance of landscaping following project completion, shall complete their work in strict compliance with the LMP. Project developers shall be responsible for ensuring that requirements of the LMP are provided to and instituted by future project tenants following project completion. A licensed landscape architect or architectural firm with experience in methods to reduce or eliminate the use of landscape chemicals that could cause adverse effects to the environment shall prepare the LMP. At a minimum, an LMP shall:

- Require that pesticides and fertilizers not be applied in excessive quantities, and only applied at times when rain is not expected for at least two weeks, in an effort to minimize leaching and runoff into the storm drainage system.
- Encourage the use of organic fertilizers and mulching of landscaped areas to inhibit weed growth and reduce water demands.
- Utilize native, perennial, drought-tolerant species of vegetation to minimize irrigation needs.

HWQ-2 Because the project area will be developed by a number of project proponents and not as one development project, each project proponent must provide a hydrology/ drainage study for each site being developed or redeveloped. Therefore, on a project by project basis, each project proponent shall provide a detailed engineering design for a project site and show how the site will be connected to the CHCCSP storm drain system to refine the design currently shown in the Exhibit 4.9-3 prepared by Hall and Foreman, August 2013.

Noise

N-1 Control of Construction Hours – All construction activities shall be limited to the hours between 7:00 AM and 7:00 PM Monday through Saturday. Construction and demolition shall be prohibited on Sundays or national holidays.

N-2 In addition to implementation of Mitigation Measure N-1, the following mitigation measures shall be implemented whenever construction activities occur within 1,500 feet of the hotel and residential land uses located between Valley Blvd and the I-10 Freeway; the Colton Golf Club (if in operation); the residential properties, the church and the Rialto City Park all located along San Bernardino Avenue; the Rialto Retirement Home, Vista Cove Care Center and the Cathedral of Praise Church all located near Riverside Drive; the San Bernardino Social Services Building; **the Arrowhead Regional Medical Center**; the **Hermosa Gardens Cemetery**; Slover Mountain High School; the residential land uses located along Hermosa Avenue, and adjacent to planning areas set aside for permanent habitat (planning areas 3, 6, 11 and 18) as well as the habitat set aside as part of the HCP within the Cemetery property.

g) All construction contractors shall limit haul truck deliveries to the same hours specified for construction equipment (7:00 AM and 7:00 PM Monday through Saturday).
h) To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings and should avoid using alleyways adjacent to said uses.
i) All construction contractors shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
j) During all project site excavation and grading on any site in the CHCCSP project area, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
k) All construction contractors shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest a project site during all project construction.
l) All construction contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest a project site.

N-3 The use of vibratory equipment shall be avoided within 70 feet of existing vibration-sensitive land uses (residential, habitat, ARMC).

N-4 Not applicable to the CUSM project.

N-5 This measure was completed as part of the planning effort for the CUSM project.

N-6 New non-residential development shall be constructed with roof-ceiling assemblies that make up the building envelope to have an STC of at least 50 and exterior windows must have minimum STC of 30 where sound levels at the property line regularly exceed 65 decibels. This measure shall apply to new non-residential land uses proposed along Valley Boulevard and Pepper Avenue. This measure would reduce interior noise levels to acceptable levels and mitigate any impact to less than significant. Buildings with few or no occupants and where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings are exempt from this measure.

N-7 Not Applicable to the CUSM project.

N-8 Prior to issuance of the Certificate of Occupancy for the CUSM building, the applicant shall prepare and submit an acoustical analysis of how potential noise associated with the proposed emergency generator shall be attenuated to meet the City's noise standards.

Public Services

PS-1 Prior to occupancy of any project buildings, all structures shall be equipped with the most reliable, commercially available fire suppression and alarm technology as required under the Uniform Building Code (UBC) standards and approved by the City of Colton Fire Department. The project applicants shall be responsible for maintaining these systems during project operations.

PS-2 Because both the CUSM and PC-UC are medical buildings, each applicant is responsible for preparing and implementing a Medical Waste Management Plan (MWMP) that must be approved by the City of Colton Fire Department, and the County of San Bernardino Department of Environmental Health. In addition each applicant (CUSM and PC-UC) shall prepare a Hazardous Materials Release Response Plan. These plans must be submitted and approved by the City of Colton Fire Department prior to occupancy of either the PC-UC and CUSM buildings.

Transportation/Traffic

TRANS 1 On-site improvements and improvements adjacent to the project site shall be required in conjunction with the proposed development to ensure adequate circulation within the project site.

f. The Project West Driveway on Violet Street will be a southbound stop-controlled full access.

g. The Project East Driveway on Violet Street will be a southbound stop-controlled full access.
h. The proposed project driveways should be constructed in conformance with City of Colton standards, including provisions for sight distance requirements and truck turning radii, or as otherwise approved by the City of Colton Public Works Department.
i. All on-site and site-adjacent improvements, including traffic signing/striping and project driveways, should be constructed as approved by the City of Colton Public Works Department.
j. On-site parking shall be provided to the satisfaction of City of Colton Development Services Department.

TRANS 2 Off Site improvement recommendations include:

a. The applicant shall dedicate the necessary right-of-way for San Bernardino Avenue along the project's north boundary at the ultimate half-section width, and provide landscaping and parkway improvements in conjunction with development, or as otherwise approved by the City of Colton Public Works Department.
b. The applicant shall dedicate the necessary right-of-way for San Bernardino Avenue along the project's north boundary at the ultimate half-section width, and provide landscaping and parkway improvements in conjunction with development, or as otherwise approved by the City of Colton Public Works Department
c. Violet Street along the project south boundary is already constructed at the ultimate half-section width so no additional right-of-way dedication on Violet Street is required of the project. As part of the CUSM project, Violet Street will be restriped between Tom Gould Road and Meridian Avenue to a two-way street, including landscaping and parkway improvements in conjunction with development, or as otherwise approved by the City of Colton Public Works Department.
d. As is the case for any roadway design, the City of Colton should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

HAZ-2 Prior to development of the CUSM project, including lighting plans must be submitted to the County of San Bernardino Land Use Services Department who will be responsible for coordinating with the ARMC administration to ensure no impacts to the ARMC or the helicopter landing pads occur. In addition, emergency access to and from the ARMC site must also be considered in the planning of future development

projects in these planning areas. Site plans must include proposed building setbacks from property lines and show the distance between the ARMC helicopter landing pads and proposed buildings. Lighting and landscape plans must also accompany the site plans. The County shall provide input to proposed plans to ensure compatibility between proposed land uses within these planning areas and the ARMC's ability to provide safe ingress and egress of helicopters, and emergency vehicles.

Tribal Cultural Resources

See measures under Cultural Resources

Utilities and Service Systems

USS-1 Prior to the issuance of construction permits for the project, the applicant/operator shall submit a recycling plan to the City of Colton. The Plan shall identify how construction waste will be salvaged and recycled to the maximum extent feasible and provide proof that a construction debris recycler is under contract to the applicant to perform this work. The plan shall also include recycling protocol for post construction operations of the CUSM campus as approved by the City of Colton.

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Aesthetics

California University of Science and Medicine (CUSM) Site Plans and Building Elevations, August 2018.

Colton's Hub City Centre Specific Plan, related to Planning Area 21 and Planning Area 24, prepared by Harris and Associates, 2014.

CHCCSP Program EIR, prepared by The Altum Group, 2014.

Agriculture and Forest Resources

2014 Important Farmland Map, San Bernardino County, State of California Department of Conservation. (accessed September 20, 2018).

Colton's Hub City Centre Specific Plan Program EIR prepared by The Altum Group, 2014.

Air Quality

Air Quality and Global Climate Change Impact Analysis, prepared by Kunzman Associates, November 2015. (Appendix A)

Biological Resources

West Valley Habitat Conservation Plan for the Issuance of an Incidental Take Permit Under Section 10(A)(1)(B) of the Endangered Species Act for the Federally Endangered Delhi Sands Flower-loving Fly Projects within Colton, California of San Bernardino County, prepared by RBF, January 2014.

Cultural Resources

Technical Review of the Cultural Resources Assessment Habitat Conservation Plan for the Federally Endangered Delhi Sands Flower-Loving Fly City of Colton, San Bernardino County, California in Support of the Medical School Parcels Project in the City of Colton, San Bernardino County, California, prepared by Applied Earthworks Inc., August 2015. (Appendix B1)

Paleontological Resource Assessment for the Medical School Parcels Project in the City of Colton, San Bernardino County, California, prepared by Applied Earthworks Inc., August 2015. (Appendix B2)

Geology and Soils

Colton's Hub City Centre Specific Plan Program EIR, October 2014.

Geotechnical Engineering Investigation Proposed Commercial Development North Meridian Avenue, Colton, California, May 2015 (Stockpile Site) (Appendix C1)

Results of Infiltration Testing Letter, prepared by Krazan and Associates, Inc., October 2015. (Appendix C2)

Greenhouse Gases

Air Quality and Global Climate Change Impact Analysis, prepared by Kunzman Associates, April 2014.

Hazards and Hazardous Materials

Department of Toxic Substances and Control (DTSC) online database.

Colton's Hub City Centre Specific Plan Program EIR, October 2014.

Hydrology and Water Quality

Preliminary Drainage Study for California University of Science and Medicine Colton Medical Center, HMC Construction, Inc., August 2018 (Appendix D)

Colton's Hub City Centre Specific Plan Program EIR, October 2014.

Land Use

Colton's Hub City Centre Final EIR, October 2014.

*City of Colton General Pl*an, November 2014.

City of Colton Municipal Code.

Mineral Resources

Colton's Hub City Centre Final EIR, October 2014.

*City of Colton General Pl*an, November 2014.

Noise

California University of Science and Medicine Noise Impact Analysis, prepared by Kunzman Associates, November 2015. (Appendix E)

Colton's Hub City Centre Program EIR, October 2014.

Population and Housing

City of Colton General Plan Housing Element, 2014,

Colton's Hub City Centre Specific Plan Program EIR, October 2014;

Public Services

City of Colton Public Works Department Draft Conditions of Approval, November 2015.

City of Colton Police Department Draft Conditions of Approval, November 2015.

City of Colton Fire Department Draft Conditions of Approval, September 2018.

Transportation and Traffic

Colton Medical School Traffic Impact Analysis, prepared by Kunzman Associates, August 2018. (Appendix F)

Utilities and Service Systems

Colton's Hub City Centre Program EIR, October 2014