

**ROQUET RANCH**

**TENTATIVE TRACT MAP No. 19983**

***ENVIRONMENTAL IMPACT REPORT ADDENDUM***

***STATE CLEARINGHOUSE No. 2016061056***

***LEAD AGENCY:***

CITY OF COLTON  
650 N. LA CADENA DRIVE  
COLTON, CA 92324

***PROJECT APPLICANT:***

SUNMEADOWS, LLC  
27127 CALLE ARROYO, SUITE 1910  
SAN JUAN CAPISTRANO, CALIFORNIA 92675

***CEQA CONSULTANT:***

T&B PLANNING, INC.  
17542 EAST 17TH STREET  
SUITE 100  
TUSTIN, CA 92780



October 24, 2022

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## ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
AB	Assembly Bill
AIA	Airport Influence Area
AQMP	Air Quality Management Plan
BAU	Business As Usual
BMPs	Best Management Practices
CAP	Climate Action Plan
CBSC	California Building Standards Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CJUSD	Colton Joint Unified School District
CLOMR	Conditional Letter of Map Revision
CO <sub>2</sub> e	Carbon Dioxide Equivalent
CWA	Clean Water Act
CWRF	Colton Wastewater Reclamation Facility
CZ	Change of Zone
DIF	Development Impact Fee(s)
EI	Expansion Index
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
GHG	Greenhouse Gas
GPA	General Plan Amendment
IS	Initial Study
LOMR	Letter of Map Revision
LOS	Level of Service
MBTA	Migratory Bird Treaty Act
MGD	Million Gallons per Day
MM	Mitigation Measure

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**ACRONYMS AND ABBREVIATIONS**

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<b><u>Acronym</u></b>	<b><u>Definition</u></b>
MMRP	Mitigation Monitoring and Reporting Program
MRZ	Mineral Resource Zone
MT	Metric Tons
NPDES	National Pollutant Discharge Elimination System
PCC	Portland Cement Concrete
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RV	Recreational Vehicle
RWQCB	(Santa Ana) Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SEA	Significant Ecological Area
SWPPP	Storm Water Pollutant Prevention Plan
TTM	Tentative Tract Map
USACE	United States Army Corps of Engineers
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Travelled
WSA	Water Supply Assessment

## 1.0 Introduction

### 1.1 INTRODUCTION

The City of Colton (City) is the lead agency for this Addendum to the Roquet Ranch Specific Plan Environmental Impact Report (“EIR,” State Clearinghouse [SCH] No. 2016061056), which was certified on May 14, 2018 pursuant to City of Colton Council Resolution No. R-38-18 (referred to herein as “Roquet Ranch EIR”). The Roquet Ranch EIR was prepared to support the approval of the Roquet Ranch Specific Plan (“Specific Plan”) and associated applications for a General Plan Amendment, a Change of Zone, and tentative tract map, and to evaluate the environmental effects of developing the Specific Plan’s 20 discrete Planning Areas in accordance with the Specific Plan’s development standards, policies, goals, and objectives. In addition to certifying the Roquet Ranch EIR, Resolution No. R-38-18 adopted a Mitigation Monitoring and Reporting Program (“MMRP”) applicable to development activities associated with buildout of the Specific Plan in accordance with Public Resource Code Section 21081.6.

This Addendum is prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 12000 *et seq.*, to assist the City in its consideration of an application for Tentative Tract Map No. 19983 (TTM 19983), herein referred to as the “Project.” TTM 19983 proposes to subdivide 78.4 acres of the 336.2-acre Specific Plan area into 446 single family residential lots implementing a portion of the Specific Plan. The Project implements the City’s policies, goals, and objectives established for the Specific Plan, as analyzed in the Roquet Ranch EIR.

Pursuant to Government Code Section 65457(a), CEQA does not apply to a residential development project (including any subdivision) that is consistent with, and undertaken to implement, a specific plan for which an EIR was certified after January 1, 1980, such as the Roquet Ranch Specific Plan, unless a subsequent EIR is required by Public Resources Code Section 21166 (“Section 21166”). Pursuant to Section 21166, as further clarified by CEQA Guidelines Section 15162, when an EIR has been certified, the Lead Agency may not require a subsequent EIR unless it determines, on the basis of substantial evidence in light of the whole administrative record that one or more of the following subsequent EIR triggers have occurred:

- Substantial project changes are proposed which will require major revisions of the Roquet Ranch EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the Roquet Ranch EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Roquet Ranch EIR was certified, shows any of the following:
  - The project will have one or more significant effects not discussed in the Roquet Ranch EIR;
  - Significant effects previously examined will be substantially more severe than shown in the Roquet Ranch EIR;
  - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - Mitigation measures or alternatives which are considerably different from those analyzed in the Roquet Ranch EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of the Section 21166 subsequent EIR triggers have occurred with respect to the Project, per Government Code Section 65457(a), the City's consideration and potential approval of the Project is not subject to supplemental environmental review and is exempt from CEQA.

As discussed below, this Addendum concludes that approval of the Project does not trigger need for a subsequent EIR under Section 21166 because development of the Project will not result in new, or substantially more adverse, significant environmental impacts than those disclosed in the Roquet Ranch EIR. Moreover, as discussed below, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Roquet Ranch EIR was certified, that shows any new, or substantially more adverse, environmental impacts than those disclosed in the Roquet Ranch EIR, or that shows that new, or previously identified infeasible, mitigation measures or alternatives would substantially reduce one or more significant environmental effects of the project. Accordingly, per Section 21166, the City may not require a subsequent EIR for the Project.

This Addendum incorporates, by reference, the analysis contained in the certified Roquet Ranch EIR. In accordance with CEQA Guidelines Section 15164(c), this Addendum does not need to be circulated for public review, but will be attached to the Roquet Ranch EIR.

## **1.2 PROJECT BACKGROUND**

The Roquet Ranch Specific Plan site is located in the southern portion of the City of Colton, north of Center Street, east of South Old Pellissier Road, south of Litton Avenue, and west of La Cadena Drive. The Roquet Ranch Specific Plan applies to an approximately 336.2-acre site that consists of largely undeveloped hillside terrain containing native and non-native vegetation with rock outcroppings and

scattered dirt trails. An overhead electric power transmission line generally bisects the Project site, trending southeast in the northern portion of the Project site. Along the southern boundary of the Project site, the transmission line turns to the east and exits the site at the eastern boundary. Roquet Paving Inc. also operates a small construction yard on the southeast portion of the Project site.

The Roquet Ranch EIR was certified on May 14, 2018 pursuant to City of Colton Council Resolution No. R-38-18. The Roquet Ranch EIR evaluated a project that included a General Plan Amendment (GPA), Change of Zone (CZ), the Roquet Ranch Specific Plan, and a previous version of Tentative Tract Map No. 19983. Although the City Council approved the GPA, Zone Change, and the Roquet Ranch Specific Plan, the City Council did not approve Tentative Tract Map No. 19983 due to site-specific design issues that needed to be resolved.

The Roquet Ranch Specific Plan is divided into 20 separate Planning Areas. Planning Areas 1, 2, 3, 5, and 7 include approximately 20.2 acres and are approved for development with up to 450 Low Density Residential homes. Planning Areas 4, 6, and 9 encompass approximately 19.2 acres and are approved for development with up to 293 Medium Density Residential homes. Planning Areas 8 and 10 include 6.0 acres and are approved for development with up to 131 High Density Residential homes. Planning Area 11 comprises 1.2 acres and is approved for development with Neighborhood Commercial land uses. Planning Areas 12 and 13 encompass 11.1 acres total, and are approved for development with an elementary school and fire station, respectively; however, Planning Areas 12 and 13 also would accommodate up to 176 homes if these Planning Areas are not developed with school or fire station uses. Planning Areas 14A, 14B, 16, 17, 18, and 19 encompass 19.3 acres and are approved for Open Space – Recreation land uses. Planning Area 15 encompasses 3.0 acres and is planned for Recreational Vehicle (RV) Parking and Park Overflow uses. Planning Areas 20A through 20G encompass 199.7 acres and are approved for Open Space – Resource (open space) uses. An additional 16.5 acres of the Roquet Ranch Specific Plan is dedicated to major roadways.

In conjunction with the Roquet Ranch Specific Plan, the Roquet Ranch EIR also evaluated a proposed tentative tract map (Tentative Tract Map No. 19983) that would have subdivided and implemented the Roquet Ranch Specific Plan; however, the tentative tract map was not approved due to design issues that were of concern to the adjacent Cadena Creek Mobile Home Community, located off-site and south of the Roquet Ranch Specific Plan.

### **1.3 PROJECT SUMMARY**

The Project as evaluated herein consists of Tentative Tract Map No. 19983 (TTM 19983), which seeks to subdivide the 336.2 property in order to implement the Roquet Ranch Specific Plan, as depicted on Figure 1-1, *Tentative Tract Map No. 19983*. TTM 19983 is divided into sub-tracts as follows:

- Tract 19983-1 would apply to the southern portions of the Roquet Ranch Specific Plan, and would implement a portion of Planning Area 3, on a total of 10.9 acres. Tract 19983-1 would establish 78 residential lots and an open space lot.
- Tract 19983-2 would apply to the southern portions of the Roquet Ranch Specific Plan and would implement a portion of Planning Area 3 and a portion of Planning Area 20E on a total of 11.5 acres. Tract 19983-2 would establish 80 residential lots along with two open space lots.
- Tract 19983-3 would apply to the west-central portions of the Roquet Ranch Specific Plan and would implement Planning Area 2 and a portion of Planning Area 20D on a total of 18.8 acres. Tract 19983-3 would establish 112 residential lots and three open space lots.
- Tract 19983-4 would apply to the east-central portions of the Roquet Ranch Specific Plan and would implement Planning Area 6 and a portion of Planning Area 20D on a total of 7.0 acres. Tract 19983-4 would establish 42 residential lots and two open space lots.
- Tract 19983-5 would apply to the east-central portions of the Roquet Ranch Specific Plan, and would implement Planning Area 7, on a total of 2.8 acres. Tract 19983-5 would establish 21 residential lots and an open space lot.
- Tract 19983-6 would apply to the northern portions of the Roquet Ranch Specific Plan and would implement Planning Area 1 and a portion of Planning Area 20D on a total of 116.4 acres. Tract 19983-6 would establish 50 residential lots and two open space lots.
- Tract 19983 (F) would apply to the northeastern portions of the Roquet Ranch Specific Plan, and would implement Planning Area 3, Planning Area 17, and a portion of Planning Area 20C on a total of 11.0 acres. Tract 19983 (F) would establish 63 residential lots and two open space lots.

TTM 19983 is substantially similar to the tentative map evaluated in the Roquet Ranch EIR. The only changes that have occurred to TTM 19983 since certification of the Roquet Ranch EIR include the relocation of a proposed water quality/drainage basin to within Planning Area 9, the incorporation of an existing 60-foot-wide easement to provide gated secondary access through Planning Area 9 and Planning Area 20E, from the abutting Cadena Creek Mobile Home Community to Greymoor Avenue, and the realignment of a proposed gravity sewer main. All other components of TTM 19983 are identical to the tentative map evaluated in the Roquet Ranch EIR. Proposed revisions to TTM 19983 are described below:

- Water Quality/Drainage Basin Realignment. The Roquet Ranch EIR anticipated that a water quality/drainage basin would be constructed within Planning Area 20E, just west of Planning Area

9. However, the location of the water quality/drainage basin as originally designed conflicted with an existing recorded emergency access easement connecting the Cadena Creek Mobile Home Community to the south with proposed Pellissier Road on site. Accordingly, the water quality/drainage basin has been relocated to the southeast of the previously-proposed location, and would now occur within a portion of Planning Area 9. The capacity of this water quality/drainage basin would be substantially similar to what was assumed by the Roquet Ranch EIR. Figure 1-2, *Proposed Water Quality/Drainage Basin Relocation*, depicts the location of the previously-proposed water quality/drainage basin in relation to the emergency access easement and the newly proposed location for the water quality/detention basin.

- Gated Secondary Access Easement through PA 9 and 20E. The Cadena Creek Mobile Home Community abuts the southern boundary of the Roquet Ranch Specific Plan. The existing Cadena Creek Mobile Home Community currently takes access via the driveway that aligns with the I-215 Southbound On-Ramp on La Cadena Drive. Figure 1-3, *Gated Secondary Access Easement Through PA 9 and 20E* depicts the location of this alignment and gate. There is an existing 60-wide access easement located along the S. Graymoor Avenue alignment starting at Maryknoll Drive, north of the Project Site, across the right of way of proposed Pellissier Road, through Planning Areas 9 and 20E of the Specific Plan, to a paved portion of Graymoor Avenue within the Cadena Creek Mobile Home Community. This easement was not shown on earlier versions of Tentative Tract Map 19983 and would provide secondary access to the community. In accordance with an agreement between Roquet Ranch and the Mobile Home Community, an emergency access suitable gate would be constructed by Roquet Ranch and access to this easement would be restricted to emergency use only for a period of ten-years following approval of the Roquet Ranch Specific Plan. A focused traffic analysis entitled “Roquet Ranch Specific Plan Focused Traffic Assessment” (11-26-2019) was prepared by Urban Crossroads, which concluded that inclusion of the access easement would not affect the conclusions reached in the “Roquet Ranch Specific Plan Traffic Impact Analysis” (11-30-2016) or “Supplemental Roquet Ranch Specific Plan Focused Operations Evaluation” (April 25, 2018).
- Sewer Realignment. As contemplated by the Roquet Ranch Specific Plan, a gravity sewer system was proposed that would traverse Planning Area 3 in a north-south orientation, and then would have been diverted off-site to the southeast to an existing gravity main located within the Cadena Creek Mobile Home Community to the south. As proposed by the current TTM 19983, the gravity sewer main within Planning Area 3 would flow northerly into a new gravity sewer main flowing westerly within Pellissier Rd then southerly within Orange Street to convey sewer flows to the south to an existing sewer main located at the intersection of Orange Street and Center Street. As with the project evaluated in the Roquet Ranch EIR, sewer flows would be conveyed to the west in Center Street to an existing force main located approximately 0.6 mile west of the site, with flows ultimately being conveyed to the northeast and to the Colton Wastewater Reclamation Facility (CWRF). Figure 1-4, *Proposed Revised Sewer Plan*, shows the previously-proposed and existing alignments of the proposed sewer main in the southern portions of the Project site.

All other components of TTM 19983 are identical to what was described by the Roquet Ranch EIR. The Roquet Ranch EIR is hereby incorporated by reference pursuant to CEQA Guidelines § 15150, and is available for review at the City of Colton Community Development Department, located at 650 N. La Cadena Drive, Colton, CA 92324.

#### **1.4 SCOPE OF ANALYSIS**

As noted above, with exception of the relocated water quality/drainage basin near Planning Area 9, identification of an existing 60-foot-wide access easement and the realignment of the proposed sewer main, all components of the currently-proposed TTM 19983 are identical to what was evaluated by the Roquet Ranch EIR, including areas of physical impact and the location and orientation of proposed uses. There would be no increase in areas subject to physical disturbance as part of the revised TTM 19983, nor would there be any changes to the general distribution or intensity of land uses as evaluated by the Roquet Ranch EIR. Accordingly, the analysis throughout this EIR Addendum is focused on the changes proposed as part of TTM 19983 as compared to what was evaluated by the Roquet Ranch EIR, with changes being limited to the relocation of the water quality/drainage basin to within Planning Area 9 and the realignment of a proposed gravity sewer main.

#### **1.5 FORMAT AND CONTENT OF THIS ADDENDUM**

The following components comprise this Addendum:

- The Introduction (Section 1.0)
- The completed Initial Study Checklist and its associated analyses (Section 2.0), which conclude that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of environmental impacts beyond the levels disclosed in the Roquet Ranch EIR.
- The Roquet Ranch Specific Plan (Colton, 2018a), the Roquet Ranch Draft and Final EIR (Colton, 2018b), the City of Colton General Plan (Colton, 2013), and the City of Colton Municipal Code (Colton, 2019), and are all incorporated by reference pursuant to CEQA Guidelines Section 15150 and are available for review at the City of Colton Development Services Department, 659 North La Cadena Drive, Colton, California 92324, or at the City's web site at <http://www.ci.colton.ca.us>.

#### **1.6 PREPARATION AND PROCESSING OF THE EIR ADDENDUM**

The City directed and supervised the preparation of this Addendum. Although prepared with assistance from the consulting firm T&B Planning, Inc., the content contained in and the conclusions drawn by this Addendum reflect the sole independent judgment of the City.

This Addendum will be forwarded, along with the previously-certified Roquet Ranch EIR, to the City's decision-making body for review as part of its deliberations concerning the proposed Project. A public hearing will be held at a later date to evaluate the proposed Project and the adequacy of this Addendum. Public comments will be heard at this hearing. At the conclusion of the public hearing, the decision-making body may provide a decision to approve, approve with modifications, or deny approval of the proposed Project. If approved, the decision-making body will adopt findings relative to the proposed Project's environmental impacts.

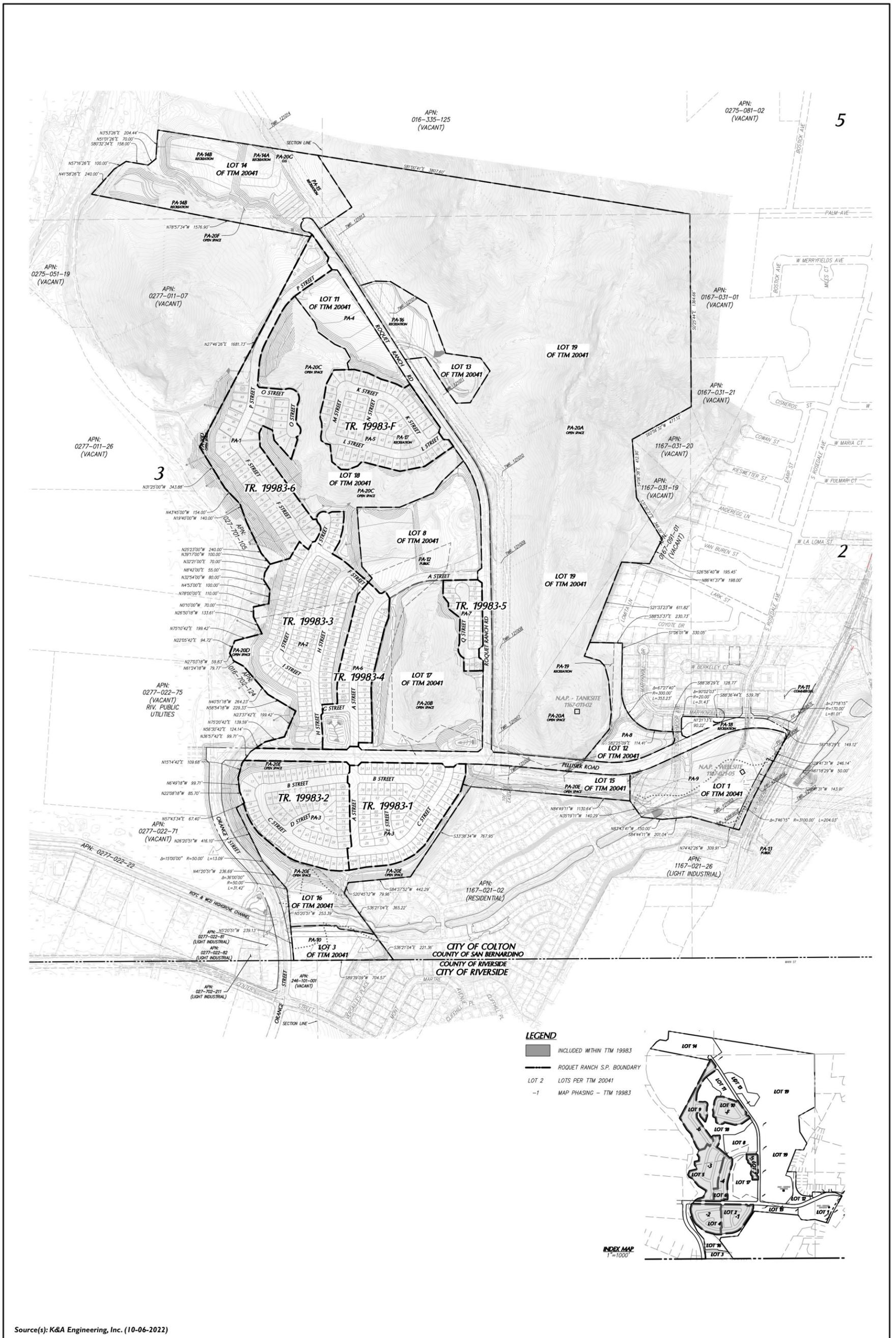


Figure 1-1

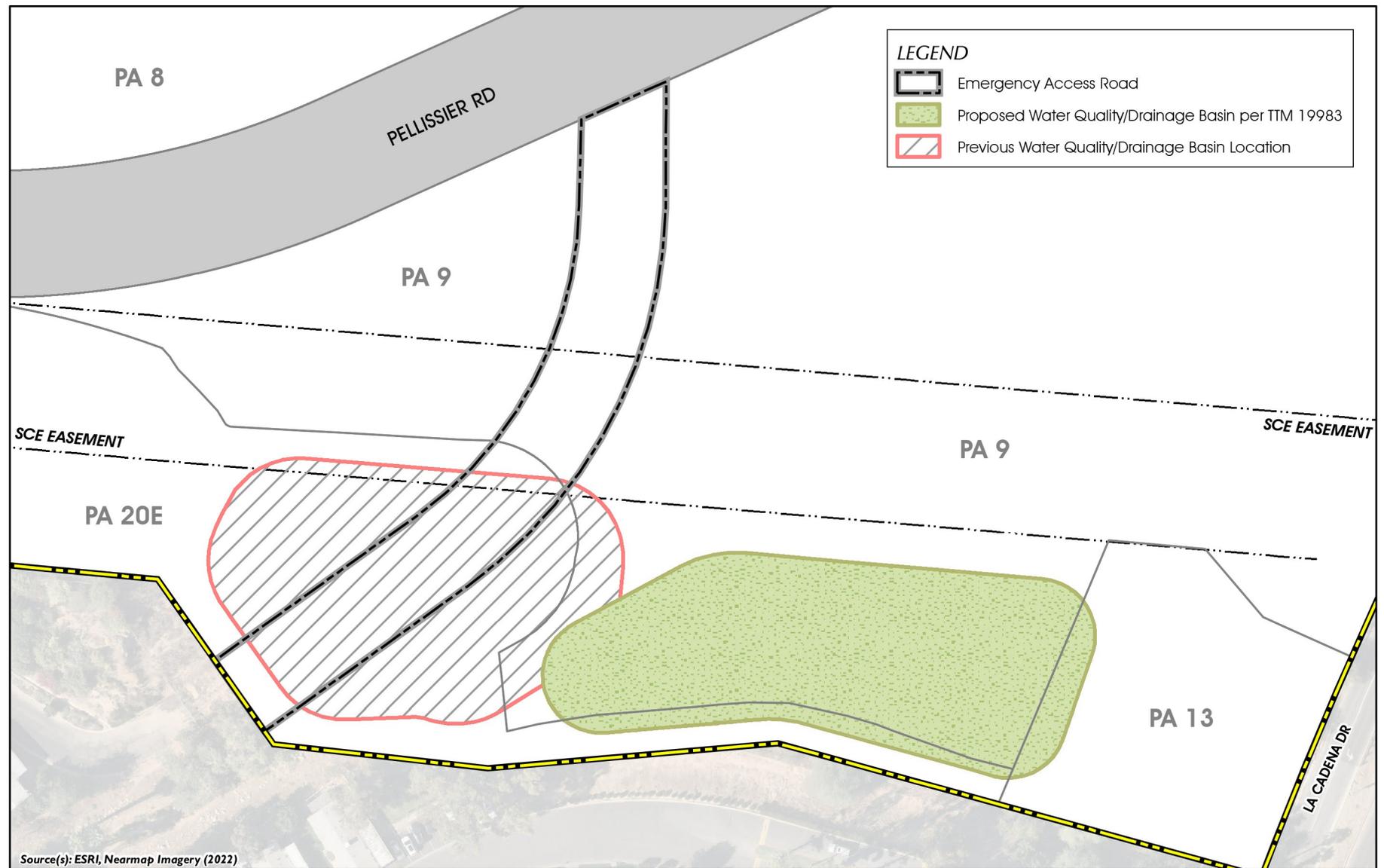
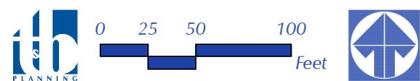


Figure 1-2



**PROPOSED WATER QUALITY/DRAINAGE BASIN RELOCATION**

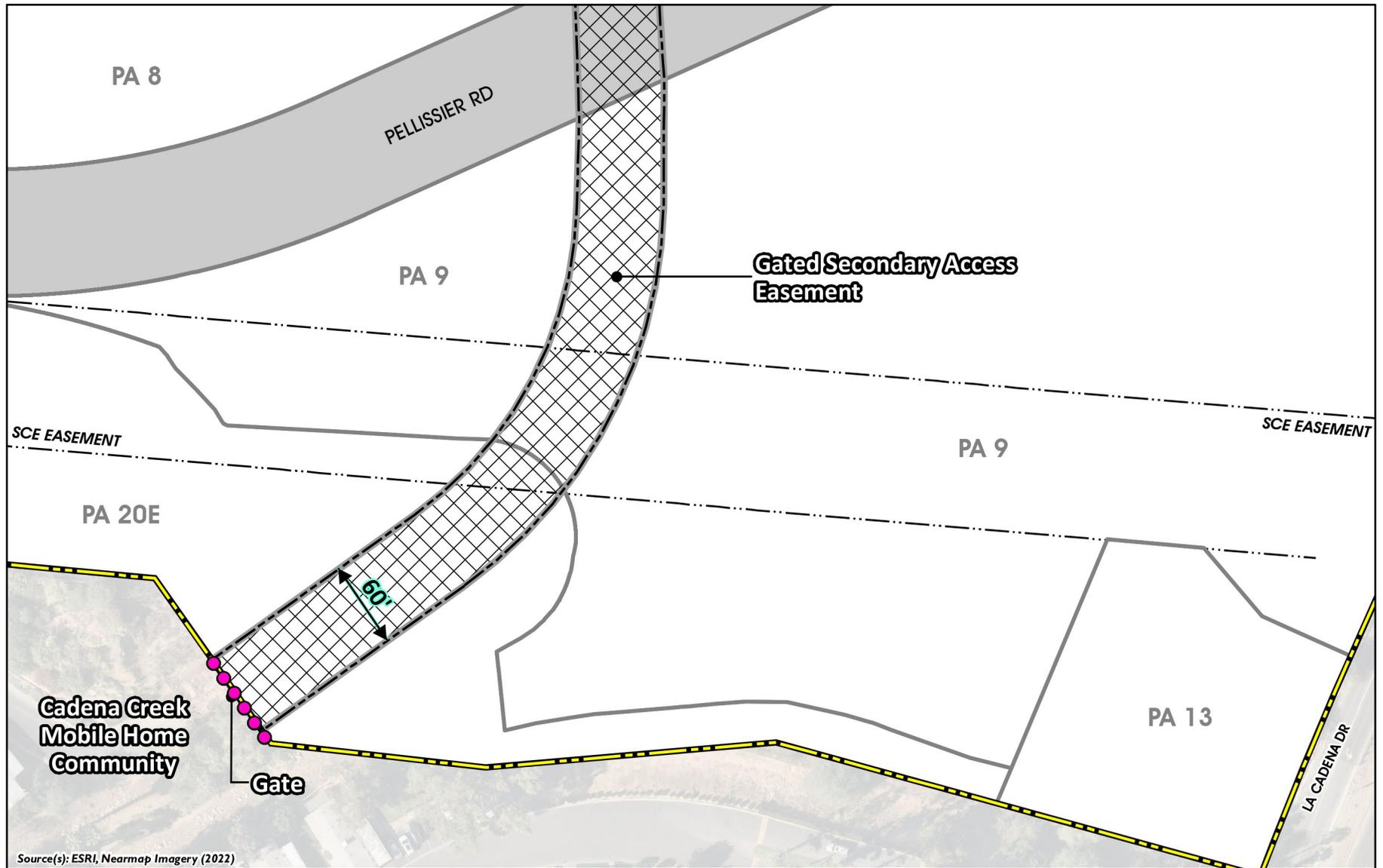
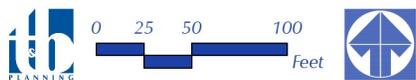


Figure 1-3



**GATED SECONDARY ACCESS EASEMENT THROUGH PA 9 AND 20E**

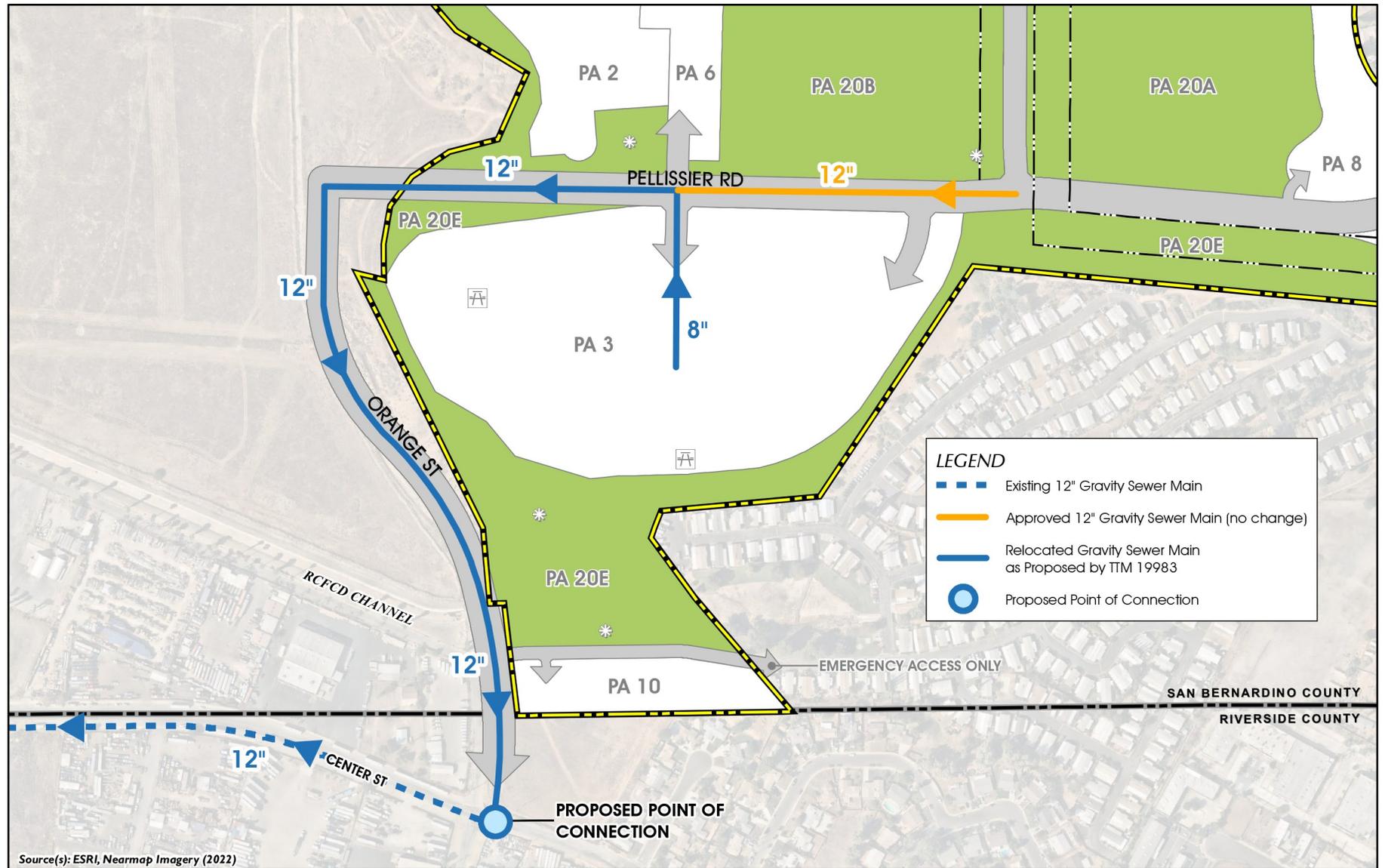
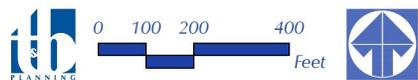


Figure 1-4



**PROPOSED REVISED SEWER PLAN**

## 2.0 Initial Study Checklist

### 2.1 PROJECT INFORMATION

#### 1. Project Title

Tentative Tract Map No. 19983 (Roquet Ranch)

#### 2. Lead Agency Name and Address

City of Colton  
Development Services Department  
659 North La Cadena Drive  
Colton, California 92324

#### 3. Contact Person and Phone Number

Mark Tomich, AICP  
(909) 370-5079

#### 4. Project Location

North of Center Street, east of South Old Pellissier Road, south of Litton Avenue, and west of La Cadena Drive in the City of Colton.

#### 5. Project Sponsor's Name and Address

Sunmeadows, LLC  
27127 Calle Arroyo, Suite 1910  
San Juan Capistrano, CA 92675

#### 6. General Plan Designation

Specific Plan (Roquet Ranch)

#### 7. Zoning

Specific Plan Zone (Roquet Ranch)

#### 8. Description of Project

The Project consists of proposed Tentative Tract Map No. 19833, which would subdivide and implement the Roquet Ranch Specific Plan. Refer to Section 1.3 for a detailed description of the proposed Project.

## 9. Surrounding Land Uses and Setting

The Project site is surrounded by a variety of land uses. Specific land uses located in the vicinity of the project site include:

- North: Open space and undeveloped lands
- East: Open space and single-family residential
- South: Mobile home community and single-family residential
- West: Open space and light industrial

## 10. Other Public Agencies Whose Approval is Required

- United States Army Corps of Engineers (USACE): Issuance of Clean Water Act (CWA) Section 404 permit.
- United State Fish and Wildlife Service: Federal Endangered Species Act (FESA) Section 7 consultation.
- City of Riverside: Approvals for Orange Avenue roadway alignment.
- San Bernardino County Flood Control District: Approval of flood control permit application.
- California Department of Fish and Wildlife (CDFW): Issuance of a Section 1602 Streambed Alteration Agreement, and Determination of Consistency with California Endangered Species Act (CESA).
- Santa Ana Regional Water Quality Control Board (RWQCB): Issuance of a Construction Activity General Construction permit, issuance of a National Pollutant Discharge Elimination System (NPDES) permit, and approval of operational Storm Water Pollution Prevention Plan.

## 2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below () would be potentially affected by this project, involving at least one impact that is a “New Significant Impact” or “More Severe Impact” as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <input type="checkbox"/> Paleontological Resources     | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils                  | <input type="checkbox"/> Population/Housing            |   |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

## 2.3 DETERMINATION

On the basis of this initial evaluation:

### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:**

- 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 (EIR)** is required.

### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:**

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial

changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Mark Tomich, AICP  
Printed Name

## 2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

The City prepared the proposed project's Environmental Checklist per CEQA Guidelines Sections 15063(d)(3) and 15168(c)(4). Appendix G of the CEQA Guidelines includes a suggested checklist to indicate whether the conditions set forth in Section 15162, which would require a Subsequent or Supplemental EIR, are met and whether there would be new significant impacts resulting from the project not examined in the Roquet Ranch EIR. The discussion also considers whether any new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Roquet Ranch EIR was certified, shows any new, or substantially more adverse, environmental impacts than those disclosed in the Roquet Ranch EIR, or that shows that any new or previously identified infeasible mitigation measures or alternatives would substantially reduce one or more significant environmental effects of the Project. As discussed above, this analysis relies on, and incorporates by reference, the Roquet Ranch EIR. The checklist can be found in Sections 2.5.1 through 2.5.21, which also include an explanation and discussion of each significance determination made in the checklist.

For this addendum, the following four possible responses to each of the individual environmental issue areas are included in the checklist:

1. **New Significant Impact.** This response is used to indicate when the Project has changed to such an extent that major revisions to the Roquet Ranch EIR are required due to the presence of new significant environmental effects.
2. **More Severe Impacts.** This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to the Roquet Ranch EIR are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact.** This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Roquet Ranch EIR was certified, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project. The impact would require major revisions or additions to the Roquet Ranch EIR if the Project proponent declines to adopt the mitigation measure(s) or alternative.
4. **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 Roquet Ranch EIR.

The Initial Study Checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the current Project in the context of environmental impacts addressed in the previously-certified Roquet Ranch EIR. In doing so, the City will determine the extent of additional environmental review, if any, for the current Project.

As documented below, this Addendum concludes that approval and development of the Project would not result in any new, or substantially more severe, impacts to the environment than those disclosed in the Roquet Ranch EIR. Further, a review of available records and literature identified no new information of substantial importance that was not known, or could not have been known, at the time of the certification of the Specific Plan EIR that would trigger the need for a subsequent EIR under Section 21166.

## 2.5 ENVIRONMENTAL ANALYSIS

### 2.5.1 Aesthetics

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**Previous Significance Determination**

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The Roquet Ranch EIR found that the project's design would avoid substantial adverse effects to scenic vistas and resources at the site; therefore, impacts to scenic vistas and scenic resources were concluded to be less than significant. (Colton, 2018b, p. 4.1 - 18)

The Roquet Ranch EIR determined that there were no officially designated or eligible scenic routes or highways within the City, and therefore the EIR concluded the project would have no impact with respect to damaging scenic routes within a state scenic highway. (Colton, 2018b, pp. 4.1-14 and 4.1-15)

The Roquet Ranch EIR concluded that the project would have a direct significant impact on the visual character of the site prior to mitigation because the project would result in the alteration of visual quality of hillsides and would alter the existing visual character of the site through grading. The Roquet Ranch EIR determined that no mitigation measures were available to address the project's impacts on the visual character of the project site, and concluded that such impacts would remain significant and unavoidable. (Colton, 2018b, pp 4.1 - 15, 16, 18)

The Roquet Ranch EIR concluded that the project would not create substantial amount of light or glare, and that compliance with the City of Colton Municipal Code section 18.42.090 and section 18.42.100 and the outdoor lighting standards defined in Section IV of the Roquet Ranch Specific Plan would ensure less-than-significant impacts would occur associated with light and glare affecting day or nighttime views in the area. (Colton, 2018b, p. 4.1-18)

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***Threshold a) Would the project have a substantial adverse effect on a scenic vista?***

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**Finding: No Substantial Change from Previous Analysis.** Impacts to scenic vistas were evaluated by the Roquet Ranch EIR, which found that impacts would be less than significant. As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these revisions have the potential to result in a substantial adverse effect on a scenic vista. Accordingly, and consistent with the findings of the Roquet Ranch EIR, impacts to scenic vistas would be less than significant. Accordingly, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?***

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the finding of the Roquet Ranch EIR, there are no officially designated or eligible scenic routes or highways within the City. As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these revisions have the potential to result in new or more severe impacts to scenic resources visible from a state scenic highway. As such, no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

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**Finding: No Substantial Change from Previous Analysis.** The Project site is located in an area that is transitioning from rural to urban uses. The Roquet Ranch EIR disclosed that the Specific Plan would have a direct significant impact on the visual character of the site prior to mitigation because it would result in the alteration of visual quality of hillsides and would alter the existing visual character of the site through grading. As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these revisions have the potential to result in an increase in the impacts to the site's visual character or quality as compared to what was disclosed by the Roquet Ranch EIR. The proposed sewer realignment would have no adverse aesthetic effects, while the relocation of the water quality/drainage basin would not comprise a prominent element of the viewshed. Additionally, TTM 19983 has been reviewed by City staff for conformance with the City's General Plan, the Roquet Ranch Specific Plan, and the City's Municipal Code, and has determined that TTM 19983 would not conflict with any applicable provisions governing scenic quality. Notwithstanding, and consistent with the conclusion reached by the Roquet Ranch EIR, impacts to the visual quality and character of the Project site would be significant and unavoidable, although such impacts would not increase with implementation of proposed TTM 19983 beyond what was evaluated and disclosed by the Roquet Ranch EIR. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**Threshold d) Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these revisions would result in new or increased lighting as compared to what was evaluated and disclosed by the Roquet Ranch EIR. As concluded by the Roquet Ranch EIR, all future development within TTM 19983 would be subject to compliance with City of Colton Municipal Code Sections 18.42.090 and 18.42.100, and also would be subject to compliance with the outdoor lighting standards defined in Section IV of the Roquet Ranch Specific Plan, both of which were concluded by the Roquet Ranch EIR to preclude significant impacts due to lighting. No new lighting impacts would occur as a result of the proposed Project. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.2 Agriculture and Forestry**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</i></p> <p><i>Would the project:</i></p>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non- agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
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))?				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Initial Study (IS) prepared for the Roquet Ranch EIR concluded that implementation of the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use. Thus, the IS prepared for the Roquet Ranch EIR concluded no impact would occur. (Colton, 2018b, p. 5-10)

The IS prepared for the Roquet Ranch EIR concluded that the site and the immediate surrounding properties were zoned for residential, light industrial, and commercial uses. The Roquet Ranch EIR determined that the site was not encumbered by a Williamson Act contract and there is no potential for development on the site to conflict with existing zoning for an agricultural use or a Williamson Act Contract. The IS prepared for the Roquet Ranch EIR found that no impact would occur. (Colton, 2018b, p. 5-10)

The IS prepared for the Roquet Ranch EIR concluded the site did not contain lands zoned for forest land, timberland, or timberland zoned Timberland Production and no such zoned forest lands were located adjacent to or within the vicinity of the project site. Accordingly, the IS determined that the project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220 (g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 511104 (g)), and no impacts would occur. (Colton, 2018b, pp. 5-10, 5-11)

The IS prepared for the Roquet Ranch EIR concluded that because the site did not contain forest land the project would not result in the loss of forest land or conversion of forest land to non-forest use and, therefore, no impacts would occur. (Colton, 2018b, p. 5-10)

The IS prepared for the Roquet Ranch EIR concluded that the project site contained land classified as “Grazing Land” and no zoned forest lands were located adjacent to or within the vicinity of the project site. The IS prepared for the EIR determined that impacts due to conversion of Farmland to non-agricultural use would not occur. (Colton, 2018b, p. 5-10)

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***Threshold a) Would the project 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?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these revisions would result in changes to areas proposed for disturbance and development as compared to what was assumed by the Roquet Ranch EIR. Consistent with the findings of the IS prepared for the Roquet Ranch EIR, implementation of TTM 19983 would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use. Consistent with the finding of the Roquet Ranch EIR, no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these changes have the potential to conflict with existing zoning for agricultural use or a Williamson Act contract. Additionally, and consistent with the conclusion reached by the IS prepared for the Roquet Ranch EIR, there is no agricultural zoning surrounding the TTM 19983 site and there are no Williamson Act contracted lands in the Project vicinity. As such, and consistent with the conclusion reached by the IS, implementation of TTM 19983 would not conflict with existing zoning for agricultural use or a

Williamson Act contract, and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold 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))?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes have no potential to 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)). As such, and consistent with the findings of the IS prepared for the Roquet Ranch EIR, no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions that existed when the Roquet Ranch EIR was certified, there is no forest land within the vicinity of the Project site. As such, the changes proposed to TTM 19983 as compared to what was evaluated by the Roquet Ranch EIR would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold 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?***

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions evaluated in the IS prepared for the Roquet Ranch EIR, the TTM 19983 site contains land classified as “Grazing Land” and no zoned forest lands are located adjacent to or within the vicinity of the project site. “Grazing Land” is not considered to be a “Farmland” classification; Farmlands include only lands classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Accordingly,

the Project would not 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 would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.3 Air Quality**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations</i>				
<i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR noted that the air quality management plan applicable to the site at the time was the South Coast Air Quality Management District (SCAQMD) 2012 Air Quality Management Plan (AQMP). The Roquet Ranch EIR concluded that emissions of PM<sub>10</sub> during the construction phase of the project would exceed the applicable SCAQMD LST for PM<sub>10</sub>; therefore, the Roquet Ranch EIR imposed Mitigation Measure MM 4.2-1 to reduce emissions of PM<sub>10</sub> associated with project construction to levels that are below the applicable SCAQMD LST for PM<sub>10</sub>. The Roquet Ranch EIR concluded that implementation of Mitigation Measure MM 4.2-1 would ensure that the project does not conflict with Consistency Criterion No. 1 of the SCAQMD’s AQMP, and found that impacts due to a conflict with the AQMP would be reduced to less-than-significant levels. (Colton, 2018b, pp. 4.2-16 - 17, 4.2-26 - 27)

The Roquet Ranch EIR noted that because project-related construction would occur in phases, there was a potential that operational and construction activities could overlap that could result in short-term VOC, NO<sub>x</sub>, and CO emissions during the overlapping activities. Therefore, the Roquet Ranch EIR found that project-related air emissions would violate the SCAQMD air quality standards and contribute to the non-attainment of criteria pollutants, resulting in a significant direct and cumulatively-considerable impact. With implementation of Mitigation Measure MM 4.2-1, the Roquet Ranch EIR found that construction emissions of NO<sub>x</sub> would be reduced to a level that does not exceed the daily criteria pollutant threshold established by the SCAQMD and incorporation of the project design features would reduce emissions of VOCs from long-term operation of the project to a level that does not exceed the SCAQMD regional threshold. However, even with incorporation of Project design features, the Roquet Ranch EIR found that operation of the project would still result in emissions of NO<sub>x</sub> that exceed the SCAQMD regional threshold. Therefore, the Roquet Ranch EIR found that emissions of NO<sub>x</sub> associated with long-term operation of the project would result in a significant and unavoidable impact on both a direct and cumulatively considerable basis. (Colton, 2018b, pp. 4.2-27 and 28)

The Roquet EIR determined that the project's construction-related emissions would exceed the SCAQMD LST for emissions of PM<sub>10</sub>, which has the potential to expose sensitive receptors to a substantial pollutant concentration. The Roquet Ranch EIR found that implementation of Mitigation Measure MM 4.2-1 would reduce emissions to the extent that they would no longer exceed the SCAQMD LST for emissions of PM<sub>10</sub> and would reduce project impacts to a level that is less than significant. The Roquet Ranch EIR found that there would be no impacts to sensitive receptors associated with long-term operation based on the range of land uses proposed by the Specific Plan. (Colton, 2018b, pp. 4.2-23 and 4.2-30)

The Roquet Ranch EIR found that buildout of the Specific Plan would not produce unusual or substantial construction-related odors that would be objectionable and affect a substantial number of people. Odors associated with the long-term operation of the Project would be minimal and less than significant. (Colton, 2018b, p. 4.2-27)

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***Threshold a) Would the project conflict with or obstruct implementation of the applicable air quality plan?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would not result in an increase in construction-related emissions as compared to what was evaluated and disclosed by the Roquet Ranch EIR because the construction activities would simply occur in a different location than was assumed by the Roquet Ranch EIR, and the revised locations would not

require expanded construction activities beyond what was assumed by the Roquet Ranch EIR. There would be no new operational emissions associated with buildout of TTM 19983 as compared to what was evaluated by the Roquet Ranch EIR, and TTM 19983 would not allow for growth and development beyond what was assumed by the Roquet Ranch EIR. Consistent with the findings of the Roquet Ranch EIR, with implementation of Mitigation Measure MM 4.2-1, construction-related emission impacts would be reduced to less-than-significant levels, which in turn would ensure that buildout of TTM 19983 does not conflict with the SCAQMD AQMP. Accordingly, impacts due to a conflict with the SCAQMD AQMP would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project conflict result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Construction characteristics associated with the Project are substantially similar to what was evaluated and disclosed by the Roquet Ranch EIR, and there would be no increase in construction-related air quality emissions as a result of the Project beyond what was disclosed by the EIR. There would be no increase in operational emissions associated with the Project, as detention basins and sewer mains do not result in operational emissions of criteria pollutants. Consistent with the findings of the Roquet Ranch EIR, buildout of TTM 19983 has the potential to result in short-term VOC, NO<sub>x</sub>, and CO emissions during the overlapping construction activities. Consistent with the findings of the Roquet Ranch EIR, implementation of Mitigation Measure MM 4.2-1 and project design features set forth in the EIR would reduce construction-related emissions of NO<sub>x</sub>, VOCs, and CO to below a level of significance. Although the Project herein would not result in an increase in operational emissions beyond what was evaluated and disclosed by the Roquet Ranch EIR, buildout and operation of TTM 19983 would result in emissions of NO<sub>x</sub> that exceed the SCAQMD regional threshold. Therefore, and consistent with the finding of the Roquet Ranch EIR, emissions of NO<sub>x</sub> associated with long-term operation of TTM 19983 would result in a significant and unavoidable impact on both a direct and cumulatively-considerable basis because NO<sub>x</sub> emissions would contribute to ozone pollution, and the region is considered non-attainment for ozone and ozone precursors. However, there would be no increase in the severity of the operational impact beyond what was evaluated and disclosed by the Roquet Ranch EIR. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold c) Would the project expose sensitive receptors to substantial pollutant concentrations?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would not result in an increase in construction-related emissions as compared to what was evaluated and disclosed by the Roquet Ranch EIR because the construction activities would simply occur in a different location than was assumed by the Roquet Ranch EIR, and the revised locations would not require expanded construction activities beyond what was assumed by the Roquet Ranch EIR. Consistent with the conclusion reached by the Roquet Ranch EIR, construction-related emissions associated with Project buildout would exceed the SCAQMD LST for emissions of PM<sub>10</sub>, which has the potential to expose sensitive receptors to a substantial pollutant concentration. Based on the range of land uses proposed as part of TTM 19983, Project operations would have no potential to expose sensitive receptors to substantial pollutant concentrations. Consistent with the conclusion reached in the Roquet Ranch EIR, implementation of Mitigation Measure 4.2-1 would reduce Project-related localized construction emissions of PM<sub>10</sub> to below the SCAQMD localized significance thresholds. With implementation of the required mitigation, the Project would not expose sensitive receptors to substantial pollutant concentrations during either construction or long-term operation, and impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold d) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would not result in an increase of other emissions, including odors, beyond what was evaluated and disclosed by the Roquet Ranch EIR. As such, and consistent with the conclusion reached by the Roquet Ranch EIR, impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.4 Biological Resources**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR determined that the project could temporarily impact designated critical habitat for the southwestern willow flycatcher and therefore could potentially have a significant direct and cumulatively-considerable impact. The Roquet Ranch EIR also determined the project would have a significant direct and cumulatively-considerable impact because it would remove suitable habitat that has the potential to support the least Bell’s vireo. In addition, the Roquet Ranch EIR

determined project-related impacts to critical habitat for the coastal California gnatcatcher would result in a significant direct and cumulatively-considerable impact. The project was concluded to likely impact suitable habitat for burrowing owls within the off-site improvement areas, which was considered a significant direct and cumulatively-considerable impact. The Roquet Ranch EIR concluded that with implementation of Mitigation Measures MM 4.3-1 through MM 4.3-4, the project's impacts to southwestern willow flycatcher and its critical habitat, least Bell's vireo, coastal California gnatcatcher critical habitat, and burrowing owl would be reduced to less-than-significant levels. The Roquet Ranch EIR noted that additional mitigation measures may be required pending the results of the USFWS consultation and the pre-construction focused surveys. (Colton, 2018b, pp 4.3-31, 39)

The Roquet Ranch EIR identified that the project would temporarily impact approximately 0.5-acre of black willow thicket that occurs within the off-site improvement areas and 0.3-acre of black willow thicket/ornamental that occurs within the project site associated with Drainage A. The Roquet Ranch EIR found that implementation of Mitigation Measures MM 4.3-5 and MM 4.3-6 would reduce project-related impacts to black willow thicket and non-wetland streambeds and riparian vegetation under CDFW jurisdiction to less-than-significant levels. (Colton, 2018b, p. 4.3-39)

The Roquet Ranch EIR determined that the project site did not include any federally-protected wetlands as defined by the Section 404 of the Clean Water Act (CWA) and concluded the project would have no impacts to federally-protected wetlands. (Colton, 2018b, p. 4.3-31)

The Roquet Ranch EIR found that the project had the potential to impact nesting birds protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. The Roquet Ranch EIR concluded that the potential direct and cumulatively-considerable impacts to nesting migratory birds would be reduced to below a level of significance with implementation of Mitigation Measure MM 4.3-7. (Colton, 2018b, p. 4.3-39)

The Roquet Ranch EIR found that the project would remove street trees and thus had a potential to conflict with the City of Colton Street Tree Ordinance. The Roquet Ranch EIR found that with implementation of Mitigation Measure MM 4.3-8, the project would not conflict with the City of Colton Street Tree Ordinance and project-related impacts would be reduced to less than significant. (Colton, 2018b, p. 4.3-39)

The Roquet Ranch EIR concluded that the project site was not located within a Significant Ecological Area (SEA) or an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the EIR concluded the project had no potential to conflict with such plans and would result in no impact. (Colton, 2018b, p. 4.3-32)

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***Threshold 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***

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*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?*

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**Finding: No Substantial Change from Previous Analysis.** Conditions at the Project site have not changed since the Roquet Ranch EIR was certified on May 14, 2018, including the nature and extent of biological resources on the site. As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Areas proposed for impact by TTM 19983 would be the same as evaluated by the Roquet Ranch EIR, because the Roquet Ranch EIR assumed the new water quality/drainage basin location and the alignment of the new sewer main would be impacted with buildout of the Specific Plan. Consistent with the conclusion reached by the Roquet Ranch EIR, implementation of TTM 19983 would result in impacts to southwestern willow flycatcher and its critical habitat, least Bell's vireo, coastal California gnatcatcher critical habitat, and burrowing owl, but these impacts would be reduced to less-than-significant levels with implementation of Mitigation Measures MM 4.3-1 through MM 4.3-4. There are no components of TTM 19983 that would result in new or more severe impacts to sensitive plant or animal species beyond what was evaluated and disclosed by the Roquet Ranch EIR. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold 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 US Fish and Wildlife Service?*

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**Finding: No Substantial Change from Previous Analysis.** Conditions at the Project site have not changed since the Roquet Ranch EIR was certified on May 14, 2018, including the nature and extent of habitats and sensitive natural communities on site. As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Areas proposed for impact by TTM 19983 would be the same as evaluated by the Roquet Ranch EIR, because the Roquet Ranch EIR assumed the new water quality/drainage basin location and the alignment of the new sewer main would be impacted with buildout of the Specific Plan. Consistent with the conclusion reached by the Roquet Ranch EIR, implementation of TTM 19983 would temporarily impact approximately 0.5-acre of black willow thicket that occurs within the off-site improvement areas and 0.3-acre of black willow thicket/ornamental that occurs within the project site associated with Drainage A. Consistent with the conclusion reached by the Roquet Ranch EIR, implementation of Mitigation Measures MM 4.3-5 and MM 4.3-6 would reduce Project-related impacts to black willow thicket and non-wetland

streambeds and riparian vegetation under CDFW jurisdiction to less-than-significant levels. There would be no new or more severe impacts to riparian habitat or other sensitive natural community resulting from buildout of TTM 19983 beyond what was evaluated and disclosed by the Roquet Ranch EIR. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold c)** *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the findings of the Roquet Ranch EIR, the Project site does not contain any federally-protected wetlands as defined by the Section 404 of the Clean Water Act (CWA). As such, implementation of TTM 19983 would have no impacts to federally-protected wetlands. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold 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?*

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**Finding: No Substantial Change from Previous Analysis.** Conditions at the Project site have not changed since the Roquet Ranch EIR was certified on May 14, 2018, including the nature and extent of biological resources on site. Consistent with the conditions that existed when the Roquet Ranch EIR was certified, the Project site and off-site traffic mitigation improvement areas support potential live-in and movement habitat for species on a local scale (e.g., for reptile, bird, and mammal species), but it likely provides little to no function to facilitate wildlife movement for species on a regional scale, and is not identified as a regionally important dispersal or seasonal migration corridor. Additionally, as described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these proposed changes would result in new or increased impacts to wildlife movement corridors. As noted in the Roquet Ranch EIR, although implementation of TTM 19983 would result in disturbances to local wildlife movement within the Project site, those species adapted to urban areas would be expected to persist on-site following construction, particularly within the open space areas containing native habitat that would be avoided by the proposed Project. Furthermore, and consistent with the finding of the Roquet Ranch EIR, the majority of Drainage E would be avoided by the proposed Project aside from temporary impacts that would return the streambed to pre-Project conditions following the completion of construction. As such, Drainage E avoidance efforts are expected to preserve the existing streambed habitat that may be utilized by

wildlife for local movement within these areas. Accordingly, and consistent with the conclusion reached by the Roquet Ranch EIR, impacts to local movement would be less than significant and no mitigation measures would be required. Although impacts to wildlife movement corridors would be less than significant, and consistent with the findings of the Roquet Ranch EIR, implementation of TTM 19983 has the potential to impact nesting birds protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code, which represents a significant impact prior to mitigation. However, with implementation of Mitigation Measure MM 4.3-7, impacts would be reduced to less-than-significant levels. There are no components of the Project that would result in new or increased impacts to nesting birds protected by the MBTA as compared to the project evaluated in the Roquet Ranch EIR. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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

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**Finding: No Substantial Change from Previous Analysis.** The Roquet Ranch EIR found that the buildout of the Specific Plan would result in the removal street trees and thus had a potential to conflict with the City of Colton Street Tree Ordinance. As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these proposed changes would result in the removal of street trees beyond what was already contemplated by the Roquet Ranch EIR. As with the project evaluated in the Roquet Ranch EIR, the currently-proposed Project would be required to comply with Mitigation Measure MM 4.3-8, which would ensure that buildout of TTM 19983 as proposed would not conflict with the City of Colton Street Tree Ordinance. As such, and with implementation of Mitigation Measure MM 4.3-8, the Project would not conflict with any local policies or ordinances protecting biological resources and Project-related impacts would be reduced to less-than-significant levels. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold 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?***

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions that existed when the Roquet Ranch EIR was certified, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan applicable to the Project site. Accordingly, and consistent with the conclusion reached in the Roquet Ranch EIR, implementation of TTM 19983 would not conflict with the provisions of an adopted

Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.5 Cultural Resources**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR indicated that the Cultural Resources Assessment performed at the site by BFSa identified three historic resources on the project site; however, none of the historic resources were considered significant under CEQA. No other significant historic resources were present on the project site or within the off-site improvement areas; therefore, it was concluded that the project would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations § 15064.5 and impacts would be less than significant. (Colton, 2018b, pp. 4.4-28,29)

As noted by the Roquet Ranch EIR, a total of 25 cultural resource sites are known to be present at the Project site, two of which meet the definition of a significant resource under CEQA (Sites SBR-29,034 and SBR-29,037). Both of the significant resource sites are located in areas planned to be preserved as open space by the Roquet Ranch Specific Plan and TTM 19983. Consistent with the finding of the Roquet Ranch EIR, although these significant cultural resource sites are not located within the proposed development footprint, there is the potential for these significant cultural resources to be subject to indirect adverse impacts during Project grading and construction activities. Additionally, and as also disclosed by the Roquet Ranch EIR, there is a potential for significant resources to be unearthed during Project construction, which could be significantly impacted if not properly identified and treated. As such, impacts to these resources were determined to be potentially significant. With implementation of Mitigation Measure MM 4.4-1, MM 4.4-2, and MM 4.4-3, the

Roquet Ranch EIR concluded that the project's impacts on known significant archaeological resources Sites SBR-29,034 and SBR- 29,037 and unknown archaeological resources that may exist at the site would be reduced to less-than-significant levels. (Colton, 2018b, p. 4.4-32)

The Roquet Ranch EIR concluded that in the unlikely event that human remains are discovered during the project's ground-disturbing activities, compliance with the applicable provisions of California Health and Safety Code § 7050.5 and California Resources Code § 5097 et. seq. would be required and would reduce impacts to less-than-significant levels. (Colton, 2018b, p. 4.4-29)

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***Threshold a) Would the project cause a substantial adverse change in the significance of historical resource pursuant to § 15064.5?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Areas proposed for impact by TTM 19983 would be the same as evaluated by the Roquet Ranch EIR, because the Roquet Ranch EIR assumed the new water quality/drainage basin location and the alignment of the new sewer main would be impacted with buildout of the Specific Plan. Consistent with the findings of the Roquet Ranch EIR, there are no historically significant resources on the Project site, and implementation of the Project would result in less-than-significant impacts due to a substantial adverse change in the significance of historical resource pursuant to § 15064.5 of the CEQA Guidelines. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?***

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**Finding: No Substantial Change from Previous Analysis.** As compared to the Project evaluated in the Roquet Ranch EIR, TTM 19983 proposes the relocation of a proposed water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main, although both the relocated water quality/drainage basin and gravity sewer main would occur within areas that were assumed to be physically impacted by the Roquet Ranch EIR; thus, the Project as proposed has no potential to result in increased impacts to archaeological resources beyond the impacts that already were identified and mitigated to below a level of significance by the Roquet Ranch EIR. As with the project evaluated in the Roquet Ranch EIR, TTM 19983 would be subject to Roquet Ranch EIR Mitigation Measures MM 4.4-1 through MM 4.4-3, which require fencing of the areas containing Sites SBR-29,034 and SBR-29,037; archaeological and tribal monitoring during grading activities; and the recordation of cultural resource easements over the Sites SBR-29,034 and SBR-29,037. Consistent with the conclusion reached by the Roquet Ranch EIR, with implementation of the required mitigation, Project impacts to archaeological resources would be reduced to below a

level of significance. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**Threshold c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?**

**Finding: No Substantial Change from Previous Analysis.** Consistent with the findings of the Roquet Ranch EIR, the Project site and off-site improvement areas do not contain a cemetery and the pedestrian surveys undertaken as part of archaeological investigations conducted for the Roquet Ranch EIR did not identify the presence of any human remains. As with the project evaluated in the Roquet Ranch EIR, in the unlikely event that human remains are discovered during implementation of TTM 19983, the Project Applicant would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Resources Code § 5097 et. seq. Consistent with the conclusion reached in the Roquet Ranch EIR, mandatory compliance with State law would ensure that human remains, if encountered, including those which may be of Native American decent, are appropriately treated, and such mandatory compliance would reduce impacts to human remains to below a level of significance. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.6 Energy**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR found that buildout of the Roquet Ranch Specific Plan would not result in the inefficient, wasteful, or unnecessary consumption of energy, and also determined that the Specific Plan would not conflict with any plans or policies related to renewable energy or energy efficiency.

The Roquet Ranch EIR also found that the Specific Plan would not cause or result in the need for additional energy facilities or energy delivery systems. (Colton, 2018b, pp. 5-4 through 5-10)

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***Threshold a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would not result in an increase in energy demand as compared to the project evaluated by the Roquet Ranch EIR because the Roquet Ranch EIR assumed that a water quality/drainage basin would be constructed to serve Roquet Ranch Specific Plan Planning Area 9, and that off-site sewer mains would be needed to convey wastewater flows from the site. There are no components of TTM 19983 as currently proposed that would result in the wasteful, inefficient, or unnecessary consumption of energy resources. Consistent with the conclusion reached by the Roquet Ranch EIR, Project-related energy demands would be less than significant with standard regulatory requirements, including compliance with the California Building Standards Code Title 24 energy efficiency requirements (CALGreen). Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These minor changes as compared to the project evaluated by the Roquet Ranch EIR have no potential to result in conflicts with any State or local plans for renewable energy or energy efficiency. Consistent with the conclusion reached by the Roquet Ranch EIR, the Project would be consistent with or otherwise would not conflict with any plans or regulations adopted to promote renewable energy or energy efficiency, and impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.7 Geology and Solis**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Directly or indirectly cause 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR found that the project would not expose people or structures to substantial adverse effects from seismic hazards with mandatory compliance with local and state ordinances and

building codes including but not limited to Chapter 18 of the California Building Standards Code (CBSC) and Chapter 15.06 Building Code of the City of Colton Municipal Code. However, the Roquet Ranch EIR found that the western portion of the Specific Plan area that abuts the Santa Ana River Channel may be underlain by shallow groundwater conditions, and thus may be susceptible to liquefaction. Accordingly, the Roquet Ranch EIR identified the potential for liquefaction as a potentially significant impact prior to mitigation. Additionally, due to the site's lithology and relatively high topographic relief across the site, the Roquet Ranch EIR identified a potentially significant impact associated with landslides. The Roquet Ranch EIR identified Mitigation Measures MM 4.5-1 and MM 4.5-2 to address these impacts. Mitigation Measure MM 4.5-1 requires a Project-specific geotechnical investigation be performed to further evaluate the potential hazards associated with landslides, and to implement any remedial measures recommended by the future Project-specific geotechnical investigation. Mitigation Measure MM 4.5-2 requires a Project-specific geotechnical investigation to be performed to further evaluate the potential hazards associated with liquefaction on the western portion of the site, and to implement any remedial measures recommended by the future Project-specific geotechnical investigation that address liquefaction. The Roquet Ranch EIR found that implementation of Mitigation Measures MM 4.5-1 and MM 4.5-2 would reduce impacts associated with landslides and liquefaction hazards to below a level of significance. (Colton, 2018b, pp. 4.5-13 through 4.5-15)

The Roquet Ranch EIR noted that the geotechnical input report prepared for the site concluded that on-site native soils and fill slopes constructed with native soils had a moderate susceptibility to erosion. However, the Roquet Ranch EIR determined mandatory compliance with the project's NPDES permit, regulatory requirements of the SCAQMD and City of Colton, and the project-specific SWPPP and WQMP, would ensure that water and wind erosion was minimized and not substantial; therefore, impacts were determined to be less than significant and no mitigation was required. (Colton, 2018b, p. 4.5-14)

The geotechnical report prepared as part of the Roquet Ranch EIR did not identify conditions at the site that would increase the potential for ground subsidence, and the potential for subsidence was considered very low; therefore, the Roquet Ranch EIR concluded that a less-than-significant impact would occur. However, the Roquet Ranch EIR also noted that the western portion of the site that abuts the Santa Ana River Channel may be susceptible to lateral spreading and liquefaction due to shallow groundwater conditions, and these impacts were identified as potentially significant. Due to the lithology and relatively high topographic relief at the site, the Roquet Ranch EIR also identified potentially significant impacts associated with landslides. The geotechnical input report prepared for the Roquet Ranch EIR also identified the potential for significant collapse is considered "slight" to "moderate"; therefore, a significant impact was identified with respect to collapsible soil conditions at the site prior to mitigation. The Roquet Ranch EIR concluded that implementation of Mitigation Measures MM 4.5-1 and MM 4.5-2, requiring the preparation of future geotechnical investigations, would reduce impacts associated with lateral spreading, liquefaction, landslides, and collapsible soil conditions to below a level of significance. (Colton, 2018b, pp. 4.5-14 through 4.5-16)

The Roquet Ranch EIR concluded potentially significant impacts would occur with regard to expansive soils. The Roquet Ranch EIR determined that with implementation of Mitigation Measure MM 4.5-1, which requires preparation of a future site-specific geotechnical investigation and the incorporation of remediation measures to address hazardous geologic conditions, impacts associated with expansive soils would be reduced to less than significant. (Colton, 2018b, p. 4.5-16)

The Roquet Ranch EIR noted that the project did not propose or require septic tanks or alternative waste water disposal systems, and therefore concluded no impact would occur with respect to soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems. (Colton, 2018b, p. 4.5-14)

The Roquet Ranch EIR found that although no known paleontological resources are present at the site, Quaternary older alluvial valley and alluvial fan sediments at the property have a high potential to contain significant paleontological resources. To ensure that significant paleontological resources were not destroyed during grading and excavation activities, the Roquet Ranch EIR imposed Mitigation Measure MM 4.4-4 requiring paleontological monitoring during all mass grading and excavation activities occurring within areas of Quaternary older alluvial valley and alluvial fan sediments (Qoa<sub>3</sub>, Qof<sub>3</sub>, and Qvof<sub>3</sub>), and further requiring that all proper procedures be undertaken to properly identify and treat any discovered resources. With implementation of Mitigation Measure MM 4.4-4, the Roquet Ranch EIR concluded that impacts to paleontological resources would be reduced to less-than-significant levels. (Colton, 2018b, p. 4.4-29)

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***Threshold a) Would the project directly or indirectly cause 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?***
- ii. Strong seismic ground shaking?***
- iii. Seismic-related ground failure, including liquefaction?***
- iv. Landslides?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These minor changes as compared to the project evaluated by the Roquet Ranch EIR have no potential to result in increased impacts associated with earthquake faults, strong seismic ground shaking, seismic-related ground failure (including liquefaction), or landslides. As with the project evaluated in the Roquet Ranch EIR,

TTM 19983 would be subject to compliance with Mitigation Measures MM 4.5-1 and MM 4.5-2 to reduce to less-than-significant levels impacts associated with landslides and liquefaction. With implementation of the required mitigation, impacts would be less than significant and would be within the scope of analysis of the Roquet Ranch EIR. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project result in substantial soil erosion or the loss of topsoil?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These minor changes as compared to the project evaluated by the Roquet Ranch EIR have no potential to result in increased impacts associated with soil erosion and the loss of topsoil because the Roquet Ranch EIR anticipated a need for a water quality/drainage basin to serve Planning Area 9 and the need for construction of off-site sewer mains. As with the project evaluated in the Roquet Ranch EIR, TTM 19983 would be subject to mandatory compliance with the National Pollutant Discharge Elimination System (NPDES) permit, regulatory requirements of the SCAQMD (i.e., SCAQMD Rule 403-Fugitive Dust) and City of Colton, and the required SWPPP and WQMP, which would reduce potential erosion impacts to less-than-significant levels. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold 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?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes have no potential to result in increased impacts associated with on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. As with the project evaluated by the Roquet Ranch EIR, the Project has the potential to be adversely affected by landslides and collapsible soil. However, the Project would be subject to Mitigation Measure MM 4.5-1 from the Roquet Ranch EIR, which requires the preparation of a site-specific geotechnical investigation to further evaluate the potential hazards associated with landslides and collapsible soils, and further requires the incorporation of any remedial measures recommended by the future Project-specific geotechnical investigation. Consistent with the conclusion reached by the Roquet Ranch EIR, implementation of Mitigation

Measure MM 4.5-1 would reduce impacts associated with landslides and collapsible soils to below a level of significance. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?***

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**Finding: No Substantial Change from Previous Analysis.** As disclosed by the Roquet Ranch EIR, onsite soils exhibit an Expansion Index (EI) in the “very low” to “medium” range, and the City of Colton General Plan Update EIR also indicates small areas of expansive soils are anticipated to exist at the Project site. However, as described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes have no potential to result in increased impacts associated with expansive soils beyond what was already evaluated and disclosed by the Roquet Ranch EIR. As with the project evaluated in the Roquet Ranch EIR, TTM 19983 would be subject to compliance with Mitigation Measure 4.5-1, which requires the preparation of a site-specific geotechnical investigation and the incorporation of remediation measures, as appropriate and necessary, to address hazards associated with on-site expansive soils. Consistent with the conclusion reached by the Roquet Ranch EIR, implementation of Mitigation Measure 4.5-1 would reduce impacts associated with expansive soils to below a level of significance. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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

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**Finding: No Substantial Change from Previous Analysis.** As with the project evaluated in the Roquet Ranch EIR, TTM 19983 proposes a sanitary sewer system to convey Project-generated wastewater and no septic tanks or alternative waste water disposal systems are proposed. Consistent with the conclusion reached by the Roquet Ranch EIR, no impact would occur associated with soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**Threshold f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes have no potential to result in new or more severe impacts to paleontological resources because the relocated water quality/drainage basin and gravity sewer mains would occur within areas already assumed to be physically disturbed by the Roquet Ranch EIR. As with the project evaluated in the Roquet Ranch EIR, there is a potential that implementation of TTM 19983 could result in impacts to subsurface paleontological resources that may be present on site. TTM 19983 would be subject to compliance with Mitigation Measure MM 4.4-4 from the Roquet Ranch EIR, which requires paleontological monitoring during all mass grading and excavation activities occurring within areas of Quaternary older alluvial valley and alluvial fan sediments (Qoa<sub>3</sub>, Qof<sub>3</sub>, and Qvof<sub>3</sub>), and further requires that that proper procedures be undertaken to properly identify and treat any discovered resources. Consistent with the conclusion reached by the Roquet Ranch EIR, implementation of Mitigation Measure MM 4.4-4 would reduce Project impacts to paleontological resources to below a level of significance. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.8 Greenhouse Gas Emissions**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR calculated the project’s annual Greenhouse Gas (GHG) emissions to be approximately 16,481.15 total Metric Tons (MT) of Carbon Dioxide Equivalent (CO<sub>2</sub>e), or 25.96-percent less than 2008 Business As Usual (BAU) conditions, which the Roquet Ranch EIR found would

meet the minimum GHG emissions reduction (25 percent) required by the City's Climate Action Plan (CAP). The Roquet Ranch EIR found that project would not generate substantial GHG emissions, either directly or indirectly, that would have a significant impact on the environment. However, the Roquet Ranch EIR noted that in the absence of mitigation requiring compliance with the CAP, impacts would be potentially significant. The Roquet Ranch EIR identified Mitigation Measure 4.6-1, which requires the project to demonstrate that it achieves a minimum of 75 points pursuant to the City of Colton's Greenhouse Gas Emissions Screening Tables. The Roquet Ranch EIR concluded that with implementation of the required mitigation, impacts due to GHG emissions would be less than significant. (Colton, 2018b, pp. 4.6-43 through 4.6-48)

The Roquet Ranch EIR found that the project would meet the City's goal of reducing GHG emissions to a level that is 15 percent below BAU as established by their CAP via a 25.96 percent reduction in the project's GHG emissions compared to 2008 BAU emissions. The Roquet Ranch EIR concluded that the project was consistent with the GHG reduction mandates of the AB 32, as well as with all other applicable plans, policies, and regulations related to the reduction of GHGs, and concluded impacts due to a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs would be reduced to less-than-significant levels with implementation of Mitigation Measure MM 4.6-1. (Colton, 2018b, p. 4.6-44)

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***Threshold a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes have no potential to result in new or more severe impacts associated with GHG emissions. This is because the Roquet Ranch EIR already assumed that a water quality/drainage basin would need to be constructed to serve Planning Area 9 of the Specific Plan, and also assumed the construction of off-site sewer infrastructure as necessary to serve the site. Moreover, the relocated water quality/drainage basin and sewer main would not generate substantial amounts of GHGs under long-term operational conditions, and construction emissions only comprise approximately 1.5% of the total annual GHG emissions disclosed by the Roquet Ranch EIR for buildout of the Roquet Ranch Specific Plan. As with the project evaluated in the Roquet Ranch EIR, TTM 19983 would be subject to compliance with Mitigation Measure MM 4.6-1, which requires the Project Applicant to demonstrate that the Project would achieve a minimum of 75 points pursuant to the City of Colton's Greenhouse Gas Emissions Screening Tables. Consistent with the conclusion reached by the Roquet Ranch EIR, implementation of the required mitigation would reduce the Project's impacts due to GHG emissions to below a level of significance. Therefore, the Project would not result in any new impacts not

already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**Threshold b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These changes have no potential to result in a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. As noted by the Roquet Ranch EIR, the Project as proposed would meet the City’s goal of reducing GHG emissions to a level that is 15 percent below BAU as established by their CAP via a 25.96 percent reduction in the Project’s GHG emissions compared to 2008 BAU emissions. The City of Colton’s CAP was designed to ensure compliance with AB 32, which is the primary plan for reducing GHG emissions in the State of California. As such, the Project as proposed would be consistent with the GHG reduction mandates of the AB 32 and also be consistent with all other applicable plans, policies, and regulations related to the reduction of GHGs. Consistent with the conclusion reached by the Roquet Ranch EIR, impacts would be less than significant with implementation of Mitigation Measure MM 4.6-1. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.9 Hazards and Hazardous Waste**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR found that the project construction activities may entail the transport and/or disposal of hazardous materials associated with potential soil contamination at the site and the potential presence of hazard materials in the soil may create the potential for the release of such hazardous materials into the environment during project construction activities. In addition, the Roquet Ranch EIR concluded that through mandatory compliance with applicable regulations addressing the proper use, storage, and disposal of hazardous substances, no other significant hazards to the public or the environment would occur during the Project’s construction or operational activities. The Roquet Ranch EIR determined that with implementation of Mitigation Measure MM 4.7-1, which requires the preparation of a Phase II soil investigation report and the implementation of appropriate remediation measures, future development on the site would result in less- than-significant impacts to the public and the environment. (Colton, 2018b, pp. 4.7-13 through 4.7-15)

The Roquet Ranch EIR found that the site is not located within one-quarter mile of any existing or planned school, and is not anticipated to result in the use of hazardous materials within one-quarter mile of the proposed Project school site. As such, the Roquet Ranch EIR concluded the project would

not expose any nearby school to potential impacts related to hazardous materials and no impact would occur. (Colton, 2018b, p. 4.7-13)

The Roquet Ranch EIR determined that the site was not listed on any list of hazardous materials compiled pursuant to Government Code §65962.5 and that no impacts would occur to the public or the environment. (Colton, 2018b, p. 4.7-13)

The Roquet Ranch EIR determined that the project site was not located within two miles of an airport, nor was it located within an airport land use compatibility plan; thus, no impact was identified with respect to airport-related hazards. (Colton, 2018b, p. 4.7-14)

The Roquet Ranch EIR found that there were no private airstrips located within the vicinity of the site; therefore, the EIR concluded that no impact would occur due to private airport operations. (Colton, 2018b, p. 4.7-14)

The Roquet Ranch EIR determined that project-related development would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan, and found that the site did not serve as an emergency evacuation route. As such, the Roquet Ranch EIR concluded that no impact would occur. (Colton, 2018b, p. 4.7-14)

The Roquet Ranch EIR noted that the site is located within a “Very High Fire Hazard Severity Zone” of a Local Responsibility Area. The Roquet Ranch EIR concluded that mandatory compliance with the Specific Plan’s fuel modification requirements and building design requirements of the City of Colton Fire Department, as well as compliance with Section 701A of the California Building Code, would reduce wildland fire hazard impacts to less-than-significant levels. (Colton, 2018b, p. 4.7-14)

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***Threshold a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

***Threshold b) Would the project 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?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes have no potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Additionally, the proposed changes would not 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. The

Roquet Ranch EIR assumed a water quality/drainage basin would be constructed to serve Specific Plan Planning Area 9, and that an off-site sewer main would need to be constructed to convey wastewater generated by the site. There are no components of the proposed water quality/drainage basin or the relocated sewer main that have the potential to increase potential hazards to people or the environment beyond what was evaluated and disclosed by the Roquet Ranch EIR. As with the project evaluated in the Roquet Ranch EIR, TTM 19983 would be subject to compliance with Mitigation Measure MM 4.7-1, which requires the preparation of a Phase II soil investigation report and the incorporation of remediation measures, if necessary, to address potential existing soil contamination on site. There are no components of the Project's construction or operational phases that have the potential to result in hazards to the public or the environment as a result of transport, use, disposal, or release of hazardous materials beyond what was evaluated and disclosed by the Roquet Ranch EIR. As such, and consistent with the conclusion reached by the Roquet Ranch EIR, with compliance with Mitigation Measure MM 4.7-1 impacts due to on-site soil contamination would be reduced to less-than-significant levels. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions that existed at the time the Roquet Ranch EIR was certified, there are no existing or proposed schools within one-quarter mile of the Project site. As such, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold d) Would the project 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?***

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions that existed at the time the Roquet Ranch EIR was certified, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As such, the Project would not create a significant hazard to the public or the environment and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold e)** *Would the project 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 or excessive noise for people residing or working in the project area?*

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions that existed at the time the Roquet Ranch EIR was certified, the Project site is not located within the Airport Influence Area (AIA) of any airports, and is not located within two miles of any public or private airports. As such, and consistent with the conclusion reached by the Roquet Ranch EIR, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold f)** *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions that existed at the time the Roquet Ranch EIR was certified, the Project site is not located within any emergency response plans or emergency evacuation plans, and there are no components of the Project as proposed that would result in increased impacts to emergency facilities beyond what was evaluated and disclosed by the Roquet Ranch EIR. In fact, the Project would improve emergency access in the local area through the construction of major circulation facilities in the area, including Orange Street, Pellissier Road, and Roquet Ranch Road. Consistent with the project evaluated in the Roquet Ranch EIR, the Project also would accommodate a gated emergency access route through Planning Area 10 of the Roquet Ranch Specific Plan, which would provide an emergency access route between the existing Cadena Creek Mobile Home Community and Orange Street. TTM 19983 also accommodates an existing 60-foot-wide gated emergency/secondary access easement that extends from the Cadena Creek Mobile Home Community through Roquet Ranch Specific Plan Planning Area 9 to Pellissier Road and Graymoor Avenue. It should be noted that the emergency access route within Planning Area 10 and the 60-foot-wide gated emergency/secondary access easement only would serve the existing residents of the Cadena Creek Mobile Home Community and would not be utilized by future Project residents or visitors. Aside from the addition of the 60-foot-wide access easement, all other components of the proposed Project are similar to the project evaluated in the Roquet Ranch EIR, and there are no components of the Project that would interfere with emergency access or evacuations. Consistent with the conclusion reached by the Roquet Ranch EIR, no impact would occur due to a conflict with an adopted emergency response plans or emergency evacuation plan. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**Threshold g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes have no potential to result in increased hazards associated with wildland fires. As with the project evaluated in the Roquet Ranch EIR, TTM 19983 would be required to comply with the fuel modification requirements of the Roquet Ranch Specific Plan, would be subject to the building and design requirements of the City of Colton Fire Department, and would be required to comply with Section 701A of the California Building Code. Consistent with the conclusion reached by the Roquet Ranch EIR, compliance with these requirements would reduce potential impacts associated with wildland fire hazards to below a level of significance. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.10 Hydrology and Water Quality**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. result in substantial erosion or siltation on- or off-site?				

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR determined that the project would not violate any water quality standards or waste discharge requirements on a direct or cumulatively-considerable basis. The Roquet Ranch EIR noted the project applicant is required to prepare a Storm Water Pollutant Prevention Plan (SWPPP) to address construction-related water quality issues and the project incorporated design features including water quality basins and water quality/detention basins to address long-term water quality. The Roquet Ranch EIR concluded that impacts due to a violation of water quality standards or waste discharge requirements would be less than significant. (Colton, 2018b, p. 4.8-22)

The Roquet Ranch EIR found that the project would have a reliable source of domestic water and did not propose any new potable water wells that would directly extract groundwater, and also found that the project would not increase the current rate of extraction at the on-site domestic water well. The Roquet Ranch EIR concluded that the project would not 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, and the impacts were therefore concluded to be less than significant. (Colton, 2018b, pp. 4.8-22, 23)

The Roquet Ranch EIR determined that the project incorporated a proposed drainage system that would reduce peak runoff from the site, thereby reducing the potential for substantial erosion or siltation on- or off-site. The Roquet Ranch EIR also indicated the project would be subject to Best Management Practices (BMPs) during construction and long-term operation, which would serve to reduce the potential for erosion or siltation on- or off-site. As such, the Roquet Ranch EIR concluded that impacts would be less than significant. (Colton, 2018b, p. 4.8-23)

The Roquet Ranch EIR noted that development of the Roquet Ranch Specific Plan would result in an overall decrease in runoff from the site as compared to existing conditions, but that the southern drainage basin would experience an increase in peak runoff. The Roquet Ranch EIR found, however, that the time of concentration for the peak flows to reach the portion of Cadena Creek adjacent to the site from the upstream portions of the watershed would be approximately 60 minutes, whereas peak flows tributary to Cadena Creek with buildout of the Specific Plan would have a time of concentration of approximately 20 minutes. Because the peak flows would reach Cadena Creek prior to the arrival of peak flows from upstream portions of the Cadena Creek watershed, the Roquet Ranch EIR concluded buildout of the Specific Plan would not substantially increase the rate or amount of surface runoff that is discharged to Cadena Creek in a manner that would result in flooding on- or off-site. Impacts were concluded to be less than significant. (Colton, 2018b, pp. 4.8-12 through 4.8-16 and 4.8-23)

The Roquet Ranch EIR noted that the project proposed to install a storm water drainage system that includes a series of water quality basins and water quality/detention basins. The Roquet Ranch EIR concluded that the project's storm water runoff would not exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff and the impact would be less than significant. (Colton, 2018b, p. 4.8-23)

The Roquet Ranch EIR found that the property is not subject to inundation associated with tsunamis or seiches. The Roquet Ranch EIR determined that under existing conditions, small portions of the southern and eastern areas of the site were located within a 100-year flood hazard zone, and found that the project would result in significant impacts prior to mitigation due to the placement of housing within a 100-year flood hazard area. However, the Roquet Ranch EIR concluded that implementation of Mitigation Measures MM 4.8-1 and MM 4.8-2 would ensure that a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) are issued by the Federal Emergency Management Agency (FEMA), which would adjust floodplain limits on site and would remove the portions of the site proposed for development from the floodplain. The Roquet Ranch EIR found that implementation of the required mitigation would reduce flood-related impacts to below a level of significance. (Colton, 2018b, p. 4.8-23)

The Roquet Ranch EIR did not identify any impacts associated with water quality control plans or sustainable groundwater management plans.

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***Threshold a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications

include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. The proposed realigned gravity sewer main would have no potential to result in violations of water quality standards or waste discharge requirements, and would have no effect on ground water quality. The relocated water quality/drainage basin has been designed to have the same capacity and water quality treatment features as the water quality/drainage basin evaluated by the Roquet Ranch EIR. As with the project evaluated in the Roquet Ranch EIR, the proposed Project would be subject to compliance with a SWPPP during construction and would be required to implement BMPs during long-term operation in order to preclude impacts to surface and groundwater quality. There are no components of the Project as revised that could result in increased impacts due to violations of water quality standards or waste discharge requirements, nor would the Project as revised substantially degrade surface or ground water quality. Consistent with the conclusion reached by the Roquet Ranch EIR, impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed modifications would have no effect on groundwater supplies. Additionally, because runoff in the southeastern portions of the Project site would be conveyed to the relocated water quality/drainage basin in Planning Area 9, the proposed changes also would not interfere substantially with groundwater recharge. There are no components of the Project as revised that have the potential to decrease groundwater supplies or interfere substantially with groundwater recharge beyond what was evaluated and disclosed as a less-than-significant impact by the Roquet Ranch EIR. As such, impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:***

- i. result in substantial erosion or siltation on- or off-site?*
  - ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?*
  - iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- 

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. The proposed relocation of the sewer main would have no impacts on the area's drainage pattern, and would have no potential to result in substantial erosion or siltation, increase the rate or amount of surface runoff, or contribute polluted runoff. The proposed relocated water quality/drainage basin is planned immediately east of the location assumed by the Roquet Ranch EIR, and the relocated water quality/drainage basin would not affect the overall drainage patterns for the southeastern portions of the Specific Plan area. The relocated water quality/drainage basin would have the same detention capacity and water quality treatment features as assumed by the Roquet Ranch EIR, and the relocated water quality/drainage basin would serve to preclude significant impacts associated with erosion and siltation, flood hazards, and polluted runoff. There are no components of the Project as revised that would result in significant impacts due to changes to the site's drainage pattern, and consistent with the conclusion reached by the Roquet Ranch EIR impacts associated with erosion and siltation, flooding, and polluted runoff would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold d) *In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?***

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the findings of the Roquet Ranch EIR, the Project site is not subject to inundation associated with tsunamis or seiches due to distance from the Pacific Ocean and water bodies that may be subject to seiche-related hazards. As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would not increase the risk of flood hazards on or off site

beyond what was evaluated and disclosed by the Roquet Ranch EIR. Consistent with the finding made by the Roquet Ranch EIR, portions of the easterly and southerly areas of the Project site are located within an existing 100-year flood hazard area. However, TTM 19983 would be subject to compliance with Roquet Ranch EIR Mitigation Measures MM 4.8-1 and MM 4.8-2, which require the Project Applicant to obtain a CLOMR and LOMR from FEMA, thereby resulting in the removal of areas proposed for development from areas subject to flood hazards. Consistent with the conclusion reached by the Roquet Ranch EIR, with implementation of the required mitigation, impacts due to the release of pollutants resulting from inundation would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**Threshold e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes have no potential to result in a conflict with, and would not obstruct implementation of, a water quality control plan or a sustainable groundwater management plan. Impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.11 Land Use and Planning**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**Previous Significance Determination**

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The Roquet Ranch EIR found that the project represented a logical expansion of the existing residential area located along the western side of La Cadena Drive, and would not physically divide an established community. (Colton, 2018b, p. 4.9-37)

The Roquet Ranch EIR determined that the project would not be inconsistent with any General Plan policy, strategy, or objective. The Roquet Ranch EIR did find that the project would be inconsistent with the current zoning classifications applicable to the site, and thus proposed a Change of Zone for the entire site to reclassify the Project site as “Specific Plan,” in accordance with all of the development standards set forth in the Roquet Ranch Specific Plan. The Roquet Ranch EIR found that the project would not be inconsistent with any 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) policy, strategy, or objective. (Colton, 2018b, p. 4.9-37)

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***Threshold a) Would the project physically divide an established community?***

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**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions that existed when the Roquet Ranch EIR was certified, residential uses occur to the east and south of the Project site, but do not occur to the west or north. Moreover, the Project proposes residential uses, and would represent the logical extension of the existing residential uses to the east and south. There are no components of the Project that would physically divide an established community, and, consistent with the finding of the Roquet Ranch EIR, no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Additionally, subsequent to certification of the Roquet Ranch EIR, the City adopted the proposed rezone, thereby eliminating any potential conflict with underlying zoning designations. Consistent with the conclusion reached by the Roquet Ranch EIR, impacts due to a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

2.5.12 Mineral Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The IS prepared for the Roquet Ranch EIR found that the site is not located in any mineral resource zones (MRZs) identified by the City with the exception of a small portion of MRZ-2 that occurs on the southern portion of the Project site, which indicates the potential for Portland cement concrete (PCC)-grade aggregate resources. The IS noted that at the time the property was not used for mineral resource extraction nor had the site been used as such in the past. Based on the site’s zoning designations at the time, the IS concluded that future mining of the site was improbable. Moreover, the majority of MRZ-2 occurred within the Santa Ana River corridor, within which the EIR found the Project would have a negligible footprint, and thus would not preclude or limit future mineral resource extraction within the Santa Ana River corridor. Therefore, the IS concluded that a less-than-significant impact on potential aggregate resources would occur, and this issue was not studied in detail in the Roquet Ranch EIR. (Colton, 2018b, Appendix A, p. 5-42)

The IS prepared for the Roquet Ranch EIR found that neither the Colton General Plan nor the San Bernardino County General Plan identify any locally important mineral resources within the Colton planning area. Additionally, the IS noted that no other City planning documents identify any locally important mineral resources. As such, the IS concluded no impacts would occur to locally-important mineral resources recovery sites. (Colton, 2018b, Appendix A, p. 5-43)

**Threshold a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR and its associated IS. Specifically, these

modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. The proposed changes would occur in areas that were planned for development and disturbance by the Roquet Ranch EIR, thereby precluding the potential for new or increased impacts to the portions of the Project site designated as MRZ-2. Moreover, and consistent with the finding of the IS, the Project site and surrounding areas are not zoned for mineral resource extraction and thus future mining activities on site or within the surrounding areas would be unlikely to occur. Consistent with the finding reached by the Roquet Ranch EIR, the Project would not preclude or limit future mineral resource extraction within the Santa Ana River corridor. As such, a less-than-significant impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**Threshold b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions that existed when the Roquet Ranch EIR was certified, the Project site is not designated by the Colton General Plan, San Bernardino General Plan, or other planning documents as a locally-important mineral resource recovery site. The property would be developed in a manner consistent with the Roquet Ranch Specific Plan, which does not identify any portions of the Project site as a locally-important mineral resources recovery site. As such, and consistent with the finding of the Roquet Ranch EIR, no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.13 Noise**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project result in:</i>				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
c. For a project located within the vicinity of a private airstrip or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR found that buildout of the Specific Plan would not result in adverse noise impacts affecting off-site sensitive receptors during either construction or operation. The Roquet Ranch EIR also found that off-site traffic-related noise impacts would be less than significant, and that the project would not expose sensitive receptors to excessive noise levels associated with project operations. However, the Roquet Ranch EIR found that buildout of the Specific Plan would expose residential homes on site to unmitigated exterior noise levels that would exceed the 60 dBA CNEL exterior noise level standard for residential uses in the following areas of the Specific Plan: Planning Area 9 (along I-215 freeway and La Cadena Drive); Planning Areas 3 and 8 (along Pellissier Road); Planning Areas 2 and 6 (along Pellissier Road); Planning Area 7 (along Roquet Ranch Road); and Planning Area 4 (along Roquet Ranch Road). The Roquet Ranch EIR also found that proposed residences within Planning Area 9 that abut La Cadena Drive would experience interior noise levels that exceed the City of Colton 45 dBA CNEL interior noise level standard. The Roquet Ranch EIR concluded that with implementation of mitigation, exterior and interior noise impacts on site would be reduced to less-than-significant levels. (Colton, 2018b, pp. 4.10-14 through 4.10-20 and 4.10-22 through 4.10-25)

The Roquet Ranch EIR found that construction and operation of the Project would produce vibration levels below the County of San Bernardino vibration standard used as a vibration threshold in the Roquet Ranch EIR. Vibration impacts were concluded to be less than significant. (Colton, 2018b, p. 4.10-23)

The Roquet Ranch EIR found that the nearest airport, Flabob Airport, was located four miles southwest of the site, and that the Specific Plan would not be subject to excessive noise associated with public or private airport operations. (Colton, 2018b, p. 4.10-20 through 4.10-21 and 4.10-23)

***Threshold a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards***

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***established in the local general plan or noise ordinance, or applicable standards of other agencies?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. The Roquet Ranch EIR assumed that the areas proposed for the relocated detention basin and realigned sewer main would be disturbed as part of construction activities, and found that such construction activities would not expose sensitive receptors to excessive noise levels. Under long-term operation, the realigned sewer main and relocated detention basin would not generate any noise affecting sensitive receptors. Consistent with the conclusion reached by the Roquet Ranch EIR, development as proposed by TTM 19983 would be subject to the mitigation measures identified by the Roquet Ranch EIR which would reduce the Project's interior and exterior noise impacts to below a level of significance. Consistent with the conclusion reached by the Roquet Ranch EIR, there are no other components of the proposed Project that have the potential to result in temporary or permanent noise impacts. As such, impacts would be less than significant with mitigation incorporated. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project result generation of excessive groundborne vibration or groundborne noise levels?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. The Roquet Ranch EIR assumed that the areas proposed for the relocated detention basin and realigned sewer main would be subject to construction activities, which could produce groundborne vibration or noise. However, the Roquet Ranch EIR found that vibration levels would be below the thresholds of significance. Because the relocated detention basin and realigned sewer main occur in areas that were identified as being subject to construction activities by the Roquet Ranch EIR, and because the Roquet Ranch EIR found that groundborne noise and vibration would be less than significant, it can be concluded that the Project as revised also would not result in excessive groundborne noise or vibration effects. Impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport***

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*or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions that existed when the Roquet Ranch EIR was certified, the nearest airport to the Project site is the Flabob Airport, which is located approximately four miles to the southwest. There are no private airport facilities in the Project area. Due to distance to the nearest airport, the Project would not expose people residing or working in the project area to excessive noise levels and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.14 Population and Housing**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Induce substantial unplanned 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR found that buildout of the Specific Plan would accommodate a population of approximately 3,633 residents, which was less than the population increase (5,958 persons) that could have resulted from development of the site in accordance with the then-existing General Plan land use designations applicable to the site. The Roquet Ranch EIR noted that the population increase of 3,633 persons that would result from buildout of the Specific Plan also was consistent with the growth that was anticipated by the City’s General Plan. The Roquet Ranch EIR concluded that there would be less-than-significant impacts to the environment related to substantial unplanned population growth. (Colton, 2018b, p. 4.11-5)

The Roquet Ranch EIR found that the site was predominantly vacant and undeveloped and contained no housing under the conditions that existed at the time. Therefore, the Roquet Ranch EIR concluded that the project would not result in the displacement of a substantial amount of people or housing,

and also found that the project would not result in the need for construction of replacement housing elsewhere. (Colton, 2018b, p. 4.11-5)

**Threshold a) *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Changes proposed as part of the Project would have no effect on population growth in the area. Consistent with the conclusion reached by the Roquet Ranch EIR, impacts due to substantial unplanned population growth would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**Threshold b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

**Finding: No Substantial Change from Previous Analysis.** Consistent with the conditions that existed when the Roquet Ranch EIR was certified, the Project site is vacant and undeveloped and contains no existing people or housing. There are no components of the proposed Project that could result in new or increased impacts due to the displacement of people or housing or result in the need to construct replacement housing elsewhere. No impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.15 Public Services**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
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				

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR found that implementation of the project would result in the development of an on-site fire station site. Development of the proposed on-site fire station would not result in additional physical impacts to the environment that were not already addressed throughout the Roquet Ranch EIR. Where significant impacts were identified, mitigation measures were imposed to reduce potential effects to the maximum feasible extent. With mandatory payment of Development Impact Fees (DIF) in compliance with City requirements, the Roquet Ranch EIR concluded that the project would not result in a cumulatively-considerable impact to CFD facilities. (Colton, 2018b, pp. 4.12-9)

The Roquet Ranch EIR found that the Colton Police Department had adequate physical capacity to service the proposed project. No new or expanded police protection facilities were concluded to be needed; thus, the Roquet Ranch EIR concluded that a less-than-significant impact would occur. Additionally, the Roquet Ranch EIR noted that with mandatory payment of DIF fees in compliance with City requirements, the project would not result in a cumulatively-considerable impact to police protection facilities. (Colton, 2018b, pp. 4.12-9 and 4.12-10)

The Roquet Ranch EIR noted that the project proposed a 10.3-acre site to accommodate the development of an on-site elementary school facility. Construction and operation of the proposed on-site facility was determined to not result in additional physical impacts to the environment beyond what was already addressed throughout the Roquet Ranch EIR. Where significant impacts were identified, mitigation measures were imposed to reduce potential effects to the maximum feasible extent. Additionally, the Roquet Ranch EIR noted that the Applicant would be required to contribute fees to the Colton Joint Unified School District (CJUSD) in accordance with SB 50 and Colton Municipal Code Chapter 16.92 to offset the costs associated with increasing school capacity needs. Thus, with mandatory regulatory compliance, the Roquet Ranch EIR found that a less-than-significant physical

impact would occur as a result of project-related demand for school services. (Colton, 2018b, pp. 4.12-10)

The Roquet Ranch EIR found that implementation of the project would meet the City's parkland dedication standard on-site. The development of on-site parks was determined to not result in additional physical impacts to the environment that were not already addressed throughout the Roquet Ranch EIR. Where significant impacts were identified, mitigation measures were imposed to reduce potential effects to the maximum feasible extent. Accordingly, the Roquet Ranch EIR concluded that a less-than-significant physical impact would occur as a result of project-related demand for park services. (Colton, 2018b, pp. 4.12-10)

The Roquet Ranch EIR determined that implementation of the project would increase demand for library resources which are expected to be met by the City of Colton Public Library Main Branch. It was not reasonably foreseeable that new or expanded library space would be required as a result of the project. Accordingly, the Roquet Ranch EIR concluded that a less-than-significant physical impact would occur as a result of project-related demand for library services. (Colton, 2018b, pp. 4.12-10)

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***Threshold a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would have no effect on fire protection services and would not generate an increased demand for fire protection services beyond what was evaluated and disclosed by the Roquet Ranch EIR. Consistent with the conclusion reached by the Roquet Ranch EIR, implementation of TTM 19983 would establish a new site for a fire station, and impacts associated with the construction of this fire station were evaluated throughout the Roquet Ranch EIR and, where necessary, mitigation measures were identified to reduce impacts to the maximum feasible extent. The proposed Project would be subject to all mitigation measures included in the Roquet Ranch EIR. As such, impacts due to fire protection facilities would be less than significant and within the scope of analysis of the Roquet Ranch EIR. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold b)** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services?*

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would have no effect on police protection services and would not generate an increased demand for police protection services beyond what was evaluated and disclosed by the Roquet Ranch EIR. Consistent with the finding of the Roquet Ranch EIR, the Project Applicant would be required to pay DIF fees which would assist the City in providing for police protection facilities. Impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold c)** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services?*

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would have no effect on demand for school services. As indicated in the Roquet Ranch EIR, TTM 19983 would accommodate a proposed elementary school site, and the Roquet Ranch EIR concluded that construction and operation of this proposed on-site facility would not result in additional physical impacts to the environment that were not already addressed throughout the Roquet Ranch EIR. Where significant impacts were identified, the Roquet Ranch EIR imposed mitigation measures to reduce potential effects to the maximum feasible extent. Moreover, the Project Applicant would be required to contribute fees to the CJUSD in accordance with SB 50 and Colton Municipal Code Chapter 16.92 to offset the costs associated with increasing school capacity needs. Consistent with the conclusion reached by the Roquet Ranch EIR, Project impacts due to school services would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

***Threshold d) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for park services?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes do not involve the construction of park facilities and would not increase the demand for parkland beyond what was evaluated and disclosed by the Roquet Ranch EIR. As noted by the Roquet Ranch EIR, adequate parkland is accommodated by the Project, and impacts associated with parkland construction were evaluated throughout the Roquet Ranch EIR, which concluded impacts would be less than significant or would be reduced by the maximum feasible extent with the incorporation of mitigation measures. There are no components of the proposed Project that would increase impacts due to park facilities beyond what was evaluated and disclosed by the Roquet Ranch EIR. Impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would not result in an increased demand for other public facilities, including libraries. As noted by the Roquet Ranch EIR, the TTM 19983 Project would be served by the City of Colton Public Library Main Branch, and no new library facilities are currently planned or are reasonably foreseeable. Impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.16 Recreation**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR determined that project-related development would be required to comply with Colton Municipal Code, Chapter 16.58, which requires that residential development proposals provide on-site park land and recreational amenities and/or pay fees to the City of Colton. The Roquet Ranch EIR concluded that the Specific Plan would exceed the City’s parkland dedication requirement through the provision of sufficient parkland on-site, and concluded that impacts would be less than significant. (Colton, 2018b, p. 4.13-6)

The Roquet Ranch EIR determined that the Specific Plan would not result in physical impacts to the environment associated with the construction of on-site parks that had not already been addressed throughout the Roquet Ranch EIR. Where significant impacts were identified, mitigation measures were imposed to reduce potential effects to the maximum feasible extent. The Roquet Ranch EIR concluded that impacts due to parkland construction would be less than significant. (Colton, 2018b, p. 4.13-6)

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

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these changes would result in increased demand for recreational facilities beyond what was evaluated and disclosed by the Roquet Ranch EIR. Because the Project accommodates sufficient parkland on site pursuant to

Colton Municipal Code Chapter 16.58, impacts due to the use of existing facilities resulting in physical deterioration would be less than significant. While it is possible that future Project residents may utilize existing off-site recreational facilities, any such increase in the use of off-site resources would be off-set by the provision of excess parkland on site. Accordingly, and consistent with the conclusion reached by the Roquet Ranch EIR, the Project would not 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, and impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these changes would result in increased demand for recreational facilities beyond what was evaluated and disclosed by the Roquet Ranch EIR. The changes proposed as part of the Project would not affect the location or extent of proposed recreational facilities, and impacts associated with the construction of on-site recreational facilities were evaluated throughout the Roquet Ranch EIR. Where necessary, the Roquet Ranch EIR imposed mitigation measures to reduce effects associated with on-site parkland development to the maximum feasible extent. Accordingly, impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.17 Transportation**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The Roquet Ranch EIR found that the Specific Plan would result in Level of Service (LOS) deficiencies and direct impacts at four intersections for Existing Plus Project conditions. The Roquet Ranch EIR also determined that the Specific Plan would have a cumulatively-considerable impact on the forecasted level of service at seven intersections in the Opening Year Cumulative (2020) condition. Additionally, the Roquet Ranch EIR found that buildout of the Specific Plan would result in cumulatively-considerable impacts to seven intersections in the Horizon Year Cumulative (2040) condition. The Roquet Ranch EIR also found that traffic would result in a cumulatively-considerable impact on one roadway segment under the Horizon Year Cumulative (2040) condition. To address these significant direct and cumulatively-considerable impacts, the Roquet Ranch EIR imposed Mitigation Measures MM 4.14-2 through MM 4.14-4, which require the construction of transportation improvements and payment of fair share contributions towards transportation improvements. The Roquet Ranch EIR found that implementation of Mitigation Measure MM 4.14-2 would reduce to a level below significance the Project’s direct impacts to three intersections (#21, #27, and #29). The Roquet Ranch EIR found that although Mitigation Measure MM 4.14-3 required fair share payments to address cumulatively-considerable impacts at four intersections (#1, #18, #20, and #22), the required improvements were not part of an established City of Colton fee program and there was no assurance that the improvements would be implemented at their time of need; therefore the Roquet Ranch EIR concluded that the impacts to these four intersections would be significant and unavoidable in the near term. The Roquet Ranch EIR also determined that cumulatively-considerable impact to Intersections #3, #5, #14, and #36 would be significant and unavoidable because these intersections were located outside of the City’s jurisdiction and no funding program existed for the required improvements. For Horizon Year (2040) conditions, the Roquet Ranch EIR found that cumulatively-considerable impacts to Intersections #3 and #5 and Roadway Segment #5 would be significant and unavoidable because these facilities are located outside of the City’s jurisdiction and no funding program exists for the required improvements to these facilities. Although Intersections #18, #20, and #22 are within the City of Colton’s jurisdiction, improvements to these facilities were not included in the City’s DIF program and there was no assurance that the required improvements would be implemented at their time of need; thus, the Roquet Ranch EIR concluded that impacts to Intersections #18, #20, and #22 would be significant and

unavoidable under Horizon Year (2040) conditions. (Colton, 2018b, pp. 4.14-15 through 4.14-22 and 4.14-34 through 4.14-40)

CEQA Guidelines § 15064.3(b) was added to the CEQA Guidelines in response to Senate Bill 743. Pursuant to Senate Bill 743, by July 1, 2020 local lead agencies are required to transition from an analysis of LOS to an analysis of Vehicle Miles Travelled (VMT). However, at the time the Roquet Ranch was certified, the City of Colton still relied on a LOS standard. As such, the provisions of CEQA Guidelines § 15064.3(b) were not evaluated as part of the Roquet Ranch EIR.

The Roquet Ranch EIR found that the Specific Plan would not create or substantially increase safety hazards due to a design feature or incompatible use and would not result in inadequate emergency access during long-term operation of the Project. Impacts associated with these issues were determined to be less than significant. However, the Roquet Ranch EIR found that although impacts due to transportation hazards during construction were not reasonably foreseeable, there was nonetheless the potential that temporary hazards to traffic could result. The Roquet Ranch EIR imposed Mitigation Measure MM 4.14-1 to address potential impacts during construction, which requires the preparation and implementation of a temporary traffic control plan that complies with the applicable requirements of the California Manual on Uniform Traffic Control Devices. The Roquet Ranch EIR concluded that with implementation of the required mitigation, impacts would be reduced to less-than-significant levels. (Colton, 2018b, pp. 4.14-28 and 4.14-28)

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***Threshold a) Would the project conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these changes would result in the generation of traffic or affect traffic along existing or planned roadways. Aside from these two modified components, all other aspects of TTM 19983 are identical to the tract map evaluated by the Roquet Ranch EIR. The proposed modifications would not affect any of the conclusions reached by the Roquet Ranch EIR with respect to traffic impacts, nor would the modifications affect the mitigation requirements as set forth by the Roquet Ranch EIR. Consistent with the conclusion reached by the Roquet Ranch EIR, TTM 19983 would be required to implement Mitigation Measures MM 4.14-2 through MM 4.14-4, but impacts associated with buildout of TTM 19983 would remain significant and unavoidable following implementation of the required mitigation. No new or more severe impacts to traffic would result from the modifications proposed as part of the current Project. Therefore, the Project would not result in any new impacts not already

analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?***

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**Finding: No Substantial Change from Previous Analysis.** As noted above, CEQA Guidelines § 15064.3(b) includes specific considerations for evaluating a project’s transportation impacts using a VMT measure, instead of evaluating impacts based on LOS criteria, as required by Senate Bill 743 (SB 743). LOS was used as the basis for determining the significance of traffic impacts as standard practice in CEQA documents for decades, including at the time the Roquet Ranch EIR was certified in 2018. In 2013, SB 743 was passed, which is intended to balance the need for LOS for traffic planning with the need to build infill housing and mixed-use commercial developments within walking distance of mass transit facilities, downtowns, and town centers, and to provide greater flexibility to local governments to balance these sometimes-competing needs. In January 2019, the Natural Resources Agency finalized updates to the CEQA Guidelines including the incorporation of the SB 743 modifications. The CEQA Guidelines changes were approved by the Office of Administrative Law and are now in effect. As such, as of July 1, 2020, LOS can no longer be the basis for determining an environmental effect under CEQA, and the analysis of impacts to transportation is now based on VMT.

CEQA Guidelines § 15064.3(c) is clear that “[t]he provisions of [§ 15064.3] shall apply prospectively as described in [CEQA Guidelines] section 15007.” CEQA Guidelines § 15007(c) specifically states: “[i]f a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to any new content requirements in Guideline amendments taking effect before the document is finally approved.” As noted above, the Guidelines changes with respect to VMT took effect on July 1, 2020, while the Roquet Ranch EIR was certified in 2018. As such, and in accordance with CEQA Guidelines §§ 15064.3(c) and 15007(c), revisions to the Roquet Ranch EIR to address VMT or provide a VMT analysis are not required under CEQA in order to conform to the new requirements established by CEQA Guidelines § 15064.3.

Once a project is approved, CEQA does not require that it be analyzed anew every time another discretionary action is required to implement the project. Quite the opposite, where an EIR or MND has previously been prepared for a project, CEQA expressly prohibits agencies from requiring a subsequent or supplemental EIR or MND, except in specified circumstances. (Pub. Res. Code § 21166.) Under CEQA, “Section 21166 comes into play precisely because in-depth review has already occurred, the time for challenging the sufficiency of the original EIR has long since expired, and the question is whether circumstances have changed enough to justify repeating a substantial portion of the process.” *Citizens Against Airport Pollution v. City of San Jose* (“CAAP”) (2014), 227 Cal.App.4th at 796.

In addition, the new VMT requirements set forth by CEQA Guidelines § 15064.3 do not relate to a different type of impact, but merely a different way of analyzing transportation impacts. As the court found in *A Local & Regional Monitor (ALARM) v. City of Los Angeles* (1993) 12 Cal.App.4th 1773, 1801, the way a traffic analysis was subsequently summarized and re-characterized as part of a subsequent project did not create a new significant impact, new information, or new conclusions as to an impact beyond what had been disclosed in the prior EIR, as that analysis “merely quantified a conclusion implicit in the original EIR Traffic Study” and did not “show significant new effects or that significant effects previously identified would be substantially more severe than shown in the EIR.” Similar to the reasoning in the *ALARM* case, here the mere addition of a VMT requirement does not constitute new information illustrating a significant effect. The Roquet Ranch EIR included a detailed assessment of potential impacts to transportation and vehicular-related air quality, which implicitly included an assessment of VMT<sup>1</sup>.

As described herein, there would be no changes to the planned roadway improvements within the Roquet Ranch Specific Plan area, and there are no changes to the intensity or location of the land uses previously approved as part of the Roquet Ranch Specific Plan. Although TTM 19983 would accommodate a 60-foot-wide secondary/emergency easement, this 60-foot-wide access easement has already been recorded, and was recorded long before certification of the Roquet Ranch EIR. As such, any assessment of Project-related VMT would merely represent a summary and re-characterization of the traffic and air quality information disclosed by the Roquet Ranch EIR, and the results of such an analysis would show that the Project-related total VMT is similar to or the same as what was assumed by the Roquet Ranch EIR.

New regulations or guidelines do not per se constitute new information if the information about the underlying issue was known or could have been known at the time the original EIR was certified. For example, the court in *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 found that the adoption of new guidelines for evaluation of greenhouse gas emissions was not deemed to be new significant information requiring further CEQA review since the information about the potential effects of such emissions was known and could have been addressed within the original EIR. Similar to that case, here for VMT, there was no CEQA requirement to analyze VMT at the time the Roquet Ranch EIR was certified. However, the Roquet Ranch EIR included a detailed assessment of potential impacts, including potential impacts to air quality as a result of projected VMT. As this information was disclosed as part of the Roquet Ranch EIR, VMT associated with buildout of the proposed Project do not comprise “new information” that was not known or could not have been known at the time the Roquet Ranch EIR was certified. Because VMT impacts were known or could

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<sup>1</sup> An Air Quality Impact Analysis (AQIA) was prepared in conjunction with the Roquet Ranch EIR (included as *Technical Appendix A* to the Roquet Ranch EIR). Appendix 3.2 to the AQIA includes the CalEEMod emission model outputs, which includes information about trip types and anticipated VMT associated with all land uses within the Roquet Ranch Specific Plan.

have been known, the adoption of the requirement to analyze VMT therefore does not constitute significant new information requiring preparation of a subsequent or supplemental EIR.

Therefore, and based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. The roadway and intersection improvements proposed by TTM 19983 are identical to the roadway and intersection improvements proposed by the tract map evaluated in the Roquet Ranch EIR. Consistent with the conclusion reached by the Roquet Ranch EIR, implementation of TTM 19983 would not substantially increase hazards due to a geometric design feature or incompatible uses. Furthermore, TTM 19983 would be subject to Mitigation Measure 4.14-1 which requires the Project Applicant to prepare and implement a temporary traffic control plan during construction activities, which would preclude potential safety hazards during Project construction. Impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold d) Would the project result in inadequate emergency access?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide secondary/emergency access easement, and the realignment of a proposed gravity sewer main. The roadway and intersection improvements proposed by TTM 19983 are identical to the roadway and intersection improvements proposed by the tract map evaluated in the Roquet Ranch EIR, which the Roquet Ranch EIR found would accommodate adequate emergency access to the site and surrounding areas. TTM 19983 would be subject to Mitigation Measure 4.14-1 which requires the Project Applicant to prepare and implement a temporary traffic control plan during construction activities, which would ensure that adequate access for emergency vehicles is accommodated during construction of the proposed Project. Consistent with the project evaluated in the Roquet Ranch EIR, the Project also would accommodate a gated emergency access route through Planning Area 10 of

the Roquet Ranch Specific Plan, which would provide an emergency access route between the existing Cadena Creek Mobile Home Community and Orange Street. TTM 19983 also accommodates an existing 60-foot-wide gated emergency/secondary access easement that extends from the Cadena Creek Mobile Home Community through Roquet Ranch Specific Plan Planning Area 9 to Pellissier Road and Graymoor Avenue. It should be noted that the emergency access route within Planning Area 10 and the 60-foot-wide gated emergency/secondary access easement only would serve the existing residents of the Cadena Creek Mobile Home Community and would not be utilized by future Project residents or visitors. Additionally, a focused traffic study was prepared to evaluate the effects of the existing 60-foot-wide secondary/emergency access easement that would be accommodated by TTM 19983. The analysis demonstrates that with improvements to the intersection of La Cadena Drive and Maryknoll Drive, which would be imposed as conditions of approval on the Project, all study area intersections would operate at an acceptable Level of Service (LOS). (Urban Crossroads, 2019) Thus, with the required improvements to the intersection of La Cadena Drive and Maryknoll Drive as well as other traffic-related improvements identified and required by the Roquet Ranch EIR, it can be concluded that the Project’s design would accommodate adequate emergency access routes out of the local area in the event of an emergency. Accordingly, impacts due to inadequate emergency access would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.18 Tribal Cultural Resources**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>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>				
a. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
consider the significance of the resource to a California Native American tribe. )				

**Previous Significance Determination**

As required by Assembly Bill 52 (AB 52), Native American consultation was conducted as part of the Roquet Ranch EIR. The City of Colton sent notification of the project on June 1, 2016 to the Native American tribes with possible traditional or cultural affiliation to the area that previously requested consultation pursuant to AB 52 requirements. The City received responses from the San Manuel Band of Mission Indians and the Agua Caliente Band of Cahuilla Indians. In their response to the City’s notification of the Project, the Agua Caliente Band of Cahuilla Indians deferred to the San Manuel Band of Mission Indians and concluded their participation in the AB 52 consultation on August 25, 2016. The consultation with the San Manuel Band of Mission Indians was concluded on July 25, 2017. Neither the San Manuel Band of Mission Indians nor the Agua Caliente Band of Cahuilla Indians identified any specific significant tribal cultural resources at the site pursuant to CEQA statute § 21074(a). The City of Colton complied with Public Resources Code § 21074 associated with the environmental review of the Roquet Ranch Specific Plan and associated approvals, and no significant tribal cultural resources were identified. Accordingly, the Roquet Ranch EIR concluded that no impacts to tribal cultural resources would result from buildout of the Specific Plan. (Colton, 2018b, p. 4.4-27)

**Threshold 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 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)?*

**Threshold b)** *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 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.)**

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. The relocated water quality/drainage basin and realigned gravity sewer main are proposed in areas that were assumed to be subject to disturbance and development by the Roquet Ranch EIR, and these proposed modifications would not result in any new or increased impacts to tribal cultural resources. Moreover, Thresholds a) and b) were added to the CEQA Guidelines pursuant to AB 52, and AB 52 applies only to projects that have a notice of preparation or notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Because the Project would not result in any new or more severe impacts to the environment beyond what was evaluated and disclosed by the Roquet Ranch EIR, an Addendum to the Roquet Ranch EIR has been prepared for the Project pursuant to CEQA Guidelines § 15164. As such, a notice of preparation or a notice of negative declaration or mitigated negative declaration is not required for the current Project and the Project is therefore exempt from the Native American consultation provisions of AB 52. Consistent with the conclusion reached by the Roquet Ranch EIR, implementation of TTM 19983 would result in no impacts to the significance of tribal cultural resources. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.19 Utilities and Service Systems**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

Impacts associated with the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, and telecommunications facilities were evaluated throughout the Roquet Ranch EIR, which found that impacts would be less than significant or would be reduced to the maximum feasible extent with the implementation of mitigation measures. No impacts specific to the construction of these facilities were identified by the Roquet Ranch EIR. (Colton, 2018b, p. 4.15-17)

The Roquet Ranch EIR determined that information in the San Bernardino Valley 2010 Urban Water Management Plan (UWMP) and the 2016 Water Supply Assessment (WSA) prepared for the project determined that there was sufficient water supplies available to service the residential development on the site. The Roquet Ranch EIR found that buildout of the Specific Plan would not exceed available supplies of water, even during dry year conditions, and the impact would be less than significant. (Colton, 2018b, p. 4.15-17)

The Roquet Ranch EIR determined that the project would generate approximately 274,275 gallons per day, or approximately 0.45 Million Gallons per Day (MGD) of wastewater, which was found to be adequately accommodated by the excess capacity of 2.4 MGD of the Colton Wastewater Reclamation Facility (CWRF). Accordingly, the CWRF was determined to have sufficient capacity to treat wastewater generated by project-related development in addition to existing commitments, and the Roquet Ranch EIR found that the project would not result in the need for any new or expanded off-site wastewater facilities (such as conveyance lines, treatment facilities, or lift stations) beyond what was planned for by the Specific Plan and evaluated by the Roquet Ranch EIR. The Roquet ranch EIR

concluded that because there was adequate capacity at the CWRP to serve the project's projected sewer demand, impacts would be less than significant. (Colton, 2018b, p. 4.15-17)

The Roquet Ranch EIR found that there is adequate capacity at the California Street Landfill to accept the project's solid waste. Landfill capacity was determined to not be exceeded as a result of the project, and the Roquet Ranch EIR concluded impacts to be less than significant. (Colton, 2018b, p. 4.15-17)

The Roquet Ranch EIR concluded that there was no potential for the project to exceed wastewater treatment requirements of the Santa Ana RWQCB. Wastewater generated at the Project site was found to be conveyed to and be treated by the Colton Wastewater Reclamation Plant, which was under the jurisdiction of the Santa Ana RWQCB, thereby ensuring that all regulatory requirements regarding wastewater treatment would be met. (Colton, 2018b, p. 4.15-17)

The Roquet Ranch EIR noted that with the exception of water and sewer facilities that would be installed during the project's construction period and which were evaluated throughout the Roquet Ranch EIR, the project would not require the construction of any new water or wastewater systems that have the potential to cause significant environmental effects. No other new or expanded facilities were determined to be required, and the impact was concluded to be less than significant. (Colton, 2018b, p. 4.15-17)

The Roquet Ranch EIR found that storm water would be collected on the project site by an on-site drainage system and proposed on-site water quality/drainage basins that would be installed during the project's construction phase and which were evaluated throughout the Roquet Ranch EIR. The Roquet Ranch EIR determined that the project would not require the construction of any other new storm water drainage facilities that have the potential to cause significant environmental effects beyond what was proposed as part of the Specific Plan, and the impact was concluded to be less than significant. (Colton, 2018b, p. 4.15-17)

The Roquet Ranch EIR found that the project would comply with all applicable federal, state, and local statutes and regulations related to solid waste disposal, reduction, and recycling, and concluded that impacts would therefore be less than significant. (Colton, 2018b, p. 4.15-17)

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***Threshold a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications

include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. The relocated water quality/drainage basin and realigned gravity sewer main are proposed in areas that were assumed to be subject to disturbance and development by the Roquet Ranch EIR. Consistent with the conclusion reached by the Roquet Ranch EIR, impacts associated with the construction of the water quality/drainage basin and gravity sewer main would be less than significant or would be reduced to the maximum feasible extent with the incorporation of mitigation measures set forth by the Roquet Ranch EIR. There are no components of the proposed modifications that would result in significant environmental effects not already evaluated by the Roquet Ranch EIR. As such, impacts due to the realigned sewer main and relocated water quality/drainage basin would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed changes would have no effect on water demand. All other components of TTM 19983 are identical to the tract map that was evaluated by the Roquet Ranch EIR, including projected water demands. The Roquet Ranch EIR determined that adequate water supplies were available to serve future uses associated with buildout of the Specific Plan. Accordingly, because the Project as revised would not increase the demand for water resources as compared to what was evaluated and disclosed by the Roquet Ranch EIR, impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold c) 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?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Although the Project involves the realignment of a proposed gravity sewer main, this realigned sewer main would only be

sized to accommodate sewer flows associated with buildout of TTM 19983. The proposed changes would have no effect on the amount of wastewater generated as compared to what was evaluated and disclosed by the Roquet Ranch EIR. As noted by the Roquet Ranch EIR, buildout of TTM 19983 would generate approximately 274,275 gallons (0.45 MGD) of wastewater per day, which the Roquet Ranch EIR concluded could be adequately accommodated by the excess capacity of 2.4 MGD of the CWRP. Accordingly, and consistent with the finding of the Roquet Ranch EIR, impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed modifications would have no effect on the amount of solid waste that would result from buildout of the Roquet Ranch Specific Plan, as the proposed changes would not affect the number of proposed dwelling units or an increase in acreage of areas proposed for recreational uses. Consistent with the conclusion reached by the Roquet Ranch EIR, there is adequate capacity at the California Street Landfill to accept the Project's solid waste, and landfill capacity would not be exceeded as a result of the proposed Project. As such, impacts due to solid waste would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed modifications would have no effect on the amount of solid waste that would be generated with buildout of the Roquet Ranch Specific Plan. As with the project evaluated in the Roquet Ranch EIR, TTM 19983 would be subject to compliance with all applicable federal, State, and local statutes and regulations related to solid waste disposal, reduction, and recycling, and impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the

Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.20 Wildfire**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Previous Significance Determination**

The above-listed thresholds were added to Appendix G to the CEQA Guidelines as part of the December 2018 update, and subsequent to certification of the Roquet Ranch EIR. Notwithstanding, the Roquet Ranch EIR included an evaluation of potential wildfire hazards as part of the analysis of impacts due to Hazards and Hazardous Materials. As disclosed by the Roquet Ranch EIR, the site is located within a “Very High Fire Hazard Severity Zone” of a Local Responsibility Area. The Roquet Ranch EIR found that mandatory compliance with the fuel modification requirements and building design requirements of the City of Colton Fire Department, as well as compliance with Section 701A of the California Building Code, would reduce impacts from wildland fire hazards to below a level of significance. (Colton, 2018b, p. 4.7-14)

Additionally, the Roquet Ranch EIR found that the site is not identified as an evacuation route, that roadway improvements planned by the project would accommodate adequate access for emergency

vehicles, and that a Traffic Control Plan would be required during construction to preclude impacts to evacuation routes during emergencies. The Roquet Ranch EIR found that no impact would occur due to a conflict with an emergency response plan or emergency evacuation plan. (Colton, 2018b, p. 4.7-11)

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***Threshold a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide secondary/emergency access easement and the realignment of a proposed gravity sewer main. As with the project evaluated in the Roquet Ranch EIR, the Project Applicant would be required to prepare and implement a temporary traffic control plan for construction activities, including construction of the proposed realigned gravity sewer main and the relocated water quality/drainage basin. Consistent with the conclusion reached by the Roquet Ranch EIR, the TTM 19983 site is not identified as an evacuation route or as part of any emergency response plans or emergency evacuation plans, and the Project would be required to construct roadway improvements that meet the City's standards for emergency access. Consistent with the project evaluated in the Roquet Ranch EIR, the Project also would accommodate a gated emergency access route through Planning Area 10 of the Roquet Ranch Specific Plan, which would provide an emergency access route between the existing Cadena Creek Mobile Home Community and Orange Street. TTM 19983 also accommodates an existing 60-foot-wide gated emergency/secondary access easement that extends from the Cadena Creek Mobile Home Community through Roquet Ranch Specific Plan Planning Area 9 to Pellissier Road and Graymoor Avenue. Additionally, a focused traffic study was prepared to evaluate the effects of the existing 60-foot-wide secondary/emergency access easement that would be accommodated by TTM 19983. The analysis demonstrates that with improvements to the intersection of La Cadena Drive and Maryknoll Drive, which would be imposed as conditions of approval on the Project, all study area intersections would operate at an acceptable Level of Service (LOS). (Urban Crossroads, 2019) Thus, with the required improvements to the intersection of La Cadena Drive and Maryknoll Drive as well as other traffic-related improvements identified and required by the Roquet Ranch EIR, it can be concluded that the Project's design would accommodate adequate emergency access routes out of the local area in the event of an emergency. There are no components of the proposed Project as revised that would result in new or increased impacts due to a conflict with an emergency response plan or emergency evacuation plan. Impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. There are no components of the proposed modifications that would exacerbate wildfire risks, and the proposed modifications would not result in an increased chance that residents could be exposed to wildfire-related pollutant concentrations. As noted by the Roquet Ranch EIR, although the Project is located within a “Very High Fire Hazard Severity Zone” of a Local Responsibility Area, TTM 19983 would be required to comply with the fuel modification requirements and building design requirements of the City of Colton Fire Department, as well as compliance with Section 701A of the California Building Code, which would reduce impacts to less than significant with respect to wildland fire hazards. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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***Threshold c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Neither of these changes would result in changes to fire protection-related infrastructure as evaluated by the Roquet Ranch EIR. As with the project evaluated by the Roquet Ranch EIR, TTM 19983 would be required to comply with the fuel management guidelines of the Roquet Ranch Specific Plan, the fuel modification requirements and building design requirements of the City of Colton Fire Department, and Section 701A of the California Building Code. The Roquet Ranch EIR found that these fire protection measures would reduce impacts from wildland fire hazards to less-than-significant levels. Impacts associated with fuel modification areas and the construction of infrastructure on site (e.g., roadways) were evaluated throughout the Roquet Ranch EIR, which found that impacts would be less than significant or would be reduced to the maximum feasible extent with the implementation of mitigation measures. There are no components of the Project as revised that would result in increased chances for fire hazards or that may result in new or more significant impacts to the environment, including from fire protection-related infrastructure. Accordingly, impacts would be less than significant.

Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**Threshold d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. Although the Project proposes to relocate a water quality/drainage basin, the relocated water quality/drainage basin would have a similar detention capacity as the water quality/drainage basin evaluated by the Roquet Ranch EIR. As such, the proposed modifications would have no effect on downstream flood hazards that may result from wildland fire events. As with the project evaluated in the Roquet Ranch EIR, the Project involves a proposed residential development that would include ornamental and irrigated vegetation and the construction of roadways, both of which would reduce to less-than-significant levels the potential for major wildfire events on site. As such, future development as proposed by the Project and anticipated by the Roquet Ranch EIR would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, and impacts would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**2.5.21 Mandatory Findings of Significance**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
important examples of the major periods of California history or prehistory?				
b. Does the project have impacts that are individually limited, but cumulatively considerable? c. ("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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Finding: No Substantial Change from Previous Analysis.** As evaluated herein and in the Roquet Ranch EIR, buildout of TTM 19983 has the potential to result in significant impacts to wildlife and plant communities and also has the potential to significantly impact cultural resources sites, including sites that may exist below the surface of the Project site. However, and consistent with the finding of the Roquet Ranch EIR, implementation of the mitigation measures identified in the Roquet Ranch EIR would reduce Project impacts to biological resources and cultural resources to less-than-significant levels. With mitigation, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

**Threshold b)** *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a*

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*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)*

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed modifications would not result in any new or more severe cumulatively-considerable impacts beyond what was evaluated and disclosed by the Roquet Ranch EIR. The Roquet Ranch EIR included an extensive analysis of potential cumulatively-considerable impacts, and found that such impacts would be less than significant or would be reduced to the maximum feasible extent with the incorporation of mitigation measures. The TTM 19983 Project would be subject to all of the mitigation measures identified by the Roquet Ranch EIR, and are included in the Project's Mitigation Monitoring and Reporting Program, which is included herein in Subsection 3.7. Accordingly, there would be no new or more severe cumulatively considerable impacts beyond what was evaluated and disclosed by the Roquet Ranch EIR. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

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**Threshold c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

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**Finding: No Substantial Change from Previous Analysis.** As described in Subsection 1.3, the Project as evaluated herein consists of proposed TTM 19983, which incorporates minor modifications as compared to the tract map evaluated in the Roquet Ranch EIR. Specifically, these modifications include the relocation of a water quality/drainage basin, identification of an existing 60-foot-wide access easement and the realignment of a proposed gravity sewer main. These proposed modifications have no potential to result in new or more severe substantial adverse effects on human beings as compared to what was evaluated and disclosed by the Roquet Ranch EIR. Additionally, an analysis of the Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this EIR Addendum (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures from the Roquet Ranch EIR would be required to reduce these adverse effects to the maximum feasible extent. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this EIR Addendum and/or by the Roquet Ranch EIR. Accordingly, no additional impacts would occur. Therefore, the Project would not result in any new impacts not already analyzed in the Roquet Ranch EIR or increase the severity of a significant impact previously identified and analyzed in the Roquet Ranch EIR.

### **3.0 Mitigation Monitoring and Reporting Program**

In conjunction with certifying the Roquet Ranch EIR, the City of Colton approved Resolution No. R-38-18, which adopted a Mitigation Monitoring and Reporting Program (“MMRP”) to ensure compliance with the mitigation measures and requirements as set forth by the Roquet Ranch EIR. Provided below is the MMRP that was adopted by the City. No changes have been made to the MMRP, because changes proposed as part of TTM 19983 would not result in any new or more severe impacts to the environment, and there are no feasible mitigation measures or alternatives available that were previously found not to be feasible and that would substantially reduce one or more significant effects of the Project.

#### **3.1 CEQA REQUIREMENTS**

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document that includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a Mitigation Monitoring and Reporting Program (MMRP) for the changes to the project that it has adopted or made a condition of project approval in order to mitigate or avoid significant environmental impacts. The appropriate reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code §21081.6).

The City of Colton Community Development Department will coordinate the monitoring of the mitigation measures and regulatory requirements with each applicable City department or division, while various City departments/divisions would be responsible for monitoring and verifying compliance of specific mitigation measures and regulatory requirements (see the Mitigation Monitoring and Reporting Summary, below). Monitoring will include: 1) verification that each mitigation measure and regulatory requirement has been implemented; 2) recordation of the actions taken to implement each mitigation measure and regulatory requirement; and 3) retention of records in the project file.

#### **3.2 PROGRAM OBJECTIVES**

The objectives of the MMRP for the proposed Roquet Ranch Specific Plan (the “Project”) include the following:

- To provide assurance and documentation that mitigation measures and regulatory requirements are implemented as planned;
- To collect analytical data to assist City administration in its determination of the effectiveness of the adopted mitigation measures and regulatory requirements;
- To report periodically regarding project compliance with mitigation measures, regulatory requirements, performance standards and/or other conditions; and

- To make available to the public, upon request, the City record of compliance with project mitigation measures and regulatory requirements.

### **3.3 OVERVIEW OF THE PROJECT**

The Project site consists of 336.2 acres in the southwestern portion of the City of Colton, San Bernardino County, California. The Project proposes to develop the site with a master-planned mixed-use community consisting of up to 1,050 dwelling units on 85.4 acres, a 1.2-acre neighborhood commercial-retail center, an 11.1-acre elementary school site, a 0.8-acre fire station, 22.3 acres of recreational open space, 199.7 acres of preserved open space, and 16.5 acres of roadways. The Project involves grading and preparation of the property for development, and the construction and operation of the master-planned community in two phases. Associated improvements to the property will include, but are not limited to, utility infrastructure, landscaping, exterior lighting, monumentation signage, walls, fencing, and water quality retention basins.

### **3.4 MITIGATION MONITORING AND REPORTING PLAN**

This MMRP delegates responsibilities for monitoring the implementation of the Roquet Ranch Specific Plan mitigation measures and applicable regulatory requirements, and allows responsible City entities flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure or regulatory requirement. The timing for monitoring and reporting is described in the monitoring and reporting summary table, below. Adequate monitoring requires demonstration of monitoring procedures and implementation of mitigation measures and regulatory requirements.

In order to enhance the effectiveness of the monitoring program, the City will utilize existing systems where appropriate. These inspectors are familiar with a broad range of regulatory issues and will provide first line oversight for much of the monitoring program during construction activities.

### **3.5 REPORTING PROCEDURES**

The City of Colton will be responsible for monitoring and implementing the mitigation measures and regulatory requirements included in this monitoring plan. Reporting establishes a record that a mitigation measure or regulatory requirement is being implemented. Responsible entities for monitoring will verify compliance by signing the monitoring and reporting form and/or documenting compliance using their own internal procedures when monitoring is triggered.

The reporting forms prepared by the City will document the implementation status of mitigation measures and regulatory requirements of the Project. The City will keep records of Project reporting forms and periodic status reports. The City also is responsible for providing assistance to the Project's contractor(s) with reporting responsibilities to ensure that they understand their charge and complete their reporting procedures accurately and on schedule.

### **3.6 PROGRAM CHANGES**

If minor changes are required to this MMRP, they will be made in accordance with the California Environmental Quality Act (CEQA) and would be permitted after further review by the City. Such changes could include reassignment of monitoring and reporting responsibilities and/or minor modifications to mitigation measures that achieve the same or better end results. No change will be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code §21081.6.

**3.7 MITIGATION MONITORING AND REPORTING SUMMARY**

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<b>4.1 Aesthetics</b>					
<b>Summary of Impacts</b>					
<p><u>Threshold a)</u>: The Project would not result in substantial adverse effects on scenic vistas or scenic resources. The Project site contains potential scenic vistas, including hills, a prominent ridgeline, and uninterrupted open spaces. Additionally, the Project site contains potential scenic resources, including rock outcroppings and a prominent ridgeline. The proposed design of the Project preserves the prominent ridgeline, concentrates development in the flatter portions of the Project site, and preserves most of the natural hillsides as "Open Space-Resources." Through these measures, the Project avoids substantial adverse effects to scenic vistas and resources at the site; therefore, impacts to scenic vistas and scenic</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
resources would be less than significant.					
<u>Threshold b)</u> : The Project has no potential to damage scenic resources within a scenic highway corridor, because the property is not visible from a designated scenic highway corridor.	No Mitigation is Required.	N/A	N/A	N/A	No Impact
<u>Threshold c)</u> : The Project would develop the site in compliance with the site planning, architecture, and landscaping themes presented in Section IV, <i>Design Guidelines</i> , of the Roquet Ranch Specific Plan, which would ensure compatibility and continuity of development within the Roquet Ranch community and with the surrounding environs. However, the existing hillside setting that characterizes the visual character of the Project site would be permanently altered by the Project during its operation through its proposed grading of some of	No feasible Mitigation Measures exist.	N/A	N/A	N/A	Significant and Unavoidable Direct Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>certain on-site hillsides. Accordingly, the proposed Project would have direct significant impact on the visual character of the Project site. Because the Project's effects to visual character are Project-specific, they would not be cumulatively considerable. The Project's design has been developed to minimize Project-specific effects to visual character in a number of ways. It will place residential neighborhoods and community amenities in clusters design to preserve the vast majority of steep slopes and major ridgelines on the Project site. Proposed residences will not block the sightline of the ridge and their development will be concentrated on the flatter portions of the site to avoid, as much as possible, grading of steep hillsides. Proposed local streets will climb within the graded pads of residences to minimize hillside disturbance, with development "stair-stepped"</p>					

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>into existing grades to reflect the existing topography. Further, where feasible, and particularly along the edge of the grading that would be visible from off-site, the Project will use contour grading to blend the natural topography with the manufactures slopes in an effort to create a natural looking hillside. The City has determined that there are no further feasible mitigation measures for the City to impose that would reduce the Project’s impacts to the visual quality of the site to levels that are less than significant. As such, the Project would result in significant and unavoidable direct impacts associated with its permanent alteration of the existing visual character or quality of the site.</p>					
<p><u>Threshold d)</u>: The Project would not create substantial amounts of light or glare. Compliance with the City of Colton Municipal Code §</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>18.42.090 and § 18.42.100 and the outdoor lighting standards defined in Section IV of the Roquet Ranch Specific Plan would ensure less-than-significant impacts associated with light and glare affecting day or nighttime views in the area.</p>					
<p><b>4.2 Air Quality</b></p>					
<p><b>Summary of Impacts</b></p>					
<p><u>Threshold a)</u>: Emissions of PM<sub>10</sub> during the construction phase of the Project would exceed the applicable SCAQMD LST for PM<sub>10</sub>; therefore, without mitigation, the Project would conflict with Consistency Criterion No. 1 of the SCAQMD's AQMP, which is the air quality plan applicable to the South Coast Air Basin within which the Project site is located.</p>	<p><b>MM 4.2-1</b> Prior to issuance of grading permits, the City of Colton Building Official or his/her designee shall ensure that grading plans include a note that specifies that that all construction equipment greater than 150 horsepower is California Air Resources Board (CARB) Tier 4 Certified, provided that Tier 3 Certified equipment may be used if the Lead Agency determines that Tier 4 Certified equipment is not reasonably available on a timely basis within a 200-mile radius of the Project site. The Grading Contractor shall be responsible for ensuring compliance with this note throughout the duration of grading activities and permit periodic inspection of the construction site by</p>	<p>Project Applicant; Grading Contractor</p>	<p>City of Colton Building Division</p>	<p>Prior to the issuance of a Project-related grading permit</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>City of Colton staff or its designee to confirm compliance. These notes also shall be specified in bid documents and contracts issued to prospective construction contractors.</p> <p><b>MM 4.2-2</b> Require the use of 2010 model year diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export), and if the Lead Agency determines that 2010 model year or newer diesel haul trucks cannot be obtained, the Lead Agency shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum. Additionally, consider other measures such as incentives, phase-in schedules for clean trucks, etc., during construction period.</p>				
<p>Thresholds b) and c): Without mitigation, Project-related construction emissions would exceed the daily criteria pollutant threshold established by the SCAQMD for emissions of NO<sub>x</sub>. Additionally, long-term</p>	<p>MM 4.2-1 (above)</p>	<p>Project Applicant; Grading Contractor</p>	<p>City of Colton Building Division</p>	<p>Prior to the issuance of a Project-related grading permit</p>	<p>Significant and Unavoidable Direct and Cumulatively Considerable Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>operation of the Project would result in emissions of VOCs and NO<sub>x</sub> that exceed the SCAQMD regional thresholds for both pollutants absent mitigation. Both VOCs and NO<sub>x</sub> are a precursor for ozone (O<sub>3</sub>), a pollutant for which the SCAB is nonattainment under both federal and State criteria. Therefore, absent mitigation, the Project's short-term construction emissions of NO<sub>x</sub> and long-term operational emission of NO<sub>x</sub> and VOCs would cumulatively contribute a criteria pollutant for which the Project region is nonattainment (i.e., O<sub>3</sub>). Because construction of the proposed Project would occur in phases, there is a potential that operational and construction activities could overlap. If there is overlap, the Project would result in short-term VOC, NO<sub>x</sub>, and CO emissions during the overlapping activities. As such, absent mitigation, Project-related air emissions would violate the SCAQMD air</p>					

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>quality standards and contribute to the non-attainment of criteria pollutants, which is a significant direct and cumulatively considerable impact.</p>					
<p><u>Threshold d)</u>: Absent mitigation, Project-related construction emissions would exceed the SCAQMD LST for emissions of PM<sub>10</sub>, which has the potential to expose sensitive receptors to a substantial pollutant concentration.</p>	<p>MM 4.2-1 (above)</p>	<p>Project Applicant; Grading Contractor</p>	<p>City of Colton Building Division</p>	<p>Prior to the issuance of a Project-related grading permit</p>	<p>Less-than-Significant Impact</p>
<p><u>Threshold e)</u>: The Project would not produce unusual or substantial construction-related odors that would be objectionable and affect a substantial number of people. Odors associated with the long-term operation of the Project would be minimal and less than significant.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<b>4.3 Biological Resources</b>					
<b>Summary of Impacts</b>					
<p><u>Threshold a)</u>: The Project would temporarily impact designated critical habitat for the southwestern willow flycatcher through trimming of vegetation along the Riverside Avenue bridge during construction activities. The temporary impacts to this critical habitat is considered a potentially significant direct and cumulatively considerable impact. The Project would also remove suitable habitat that has the potential to support the least Bell’s vireo, which would be considered a significant direct and cumulatively considerable impact. The proposed Project would impact 167.1 acres of critical habitat for the coastal California gnatcatcher within the Project site, and 15.6 acres of critical habitat for the coastal California gnatcatcher in the off-site improvement areas. Project-related impacts to critical habitat for the coastal California gnatcatcher</p>	<p><b>MM 4.3-1</b> Prior to the issuance of a demolition permit or grading permit for the off-site improvements to the portion of the Riverside Avenue bridge over the Santa Ana River, the City of Colton Public Works Director or City Engineer (or their designee) and the Development Services Director shall ensure that plans include the following measures to address impacts to southwestern willow flycatcher:</p> <ol style="list-style-type: none"> <li>1) Vegetation clearing and trimming within the off-site improvement areas that includes the Riverside Avenue bridge over the Santa Ana River shall be conducted outside of the breeding season for southwestern willow flycatcher (May 15 through August 31).</li> <li>2) If vegetation clearing and trimming or work within the off-site improvement areas that include the Riverside Avenue bridge over the Santa Ana River must be conducted within the breeding season for southwestern willow flycatcher (May 15 through August 31), then focused surveys should be</li> </ol>	<p>City of Colton</p>	<p>City of Colton Public Works Director, California Department of Fish and Wildlife (CDFW), and United States Fish and Wildlife Service (USFWS)</p>	<p>Prior to the issuance of a demolition or grading permit</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>are considered significant direct and cumulatively considerable. The Project would likely impact suitable habitat for burrowing owls within the off-site improvement areas, which is considered a significant direct and cumulatively considerable impact.</p>	<p>conducted in accordance with USGS guidelines in A Natural History Summary and Survey Protocol for the Southwestern Willow Flycatcher (2010) to determine the presence/absence of southwestern willow flycatcher within the off-site study areas. If southwestern willow flycatcher are present, the following shall be required:</p> <ul style="list-style-type: none"> <li>a) A qualified biologist shall identify a 300-foot avoidance buffer from any occupied habitat if construction occurs during the breeding season. If work is required within 300-foot buffer during the breeding season, the biologist shall monitor all work to ensure no impacts occur to the southwestern willow flycatcher. Written documentation shall be prepared and submitted to USFWS and CDFW on completion of construction during the breeding season to outline any monitoring activities.</li> <li>b) Construction limits in and around any occupied southwestern willow</li> </ul>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>flycatcher habitat shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the habitat and/or the 300-foot avoidance buffer during the breeding season.</p> <p>c) Prior to construction, a worker awareness program should be developed and implemented to inform all workers on the project about listed species, sensitive habitats, and the importance of complying with avoidance and minimization measures.</p> <p>d) All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours determined by the City of Colton.</p> <p>e) During any construction within or immediately adjacent to the 300-foot avoidance buffer, the construction contractors shall install properly</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment so that emitted noise is directed away from the occupied southwestern willow flycatcher habitat.</p> <p>f) The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and occupied habitat during all project construction occurring during the breeding season.</p> <p>g) If the monitoring biologist determines that noise from the construction activities may be affecting the normal expected breeding behavior of the birds, the construction supervisor shall be informed and work within no less than 300 feet of construction areas shall</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>be ceased until appropriate measures as identified by the biologist are implemented. Such measures may include monitoring by a qualified acoustician to verify noise levels are below 60 dBA within the occupied southwestern willow flycatcher habitat. If the 60 dBA requirement is exceeded the acoustician shall make operational changes, utilize technology to reduce construction noise such as mufflers, and/or install a barrier to alleviate noise levels during the breeding season. Installation of noise barriers and any other corrective actions taken to mitigate noise during the construction period shall be communicated to the USFWS and CDFW.</p> <p>h) If after all corrective actions are implemented the monitoring biologists determines that the normal expected breeding behavior of the birds is being affected, work within no less than 300 feet shall be</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>ceased and the USFWS and CDFW shall be contacted to determine the appropriate course of action.</p> <p>i) On- and/or off-site restoration and/or enhancement of southwestern willow flycatcher habitat at a ratio no less than 0.5:1 for temporary impacts is required. Off-site restoration and/or enhancement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program supporting southwestern willow flycatcher.</p>				
	<p><b>MM 4.3-2</b> Prior to the issuance of a demolition permit or grading permit for the portion of the off-site improvement areas that include the Riverside Avenue bridge over the Santa Ana River, the City of Colton Public Works Director or City Engineer (or their designee) and the Development Services Director shall ensure that plans include the following measures to address impacts to least Bell’s vireo:</p>	<p>City of Colton</p>	<p>City of Colton Building Division, USFWS, and CDFW.</p>	<p>Prior to the issuance of a demolition permit or grading permit</p>	

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>1) Vegetation clearing and trimming within the off-site improvement areas that include the Riverside Avenue bridge over the Santa Ana River shall be conducted outside of the breeding season for least Bell's vireo (March 15 through July 31).</p> <p>2) If vegetation trimming or work must be conducted within the breeding season for least Bell's vireo (March 15 through July 31), then focused surveys shall be conducted in accordance with USFWS's Least Bell's Vireo Survey Guidelines (2001) to determine the presence/absence of least Bell's vireo within the off-site improvement areas that include the Riverside Avenue bridge over the Santa Ana River. If least Bell's vireo are present, the following would be required:</p> <p>a) A qualified biologist shall identify a 300-foot avoidance buffer from any occupied habitat if construction occurs during the breeding season. If work is required within 300-feet during the breeding season, the biologist shall monitor all work to ensure</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>no impacts occur to the least Bell's vireo. Written documentation shall be prepared and submitted to USFWS and CDFW on completion of construction during the breeding season to outline any monitoring activities.</p> <p>b) Construction limits in and around any occupied least Bell's vireo habitat shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the habitat and/or the 300-foot avoidance buffer during the breeding season.</p> <p>c) Prior to construction, a worker awareness program should be developed and implemented to inform all workers on the project about listed species, sensitive habitats, and the importance of complying with avoidance and minimization measures.</p> <p>d) All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>result in high noise levels according to the construction hours determined by the City of Colton.</p> <p>e) During any construction within or immediately adjacent to the 300-foot avoidance buffer, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment so that emitted noise is directed away from the occupied least Bell's vireo habitat.</p> <p>f) The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and occupied habitat during all project</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>construction occurring during the breeding season.</p> <p>g) If the monitoring biologist determines that noise from the construction activities may be affecting the normal expected breeding behavior of the birds, the construction supervisor shall be informed and work within no less than 300 feet of construction areas shall be ceased until appropriate measures are implemented. This may include monitoring by a qualified acoustician to verify noise levels are below 60 dBA within the occupied least Bell's vireo habitat. If the 60 dBA requirement is exceeded the acoustician shall make operational changes, utilize technology to reduce construction noise such as mufflers, and/or install a barrier to alleviate noise levels during the breeding season. Installation of noise barriers and any other corrective actions taken to mitigate noise during the construction period shall be communicated to the USFWS and CDFW.</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>h) If after all corrective actions are implemented the monitoring biologists determines that the normal expected breeding behavior of the birds is being affected, work within no less than 300 feet shall be ceased and the USFWS and CDFW shall be contacted to discuss the appropriate course of action.</p> <p>i) On- and/or off-site restoration and/or enhancement of least Bell’s vireo habitat at a ratio no less than 0.5:1 for temporary impacts. Off-site restoration and/or enhancement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program supporting least Bell’s vireo.</p>				
	<p><b>MM 4.3-3</b> Prior to the approval of a Final Map for the Project, the Project Applicant shall provide evidence to the Public Works Director or City Engineer or their designee and the Development Services Director that the following actions shall be implemented to</p>	<p>Project Applicant</p>	<p>City of Colton Public Works Director or City Engineer and the Development Services Director.</p>	<p>Prior to approval of a Final Map.</p>	

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>mitigate potential impacts to coastal California gnatcatcher critical habitat:</p> <ol style="list-style-type: none"> <li>1) For areas of the Project site located within designated critical habitat which would be avoided, a legal protection mechanism (such as a conservation easement, deed restriction, etc.) shall be implemented to ensure these areas are conserved for the benefit of the coastal California gnatcatcher and would not be developed or disturbed in the future.</li> <li>2) An environmental awareness display, which shall include up to two informative kiosks, shall be installed in areas of the Project site that are located adjacent to the conserved open space. Additionally, the Homeowners Association shall distribute information brochures to individual homeowners upon purchase of a home to educate them about the sensitive biological resources within the conserved areas.</li> </ol>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p><b>MM 4.3-4</b> Prior to issuance of any grading permits, the Project Applicant shall provide evidence to the Public Works Director or City Engineer or their designee and the Development Services Director that the following actions shall be implemented to address potential impacts to burrowing owl:</p> <p>1) A pre-construction take avoidance survey for burrowing owls shall be conducted within the Project site and off-site study areas no less than 14 days prior to initiating ground disturbance activities. The survey shall be conducted in accordance with the guidelines in the 2012 CDFW Staff Report on Burrowing Owl Mitigation to determine the presence of burrowing owls and avoid potential direct take of burrowing owls if present.</p> <p>2) In the case that the qualified biologist determines that burrowing owls are present during the focused survey, occupied burrows and habitat shall be avoided in accordance with the guidelines in the Staff Report on Burrowing Owl Mitigation published by CDFW</p>	<p>Project Applicant; Qualified Biologist</p>	<p>City of Colton Public Works Director or City Engineer and the Development Services Director; CDFW.</p>	<p>Prior to the issuance of a grading permit.</p>	

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>dated March 7, 2012. Avoidance measures shall include, but are not limited to: avoiding direct or indirect destruction of burrows, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. The Project Applicant shall retain a qualified biologist to supervise the implementation of the avoidance measures. If occupied burrows or habitat cannot be avoided, appropriate compensation measures shall be determined by the qualified biologist in accordance with the guidelines detailed in the 2012 CDFW staff report and subject to approval by CDFW. This includes a Burrowing Owl Exclusion Plan for temporary or permanent exclusion of owls from occupied burrows, and/or a Mitigation Land Management Plan for permanent conservation of similar vegetation communities to provide for burrowing owl nesting, foraging, wintering and dispersal comparable to or of</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	higher quality than the impact area.				
<p><u>Threshold b)</u>: The Project would temporarily impact approximately 0.5-acre of black willow thicket (considered habitats that are high priority for inventory by CDFW) that occurs within the off-site improvement areas through the trimming of vegetation along the Riverside Avenue bridge where it crosses over the Santa Ana River. The Project would also permanently impact 0.3-acre of black willow thicket/ornamental that occurs within the Project site associated with Drainage A. Project-related impacts to black willow thicket are considered significant direct and cumulatively considerable. Approximately 1.2 acres of on-site, and approximately 0.5-acre of off-site non-wetland streambeds</p>	<p><b>MM 4.3-5</b> Prior to issuance of grading permits, the Project Applicant shall provide evidence to the satisfaction of the Public Works Director or City Engineer or their designee and the Development Services Director that compensatory mitigation has been confirmed for impacts to black willow thicket/ornamental at a ratio no less than 1:1 by on- and/or off-site creation, restoration, enhancement, and/or preservation.</p> <p>Purchase of any mitigation credits through an agency-approved mitigation bank or in-lieu fee program shall occur prior to any activities that would impact sensitive plant communities. Any mitigation proposed on-site, or on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program, shall include the creation, restoration,</p>	Project Applicant	City of Colton Public Works Director or City Engineer or their designee and the Development Services Director.	Prior to the issuance of a grading permit.	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>and riparian vegetation under CDFW jurisdiction would be permanently impacted by the Project. Project-related impacts to non-wetland streambeds and riparian vegetation under CDFW jurisdiction are considered significant direct and cumulatively considerable.</p>	<p>enhancement, and/or preservation of similar habitat pursuant to a Habitat Mitigation and Monitoring Plan (HMMP). Prior to the issuance of grading permits, the Project Applicant shall provide the City of Colton Building Official or their designee with a HMMP which provides details regarding the implementation of the mitigation, performance standards, maintenance, and future monitoring. The goal of the mitigation shall be to preserve, create, restore, and/or enhance similar habitat with equal or greater function and value than the impacted habitat. The HMMP shall describe the offset of impacts to these habitats, and the on-site and/or off-site mitigation shall be preserved in perpetuity pursuant to City-approved legal protection mechanism.</p>				
	<p><b>MM 4.3-6</b> Prior to the issuance of any grading permit that would disturb a jurisdictional area, the Project Applicant shall provide evidence to the Public Works Director or City Engineer or their designee that it has obtained regulatory permits from the USACE,</p>	<p>Project Applicant</p>	<p>City of Colton Public Works Director or City Engineer, USACE, RWQCB, and CDFW</p>	<p>Prior to the issuance of a grading permit</p>	

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:</p> <ol style="list-style-type: none"> <li>1) On-site and/or off-site creation, restoration, enhancement, and/or preservation of USACE/RWQCB jurisdictional "waters of the U.S." within the watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program.</li> <li>2) On-site and/or off-site creation, restoration, enhancement, and/or preservation of CDFW jurisdictional streambed and associated riparian habitat within the watershed at a ratio no less than 2:1 or within an adjacent watershed at a ratio no less than 3:1 for permanent impacts, and for any temporary</li> </ol>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program.</p> <p>The Project Applicant shall demonstrate to the City of Colton that purchase of any mitigation credits through an agency-approved mitigation bank or in-lieu fee program occurred prior to any impacts to jurisdictional drainages. Any mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the creation, restoration, enhancement, and/or preservation of similar habitat pursuant to a Habitat Mitigation and Monitoring Plan (HMMP) prepared by a qualified biologist on behalf of the Project Applicant. The HMMP shall be prepared prior to any impacts to jurisdictional features, and shall</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	provide details as to the implementation of the mitigation, performance standards, maintenance, and future monitoring.				
<u>Threshold c)</u> : The Project site does not include any federally protected wetlands as defined by the Section 404 of the Clean Water Act (CWA).	No Mitigation is Required.	N/A	N/A	N/A	No Impact.
<u>Threshold d)</u> : The Project has the potential to impact nesting birds protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code, which is a potentially significant direct and cumulatively considerable impact absent mitigation.	<p><b>MM 4.3-7</b> Prior to the issuance of any grading permit that would remove potentially suitable nesting habitat for raptors or songbirds, the Project Applicant shall demonstrate to the satisfaction of the City of Colton Public Works Director or City Engineer or their designee and the Development Services Director that either of the following have been or would be implemented.</p> <p>1) Nesting season is typically February 15 to August 31 for songbirds, and January 15 to August 31 for raptors. Therefore, vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid</p>	Project Applicant	City of Colton Public Works Director or City Engineer and the Development Services Director	Prior to the issuance of a grading permit.	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>potential impacts to nesting birds.</p> <p>2) Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) shall require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of vegetation removal activities. If any active nests are detected, a buffer of 300 feet (500 feet for raptors) around the nest would be delineated, flagged, and avoided until the nesting cycle is complete (e.g., it is determined by a qualified biologist that the nestlings have fledged, or the nest has failed). The buffer may be modified and/or other recommendations proposed as determined appropriate by the biological monitor to minimize impacts.</p>				
<p><u>Threshold e</u>): The Project proposes removal of street trees, and thus has the potential to conflict with the City of Colton Street Tree Ordinance (City of Colton</p>	<p><b>MM 4.3-8</b> Prior to the issuance of any grading permit, the Project Applicant shall provide evidence to the Public Works Director or City Engineer or their designee and the Development Services Director that</p>	<p>Project Applicant</p>	<p>City of Colton Public Works Director or City Engineer and the Development</p>	<p>Prior to issuance of a grading permit.</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Municipal Code, Chapter 12.20 Trees and Shrubs), which is a potentially significant direct and cumulatively considerable impact absent mitigation.	it has conducted a tree inventory for any street trees which may potentially be trimmed or removed by the proposed Project. The Project Applicant shall also provide evidence that it has obtained a permit for trimming or removal of any street trees in accordance with the Street Tree Ordinance of the City of Colton (City of Colton Municipal Code, Chapter 12.20 Trees and Shrubs).		Services Director		
<u>Threshold f)</u> : The Project site is not located within a Significant Ecological Area (SEA) or an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. Therefore, the Project has no potential to conflict with such plans, which would not result in a cumulatively considerable impact.	No Mitigation is Required.	N/A	N/A	N/A	No Impact
<b>4.4 Cultural Resources</b>					
<b>Summary of Impacts</b>					
<u>Threshold a)</u> : The Cultural Resources Assessment performed at the site by Brian	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>F. Smith and Associates (BFSA) identified three historic resources on the Project site; however, none of the historic resources are significant under CEQA. No other significant historic resources are present on the Project site or within the off-site improvement areas; therefore, the Project would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations § 15064.5 and impacts would be less than significant.</p>					
<p><u>Threshold b)</u>: A total of 25 cultural resource sites are known to be present at the Project site, two of which meet the definition of a significant resource under CEQA. Although not located within the development footprint (located in open space areas), there is the potential for these significant cultural resources to be subject to indirect adverse</p>	<p><b>MM 4.4-1</b> Prior to the issuance of grading permits associated with the on-site water tank, the City of Colton Public Works Director or City Engineer or their designee and Development Services Director shall ensure that a note is included on the grading plan requiring that the limits of archaeological resource Site SBR-29,034 and Site SBR-29,037 be fenced to prevent any inadvertent intrusion into either of the sites by grading equipment or personnel.</p>	<p>Project Applicant; Construction Contractor</p>	<p>City of Colton Public Works Director or City Engineer and Development Services Director</p>	<p>Prior to issuance of a grading permit.</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>impacts during Project grading and construction activities, absent mitigation. In addition, there is a potential for significant resources to be unearthed during Project construction, which could be significantly impacted if not properly identified and treated and without mitigation. As such, impacts to these resources would be potentially significant prior to mitigation.</p>	<p>The fencing shall be installed prior to any on-site grading associated with the on-site water tank and remain in place throughout the duration of grading activities associated with the on-site water tank. The Construction Contractor shall be responsible for ensuring that the construction employees comply with the note(s).</p>				
	<p><b>MM 4.4-2</b> Prior to the issuance of grading permits, the City of Colton Public Works Director or City Engineer or their designee and Development Services Director shall approve an Archeological Monitoring Plan and Discovery and Treatment Plan. The Archeological Monitoring Plan and Discovery and Treatment Plan shall include, at a minimum, the following elements:                      1) Written verification that a certified archaeologist defined as meeting the Secretary of the Interior’s Standards for professional archaeology (U.S. Department of Interior, 2011) has been retained to monitor grading activities and implement the Archeological Monitoring Plan and Discovery and Treatment Plan. This verification shall be presented in</p>	<p>Project Applicant; Certified Archaeologist</p>	<p>City of Colton Public Works Director or City Engineer and Development Services Director, Certified Archaeologist, and Native American Monitor</p>	<p>Prior to issuance of a grading permit.</p>	

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>a letter from the project archaeologist to the City of Colton.</p> <p>2) Written verification to the City of Colton that a Native American monitor(s) has been retained to be present during grading activities. The Native American monitor(s) shall work in concert with the archaeological monitor(s) to observe ground disturbances.</p> <p>3) The Project archaeologist and Native American monitor(s) shall attend a pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.</p> <p>4) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections shall depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.</p> <p>5) Isolates and clearly non-significant deposits shall be</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>documented in the field so that the monitored grading can continue.</p> <p>6) In the event that previously unidentified cultural resources are discovered (other than isolates and clearly non-significant deposits), the consulting archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of the discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City of Colton Building Official or their designee at the time of discovery. The archaeologist, in consultation with the City of Colton Building Official or their designee, shall determine the significance of the discovered resources. The City of Colton Building Official or their designee must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>approved by the City of Colton Building Official or their designee before being carried out using professional archaeological methods. The City of Colton shall consult with the appropriate consulting Native American tribe(s) in determining appropriate treatment for unearthed cultural resources if the resources are prehistoric or Native American in nature. In the event that previously unidentified tribal cultural resources are discovered, the Native American monitors shall have the authority to divert or temporarily halt ground disturbance operation in the area of the discovery to allow for the evaluation of potentially significant tribal cultural resources. If any human remains and/or cremations are discovered, the San Bernardino County coroner and City of Colton Building Official or their designee shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>treatment and disposition of the remains. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis, and a treatment plan shall be developed and reviewed in consultation with the consulting Native American tribe(s).</p> <p>7) Any cultural resource material collected during the implementation of the Archeological Monitoring Program and Data Recovery Protocol shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.</p> <p>8) A report documenting the field and analysis results and interpreting the artifact and research data within the</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>research context shall be completed and submitted to the satisfaction of the City of Colton Building Official or their designee prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.</p>				
	<p><b>MM 4.4-3</b> Prior to the approval of a Final Map, the City of Colton Public Works Director or City Engineer or their designee and Development Services Director shall ensure that cultural resource easements are created in order to protect SBR-29,034 and Site SBR-29,037 and ensure that any future trails or other improvements avoid these sites. The easements shall be dedicated to an appropriate tribal entity that will be responsible for overseeing the protection of the cultural resource in perpetuity to the satisfaction of the City of Colton Building Official.</p>	<p>Project Applicant</p>	<p>City of Colton Public Works Director or City Engineer, City of Colton Building Official, and Development Services Director</p>	<p>Prior to approval of the Final Map</p>	
<p><u>Threshold c)</u>: The Project would not impact any known or unique paleontological resource, site, or unique geologic feature because no such resources are known to be present in the Project's</p>	<p><b>MM 4.4-4</b> Prior to the issuance of grading permits, the City of Colton Public Works Director or City Engineer or their designee shall ensure that a note is included on the grading plan indicating that a paleontological monitor shall be</p>	<p>Project Applicant</p>	<p>City of Colton Public Works Director or City Engineer and Development Services Director</p>	<p>Prior to issuance of a grading permit.</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>ground-disturbing construction footprint. However, the Quaternary older alluvial valley and alluvial fan sediments at the property have a high potential to contain significant paleontological resources. Therefore, prior to mitigation, there is the potential for the Project to adversely impact significant nonrenewable paleontological resources during ground-disturbing construction activities if such resources are unearthed and not properly identified and treated.</p>	<p>present during all mass grading and excavation activities where Quaternary older alluvial valley and alluvial fan sediments (Qoa<sub>3</sub>, Qof<sub>3</sub>, and Qvof<sub>3</sub>) are mapped at the Project site (as shown in Attachment 4 of the Paleontological Resource and Mitigation Monitoring Assessment [<i>EIR Technical Appendix F2</i>]). Prior to the issuance of grading permits, the Project applicant shall provide the City of Colton with a Paleontological Mitigation Monitoring and Reporting Program prepared by a professional paleontologist and which is consistent with the provisions of CEQA, the applicable regulations of the City of Colton and the County of San Bernardino, and applicable guidelines of the Society of Vertebrate Paleontology which indicates the procedures that will be undertaken to ensure the property identification and treatment of significant paleontological resources should they be unearthed. The City of Colton shall review and approve the Paleontological MMRP prior to the issuance of grading permits.</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p><u>Threshold d)</u>: In the unlikely event that human remains are discovered during the Project’s ground-disturbing activities, compliance with the applicable provisions of California Health and Safety Code § 7050.5 and California Resources Code § 5097 et. seq. would be required. Mandatory compliance with State law would ensure that human remains, if encountered, including those which may be of Native American decent, are appropriately treated and would preclude the potential for significant impacts.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p><u>Threshold e)</u>: The City of Colton sent notification of the proposed Project on June 1, 2016 to Native American tribes with possible traditional or cultural affiliation to the area. Responses were received from the San Manuel Band of Mission Indians and the Agua Caliente Band of Cahuilla Indians. Consultation with the Agua Caliente Band</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>of Cahuilla Indians concluded on August 25, 2016, and consultation with the San Manuel Band of Mission Indians concluded on July 25, 2017. Neither the San Manuel Band of Mission Indians nor the Agua Caliente Band of Cahuilla Indians identified any significant tribal cultural resources at the Project site pursuant to CEQA statute § 21074(a). The City of Colton has completed mandatory compliance with Public Resources Code §21074 in regards to Native American consultation; no significant tribal cultural resources have been identified. Accordingly, the Project would have no impact on tribal cultural resources.</p>					
<p><b>4.5 Geology and Soils</b></p>					
<p><b>Summary of Impacts</b></p>					
<p><u>Threshold a):</u> The Project would not expose people or structures to substantial adverse effects from seismic hazards. As with all properties in the southern</p>	<p><b>MM 4.5-1</b> Prior to issuance of any grading permit, the City of Colton Public Works Director or City Engineer or their designee shall require that a Project-specific geotechnical investigation is</p>	<p>Project Applicant; Qualified Geotechnical Engineer</p>	<p>City of Colton Public Works Director or City Engineer</p>	<p>Prior to issuance of grading permit</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>California region, the Project site is subject to strong seismic ground shaking associated with earthquakes; however, mandatory compliance with local and state ordinances and building codes including but not limited to CBSC (Chapter 18) and Chapter 15.06 Building Code of the City of Colton Municipal Code, would ensure that the proposed structures are developed as required to attenuate the risk of loss, injury, or death to less-than-significant levels. According to the geotechnical input report prepared for the Project, the western portion of the Project site that abuts the Santa Ana River Channel may be underlain by shallow groundwater conditions, and thus may be susceptible to liquefaction. Accordingly, the potential for liquefaction to occur on-site during Project operations is considered potentially significant prior to mitigation. Additionally, due to the Project site’s lithology</p>	<p>prepared which shall, at a minimum, address: slope stability, landslides, collapsible soils, and expansive soils. If warranted, the geotechnical investigation report shall identify recommended remedial measures and Project design features that would address the potential impacts of the identified geologic hazards on the proposed development. Remedial measures to address slope stability and landslides may include removal, repositioning, embedment, anchoring of the boulders; installation of catchment fences; and construction in accordance with the recommendations of the project geotechnical engineer, CALGreen and any City and/or County guidelines. Potential remedial measures that may be required to address collapsible soils include overexcavation of all uncontrolled artificial fill and upper portion of the surficial soils during site grading. Typical remedial measures undertaken to address expansive soils include performing testing after grading of the proposed pads is completed and prior to construction of the proposed foundations to evaluate the expansive potential of</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>and relatively high topographic relief across the site, the potential for landslides at the Project site during construction and operation of the Project is considered potentially significant prior to mitigation.</p>	<p>the underlying soil, and providing the results to the structural engineer to design a foundation system that is able to withstand the expansive potential of the underlying soils.</p>				
	<p><b>MM 4.5-2</b> Prior to the issuance of the first grading or building permit, the City of Colton Director of Public Works or City Engineer shall ensure that a report is prepared by a licensed geotechnical engineer that shall examine the western portion of the Project site near the Santa Ana River where groundwater exists locally within a depth of approximately 30 feet. These areas shall be examined by performing geotechnical explorations to a depth of at least 35 feet below the existing grade or proposed grade, whichever is at the lower elevation. If the explorations reveal that differential settlement or lateral movement would occur related to liquefaction, dry seismic settlement, or lateral spreading, remedial measures shall be undertaken as recommended by the licensed geotechnical engineer and approved by the City of Colton, as part of the grading operation and construction phases. Measures may</p>	<p>Project Applicant; Qualified Geotechnical Engineer</p>	<p>City of Colton Director of Public Works or City Engineer</p>	<p>Prior to issuance of grading and building permits.</p>	

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>include but not be limited to the removal and recompaction of near surface soils, the use of deep foundations and/or stone columns, and deep dynamic compaction. The remedial measures undertaken shall ensure that potential differential settlements and lateral movements calculated as a result of the geotechnical exploration and analysis can be safely accommodated within habitable structures, paved roads, and wet or dry utilities, thereby safeguarding habitable structures, roads, and utility lines against potential seismic hazards. The findings of the geological explorations and recommendations shall be documented in a report prepared by the licensed geotechnical engineer. The report shall be approved by the City of Colton and the recommendations contained in the report shall be implemented and required as grading permit and building permit conditions of approval.</p>				
<p>Threshold b): The geotechnical input report prepared for the Project</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>concluded that on-site native soils and fill slopes constructed with native soils, have a moderate susceptibility to erosion. However, mandatory compliance with the Project’s NPDES permit, regulatory requirements of the SCAQMD (i.e., SCAQMD Rule 403-Fugitive Dust) and City of Colton, and the Project-specific SWPPP and WQMP would ensure that water and wind erosion is minimized and not substantial; impacts would be less than significant and no mitigation is required.</p>					
<p><u>Threshold c):</u> The Project’s geotechnical input report did not identify conditions at the site that would increase the potential for ground subsidence, and the potential for subsidence is considered very low; therefore, a less-than-significant impact would occur. The western portion of the Project site that abuts the Santa Ana River Channel may be susceptible to lateral</p>	<p>MM 4.5-1 and MM 4.5-2 (see above)</p>	<p>Project Applicant; Qualified Geotechnical Engineer</p>	<p>City of Colton Director of Public Works or City Engineer</p>	<p>Prior to issuance of grading permit</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>spreading and liquefaction due to shallow groundwater conditions in this area of the Project site. Accordingly, significant impacts as a result of liquefaction and lateral spreading would occur absent mitigation. Due to the lithology and relatively high topographic relief at the Project site, significant impacts associated with landslides would occur absent mitigation. The geotechnical input report identified the potential for significant collapse is considered “slight” to “moderate”; therefore, a significant impact would occur with respect to collapsible soil conditions at the Project site prior to mitigation.</p>					
<p><u>Threshold d</u>): The Project’s geotechnical input report concluded on-site soils exhibit an Expansion Index (EI) in the “very low” to “medium” range. The City of Colton General Plan Update EIR also indicates small areas of expansive soils are anticipated</p>	<p>MM 4.5-1 (see above)</p>	<p>Project Applicant; Qualified Geotechnical Engineer</p>	<p>City of Colton Director of Public Works or City Engineer</p>	<p>Prior to issuance of grading permit</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
to exist at the Project site (City of Colton, 2013c, Exhibit 4.6-4). Accordingly, a potentially significant impact would occur with regard to expansive soils absent mitigation.					
<u>Threshold e)</u> : The proposed Project does not include septic tanks or alternative waste water disposal systems; accordingly, no impact would occur.	No Mitigation is Required.	N/A	N/A	N/A	No Impact
<b>4.6 Greenhouse Gas Emissions</b>					
<b>Summary of Impacts</b>					
<u>Threshold a)</u> : The City’s CAP identified screening tables where Projects that achieve at least 75 points are determined to be consistent with the reduction quantities specified in the City’s CAP. If the Project does not achieve the 75 points outlined in the CAP’s screening tables, the Project would result in significant impacts with respect to GHG emissions. The Project’s annual GHG emissions are calculated to be	<b>MM 4.6-1</b> Prior to issuance of building permits for each planning area, the Project Applicant shall provide documentation to the City of Colton Planning Division demonstrating that each planning area will implement Project design features that will achieve at least 75 points from the City of Colton’s Greenhouse Gas Emissions Screening Tables, which design features shall be selected from, or be equivalent to the following Screening Table measures:	Project Applicant	City of Colton Planning Division	Prior to issuance of building permits	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>approximately 16,481.15 total CO<sub>2</sub>e, or 25.96-percent less than 2008 BAU conditions, which meet the minimum GHG emissions reduction (25 percent) required by the City’s CAP. As such, the Project would not generate substantial GHG emissions – either directly or indirectly – that would have a significant impact on the environment.</p>	<p><i>Insulation</i>                      - Install “Modestly Enhanced,” “Enhanced,” or “Greatly Enhanced” insulation in walls, roof/attic of proposed structures.</p> <p><i>Windows</i>                      - Install “Modestly Enhanced,” “Enhanced,” or “Greatly Enhanced” window insulation of proposed structures.</p> <p><i>Cool Roof</i>                      - Install “Modest,” “Enhanced,” or “Greatly Enhanced” cool roofs at proposed structures.</p> <p><i>Air Infiltration</i>                      - Install air barrier in exterior walls and caulking of proposed structures.                      - Install Home Energy Rating Systems (HERS)-verified envelope leakage or equivalent in proposed structures.</p> <p><i>Thermal Storage</i>                      - Install “Modest” or “Enhanced” thermal mass in proposed structures.</p> <p><i>Heating / Cooling Distribution System</i></p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>- Install "Modest (R-6)" or "Enhanced (R-8)" duct insulation in proposed structures.</p> <p>- Install distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent).</p> <p><i>Space Heating/ Cooling Equipment</i></p> <p>- Install "Improved Efficiency," "High Efficiency," or "Very High Efficiency" HVAC systems in proposed structures.</p> <p><i>Water Heaters</i></p> <p>- Install "Improved Efficiency," "High Efficiency," or "Very High Efficiency" water heaters in proposed structures.</p> <p>- Install Solar Pre-Heat System in proposed structures.</p> <p><i>Daylighting</i></p> <p>- Ensure all living spaces within the proposed residential structures have daylight (through use of windows, solar tubes, skylights, etc.).</p> <p><i>Artificial Lighting</i></p> <p>- Equip proposed residential structures with Efficient lights (25% of in-unit fixtures considered "high efficacy"), High Efficiency lights (50%</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>of in-unit fixtures are high efficacy), or Very High Efficiency lights (100% of in-unit fixtures are high efficacy).</p> <p><i>Appliances</i></p> <ul style="list-style-type: none"> <li>- Install new Energy Star appliances (i.e., refrigerator dishwasher, or washing machine) at proposed residential structures.</li> </ul> <p><i>Building Placement</i></p> <ul style="list-style-type: none"> <li>- Design proposed buildings with north/south alignment to optimize natural heating, cooling, and lighting.</li> </ul> <p><i>Shading</i></p> <ul style="list-style-type: none"> <li>- Design proposed buildings so that at least 90% of south-facing glazing would be shaded by vegetation or overhangs at noon on June 21st.</li> </ul> <p><i>Energy Star Homes</i></p> <ul style="list-style-type: none"> <li>- Earn EPA Energy Star for Homes (version 3 or above) certification.</li> </ul> <p><i>Independent Energy Efficiency Calculations</i></p> <ul style="list-style-type: none"> <li>- Earn points through equipping proposed structures with other energy efficient design features that provide for greater efficiency beyond Title 24 Energy Efficiency Standards.</li> </ul>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p><i>Photovoltaic Power</i></p> <ul style="list-style-type: none"> <li>- Ensure that proposed residences are solar-ready homes.</li> <li>- Utilize photovoltaic-generated energy to meet 10 percent or more of the project’s power needs.</li> </ul> <p><i>Wind Turbines</i></p> <ul style="list-style-type: none"> <li>- Implement individual wind turbines at homes or collective neighborhood arrangements of wind turbines that would provide 10 percent or more of the project’s power needs.</li> </ul> <p><i>Off-site renewable energy project</i></p> <ul style="list-style-type: none"> <li>- Supply an off-site renewable energy project that would provide the City with renewable energy.</li> </ul> <p><i>Other Renewable Energy Generation</i></p> <ul style="list-style-type: none"> <li>- Implement other innovative designs that would allow the project to source electricity from the generation of renewable energy.</li> </ul> <p><i>Water Efficient Landscaping</i></p> <ul style="list-style-type: none"> <li>- Limit conventional turf to less than 25% of required landscape area of the Project.</li> <li>- Prohibit conventional turf (warm season turf to less than 50% of</li> </ul>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>required landscape area and/or low water using plants are allowed).                      - Plant only California Native Plants that require no irrigation or some supplemental irrigation.</p> <p><i>Water Efficient Irrigation Systems</i>                      - Install low precipitation spray heads that dispense less than 0.75 inches per hour or utilize drip irrigation.                      - Install weather-based irrigation control systems or moisture sensors (demonstrate 20% reduced water use).</p> <p><i>Recycled Water</i>                      - Install recycled water connections (purple pipe) to irrigation system on-site.</p> <p><i>Water Reuse</i>                      - Install gray water reuse system to collect gray water from clothes washers, showers and faucets for irrigation use.</p> <p><i>Storm Water Reuse Systems</i>                      - Utilize innovative on-site storm water collection systems that filter and allow for reuse of storm water</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>for other functions (i.e., supplemental irrigation water).</p> <p><i>Potable Water</i></p> <ul style="list-style-type: none"> <li>- Install water efficient showerheads (2.0 gallons per minute [gpm]).</li> <li>- Install water efficient toilets (1.5 gpm).</li> <li>- Install water efficient faucets (1.28 gpm).</li> <li>- Install water efficient dishwasher (6 gallons per cycle or less).</li> <li>- Install water efficient washing machine (water factor less than 5.5).</li> <li>- Earn EPA WaterSense Certification.</li> </ul> <p><i>Mixed-Use</i></p> <ul style="list-style-type: none"> <li>- Provide a development pattern that includes a mix of complementary land uses that would reduce the need for vehicle trips.</li> </ul> <p><i>Locate Residential Development near Local Retail Uses</i></p> <ul style="list-style-type: none"> <li>- Locate residential developments within walking and biking distance of local retail to facilitate reduction of vehicle trips and/or vehicle miles traveled (VMT).</li> </ul> <p><i>Other Trip Reduction Measures</i></p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<ul style="list-style-type: none"> <li>- Implement other measures that reduce vehicle trips or VMT (must be supported with data from the project's TIA or other traffic data).</li>   <li><i>Bicycle Infrastructure</i></li> <li>- Provide bicycle paths within Project boundaries.</li> <li>- Provide bicycle path linkages between residential and other land uses.</li> <li>- Provide bicycle path linkages between residential and transit.</li>   <li><i>Electric Vehicle Charging Infrastructure</i></li> <li>- Accommodate for, or equip residential garages with, electric vehicle charging stations.</li> </ul>				
<p><u>Threshold b)</u>: The Project would meet the City's goal of reducing GHG emissions to a level that is 15 percent below BAU as established by their CAP via a 25.96 percent reduction in the Project's GHG emissions compared to 2008 BAU emissions. The City of Colton's CAP was designed to ensure compliance with AB 32, which is the primary plan</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>for reducing GHG emissions in the State of California. Therefore, the Project would be consistent with the GHG reduction mandates of the AB 32. The Project would also be consistent with all other applicable plans, policies, and regulations related to the reduction of GHGs.</p>					
<p><b>4.7 Hazards and Hazardous Materials</b></p>					
<p><b>Summary of Impacts</b></p>					
<p>Thresholds a) and b): Project construction activities may entail the transport and/or disposal of hazardous materials associated with potential soil contamination at the site. Additionally, the potential presence of hazard materials in the soil may create the potential for the release of such hazardous materials into the environment during Project construction activities.</p> <p>Through mandatory compliance with applicable regulations addressing the proper use, storage, and</p>	<p><b>MM 4.7-1</b> Prior to the issuance of a demolition permit or a grading permit for the Project involving the portion of the Project site subject to the current or former operation of the Roquet Paving Company facility, the Project Applicant shall provide a Phase II soil investigation report to the Building Official or their designee and Public Works Director or City Engineer or their designee for review and approval. The Phase II soil investigation shall be conducted by a qualified professional in accordance with local, State, and federal regulations to confirm whether hazardous materials are present within the portion of the Project site containing the Roquet Paving</p>	<p>Project Applicant</p>	<p>City of Colton Building Official</p>	<p>Prior to issuance of grading or demolition permits.</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>disposal of hazardous substances, no other significant hazards to the public or the environment would occur during the Project's construction or operational activities.</p>	<p>Company facility. If the Phase II soil investigation report demonstrates that hazardous materials are present in the soils above levels considered safe by local, State, and federal regulations for residential occupancy of the property, a treatment/remediation plan shall be developed by the hazardous materials professional to bring contaminant levels within the local, State, and federal requirements for the proposed residential, commercial, and public/institution land uses in the Specific Plan. The treatment/remediation plan may include soil removal, encapsulation, and/or onsite treatment such as in situ treatments and natural degradation; groundwater management and treatment; and institutional controls. Any remediation measures identified in the treatment/remediation plan shall be imposed as condition(s) of approval for the demolition or grading permit. The treatment/remediation plan shall be implemented under the oversight of the City, and at the City's direction include oversight by a state environmental agency. A final report</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	documenting implementation of any required treatment and achievement of the remediation levels required for the safe reuse of the site, shall be submitted to the City of Colton for review and approval prior to issuance of building permits for occupied structures on areas of the site identified in the treatment/remediation plan as requiring remediation.				
<p><u>Threshold c)</u>: The Project site is not located within one-quarter mile of any existing or planned school, and is not anticipated to cause the use of hazardous materials within one-quarter mile of the proposed Project school site. Accordingly, the Project would not expose any nearby school to potential impacts related to hazardous materials.</p>	No Mitigation is Required.	N/A	N/A	N/A	No Impact
<p><u>Threshold d)</u>: The Project site is not listed on any list of hazardous materials compiled pursuant to Government Code §65962.5. No impact would occur.</p>	No Mitigation is Required.	N/A	N/A	N/A	No Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p><u>Threshold e)</u>: The Project site is not located within two miles of an airport, nor is it located within an airport land use compatibility plan. No impact would occur.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p><u>Threshold f)</u>: There are no private airstrips located within the vicinity of the Project site; therefore, no impact would occur.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p><u>Threshold g)</u>: Project-related development would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. The Project site does not serve as an emergency evacuation route. No impact would occur.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p><u>Threshold h)</u>: The Project site is located within a “Very High Fire Hazard Severity Zone” of a Local Responsibility Area. Mandatory compliance with the fuel modification requirements and building design requirements of the City of Colton Fire</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Department, as well as compliance with Section 701A of the California Building Code, would reduce impacts to less than significant with respect to wildland fire hazards.</p>					
<p><b>4.8 Hydrology and Water Quality</b></p>					
<p><b>Summary of Impacts</b></p>					
<p><u>Threshold a):</u> The Project would not violate any water quality standards or waste discharge requirements on a direct or cumulatively considerable basis. The Project is required to prepare a Storm Water Pollutant Prevention Plan (SWPPP) to address construction-related water quality issues and proposes design features including water quality basins and water quality/detention basins to address long-term water quality, and the impact would be less than significant.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p><u>Threshold b):</u> The Project has a reliable source of domestic water and does not propose any new potable water wells</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>that would directly extract groundwater, nor would it increase the current rate of extraction at the on-site domestic water well. Groundwater recharge would occur in onsite detention basins and landscaped areas, and water conveyed off-site would have the ability to percolate into the groundwater table. The Project would not 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, and the impact would be less than significant.</p>					
<p><u>Threshold c)</u>: The Project would not result in substantial erosion or siltation on- or off-site, so the impact would be less than significant.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p><u>Threshold d)</u>: The Project proposes to install a storm</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>water drainage system that would convey upstream and onsite water in concurrence with the existing drainage pattern. The Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The impact would be less than significant.</p>					
<p><u>Threshold e)</u>: The Project proposes to install a storm water drainage system that includes a series of water quality basins and water quality/detention basins. The Project's storm water runoff would not exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The impact would be less than significant.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p><u>Threshold f)</u>: There are no other conditions associated with the proposed Project that would otherwise result in the substantial degradation of</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
water quality. There would be no impact.					
<p><u>Threshold g</u>): Under existing conditions, small portions of the southerly and easterly areas of the Project site are located within a 100-year flood hazard zone. Accordingly, the Project would place housing within an existing 100-year flood hazard area prior to mitigation.</p>	<p><b>MM 4.8-1</b> Prior to the City of Colton’s issuance of building permits for structures located within the 100-year floodplain (as shown on applicable FEMA Flood Insurance Rate Maps), the Project Applicant shall provide evidence to the City of Colton that a Conditional Letter of Map Revision (CLOMR) has been issued by FEMA for the Project. The grading plan shall be found to substantially conform to the CLOMR prior to the issuance of a building permit in this area.</p>	Project Applicant	City of Colton Building Division; FEMA	Prior to issuance of building permits for structures located within the 100-year floodplain.	Less-than-Significant Impact
	<p><b>MM 4.8-2</b> Prior to the City of Colton’s issuance of building permits for structures located within the 100-year floodplain (as shown on applicable FEMA Flood Insurance Rate Maps), the Project Applicant shall provide evidence to the City of Colton that a Final Letter of Map Revision (LOMR) has been issued by FEMA verifying that flood control measures have been completed and the residential development areas are permanently removed from the FEMA 100-year floodplain.</p>	Project Applicant	City of Colton Building Division; FEMA	Prior to issuance of building permits for structures located within the 100-year floodplain.	

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p><u>Threshold h)</u>: Under existing conditions, small portions of the southerly and easterly areas of the Project site are located within a 100-year flood hazard zone. Accordingly, the Project would place structures within an existing 100-year flood hazard area which could impede or redirect flood flows absent mitigation.</p>	MM 4.8-1 and MM 4.8-2 (see above)	Project Applicant	City of Colton Building Division; FEMA	Prior to issuance of building permits for structures located within the 100-year floodplain.	Less-than-Significant Impact
	MM 4.8-1 and MM 4.8-2 (see above)	Project Applicant	City of Colton Building Division; FEMA	Prior to issuance of building permits for structures located within the 100-year floodplain.	
<p><u>Threshold i)</u>: The Project site is not located within an inundation area associated with a dam or levee. As such, the Project would not 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 a dam. However, as discussed under Thresholds g) and h), portions of the easterly and southerly areas of the Project site are located within an existing 100-year flood hazard area. Therefore, the Project’s potential to expose people or</p>	MM 4.8-1 and MM 4.8-2 (see above)	Project Applicant	City of Colton Building Division; FEMA	Prior to issuance of building permits for structures located within the 100-year floodplain.	Less-than-Significant Impact
	MM 4.8-1 and MM 4.8-2 (see above)	Project Applicant	City of Colton Building Division; FEMA	Prior to issuance of building permits for structures located within the 100-year floodplain.	

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
structures to a significant risk involving flooding is considered potentially significant prior to mitigation.					
<p><u>Threshold j</u>): The Project site is located too far away from enclosed water bodies and the ocean to be subjected to hazards associated with seiches or tsunamis. Due to the steep topographic relief at the Project site and the potential for landslides previously discussed in EIR Subsection 4.5, <i>Geology and Soils</i>, the potential exists for mudflow events to occur at the site during construction activities absent implementation of BMPs. However, implementation of the BMPs from the Project-specific WQMP and SWPPP during construction activities would reduce the potential for mudflow events to levels below significant. In the post development condition, the potential for the occurrence of mudflow events is low due to the presence of engineered</p>	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
slopes and flood control features. Accordingly, impacts associated with mudflow are less than significant.					
<b>4.9 Land Use and Planning</b>					
<b>Summary of Impacts</b>					
<u>Threshold a)</u> : The proposed Project represents a logical expansion of the existing residential area located along the western side of La Cadena Drive, and would not physically divide an established community.	No Mitigation is Required.	N/A	N/A	N/A	No Impact
<u>Threshold b)</u> : The Project would not be inconsistent with any General Plan policy, strategy or objective. The Project would be inconsistent with the current zoning classifications applicable to the Project site, and proposes a Change of Zone for the entire site to reclassify the Project site as "Specific Plan," in accordance with all of the development standards set forth in the proposed Roquet Ranch Specific Plan	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p><u>Threshold c):</u> The Project site is not located within an adopted HCP, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan, and therefore would not conflict with any such plans.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p><b>4.10 Noise</b></p>					
<p><b>Summary of Impacts</b></p>					
<p><u>Threshold a), c), and d):</u> (On-site Exterior Noise): The Project would expose residential homes to unmitigated exterior noise levels that would exceed the 60 dBA CNEL exterior noise level standard for residential uses in the following areas of the Project site: Planning Area 9 (along I-215 freeway and La Cadena Drive); Planning Areas 3 and 8 (along Pellissier Road); Planning Areas 2 and 6 (along Pellissier Road); Planning Area 7 (along Roquet Ranch Road); and Planning Area 4 (along Roquet Ranch Road).</p>	<p><b>MM 4.10-1</b> Prior to issuance of any grading and building permits, the City of Colton shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the City of Colton upon request. The Grading Contractor shall permit periodic inspection of the construction site by City of Colton staff or its designee to confirm compliance. These notes also shall be specified in bind documents and contracts issued to prospective construction contractors.</p>	<p>Project Applicant</p>	<p>City of Colton Building Official</p>	<p>Prior to issuance of any grading or building permits</p>	<p>Less-Than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>(On-Site Interior Noise) Without mitigation by the installation of upgraded windows (i.e., windows with a minimum STC rating of 32), proposed residences within Planning Area 9 that abut La Cadena Drive would experience interior noise levels that exceed the City of Colton 45 dBA CNEL interior noise level standard.</p>	<ul style="list-style-type: none"> <li>a) All construction activities and haul truck deliveries shall be prohibited from occurring between 7:00 p.m. and 7:00 a.m. Monday through Saturday, and all day on Sundays and Federal holidays.</li> <li>b) All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturer’s standards. The construction contractors shall place all stationary equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.</li> <li>c) Construction equipment staging areas shall be located such that a minimum distance of 100 feet is maintained between construction staging areas, existing homes, business and noise-sensitive receptors.</li> <li>d) The construction contractor shall design a haul route exhibit that includes delivery</li> </ul>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>routes that minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 a.m. to 7:00 p.m. Monday to Saturday with no activity on Sundays and Federal holidays).</p>				
	<p><b>MM 4.10-2</b> Prior to issuance of building permits, the City of Colton shall verify that final building plans require the construction of 6-foot high noise barriers at lots within Planning Areas 2 to 4, and 6 to 9 that abut Pellissier Road and Roquet Ranch Road. Additionally, the final building plans shall also require the construction of an 8-foot high noise barrier for outdoor living areas at lots within Planning Area 9 which abut La Cadena Drive and face the I-215 Freeway and BNSF rail lines. The recommended noise control barriers shall be constructed so that the top of each wall and/or berm combination extends to the recommended height above the pad</p>	Project Applicant	City of Colton Building Official	Prior to issuance of any building permits	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>elevation of the lot it is shielding. In instances where the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barrier shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking. The noise barrier shall be constructed using any combination of the following construction materials:</p> <ul style="list-style-type: none"> <li>• Masonry block;</li> <li>• Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot;</li> <li>• Glass (1/4-inch-thick), or other transparent material with sufficient weight per square foot;</li> <li>• Earthen berm;</li> </ul>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<ul style="list-style-type: none"> <li>Any combination of these construction materials.</li> </ul> <p>During the final building inspection, the City of Colton Building Inspector shall ensure that the sound barriers were constructed to adhere to the requirements stated herein, as well as the design specifications shown on the final approved building plans.</p>				
	<p><b>MM 4.10-3</b> Prior to issuance of building permits in Planning Area 9, the City of Colton shall verify that final building plans require windows with a minimum STC rating of 32 be installed at all buildings situated on lots within Planning Area 9 that abut La Cadena Drive. During the final building inspection, the City of Colton Building Inspector shall ensure that the windows were installed in adherence with the requirements stated herein, as well as the design specifications shown on the final approved building plans.</p>	Project Applicant	City of Colton Building Official	Prior to issuance of any building permits	Less-than-Significant Impact
<p><u>Threshold b</u>): Construction and operation of the Project would produce vibration levels below the County of San Bernardino vibration</p>	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
standards used as a vibration threshold in this EIR. Vibration impacts would be less than significant.					
<u>Threshold e)</u> : The Project would not expose people residing or working in the area to excessive noise levels associated with public airports.	No Mitigation is Required.	N/A	N/A	N/A	No Impact
<u>Threshold f)</u> : The Project would not expose people residing or working in the area to excessive noise levels associated with private airstrips.	No Mitigation is Required.	N/A	N/A	N/A	No Impact
<b>4.11 Population and Housing</b>					
<b>Summary of Impacts</b>					
<u>Threshold a)</u> : Although the Project would accommodate a population of approximately 3,633 residents, such population growth is less than the population increase (5,958 persons) that could result from development of the site in accordance with the existing General Plan land use designations applicable to the	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>site. The Project’s population increase of 3,633 persons is also consistent with the growth that is anticipated by the City’s General Plan. There would be no impacts to the environmental peculiar to population growth that are not addressed in other Subsections of this EIR.</p>					
<p><u>Threshold b):</u> The Project site is predominantly vacant and undeveloped and contains no housing under existing conditions. Therefore, the Project would not result in the displacement of a substantial amount of existing housing nor result in the need for construction of replacement housing elsewhere.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p><u>Threshold c):</u> The Project site is predominantly vacant and undeveloped and contains no housing under existing conditions. Therefore, the Project would not displace any persons nor result in the need for construction of</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
replacement housing elsewhere.					
<b>4.12 Public Services</b>					
<b>Summary of Impacts</b>					
<p><u>Threshold a)</u>: Implementation of the Project would result in the development of an on-site fire station site. Development of this proposed on-site fire station would not result in additional physical impacts to the environment that are not already addressed throughout this EIR. Where significant impacts are identified, mitigation measures have been imposed to reduce potential effects to the maximum feasible extent. With mandatory payment of Development Impact Fees in compliance with City requirements, the Project would not result in a cumulatively considerable impact to CFD facilities.</p>	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact
<p><u>Threshold b)</u>: The Colton Police Department has adequate physical capacity to service the proposed Project.</p>	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>No new or expanded police protection facilities are needed; thus, a less-than-significant impact would occur. Additionally, with mandatory payment of Development Impact Fees in compliance with City requirements, the Project would not result in a cumulatively considerable impact to police protection facilities.</p>					
<p><u>Threshold c):</u> The Project proposes a 10.3-acre site to accommodate the development of an on-site elementary school facility. Construction and operation of this proposed on-site facility would not result in additional physical impacts to the environment that are not already addressed throughout this EIR. Where significant impacts are identified, mitigation measures have been imposed to reduce potential effects to the maximum feasible extent.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Additionally, the Project Applicant would be required to contribute fees to the CJUSD in accordance with SB 50 and Colton Municipal Code Chapter 16.92 to offset the costs associated with increasing school capacity needs. Thus, with mandatory regulatory compliance, a less-than-significant physical impact would occur as a result of Project-related demand for school services.</p>					
<p><u>Threshold d)</u>: Implementation of the Project would meet the City’s parkland dedication standard on-site. The development of on-site parks would not result in additional physical impacts to the environment that are not already addressed throughout this EIR. Where significant impacts are identified, mitigation measures have been imposed to reduce potential effects to the maximum feasible extent. Accordingly, a less-than-significant physical impact</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
would occur as a result of Project-related demand for park services.					
<p><u>Threshold e)</u>: Implementation of the Project would increase demand for library resources which are expected to be met by, the City of Colton Public Library Main Branch. It is not reasonably foreseeable that new or expanded library space would be required as a result of the proposed Project. Accordingly, a less-than-significant physical impact would occur as a result of Project-related demand for library services.</p>	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact
<b>4.13 Recreation</b>					
<b>Summary of Impacts</b>					
<p><u>Threshold a)</u>: Project-related development would be required to comply with Colton Municipal Code, <i>Chapter 16.58</i>, which requires that residential development proposals provide on-site park land and recreational amenities and/or pay fees to the City of Colton. The Project</p>	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
would more than exceed the City’s parkland dedication requirement through the provision of sufficient parkland on-site.					
<u>Threshold b)</u> : The Project would not result in physical impacts to the environment associated with the construction of on-site parks that have not already been addressed throughout this EIR. Where significant impacts are identified, mitigation measures have been imposed to reduce potential effects to the maximum feasible extent.	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact
<b>4.14 Transportation and Traffic</b>					
<b>Summary of Impacts</b>					
<u>Threshold a)</u> : Project-generated traffic would result in level of service deficiencies and direct impacts at four intersections (Intersection #21- South La Cadena Drive / West Maryknoll Drive; Intersection #3 – Main Street / Strong Street; Intersection #27 – South Iowa Avenue / South	<b>MM 4.14-2</b> Prior to issuance of the first certificate of occupancy for the Project, City of Colton Director of Public Works or their assignee shall verify that the Project has implemented the following intersection improvements in accordance with the recommendations identified in the “Roquet Ranch Specific Plan Traffic	Project Applicant	City of Colton Director of Public Works	Prior to issuance of the first certificate of occupancy	Significant and Unavoidable Direct and Cumulatively Considerable Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>La Cadena Drive / I-215 southbound off-ramp; and Intersection #29 – South Iowa Avenue / I-215 northbound ramps) for Existing Plus Project conditions. Project traffic would also have a cumulatively considerable impact on the forecasted level of service at seven intersections (Intersection #1 – South Riverside Avenue / Main Street / Placentia Lane; Intersection #3 – Main Street / Strong Street; Intersection #14 - Stephens Avenue / West Center Street; Intersection #5 – Orange Street / West Center Street; Intersection #36 – Michigan Avenue / West Main Street; Intersection #20 – South La Cadena Drive / South Iowa Avenue; and Intersection #21 – South La Cadena Drive / West Maryknoll Drive) in the Opening Year Cumulative (2020) condition. The Project would result in cumulatively considerable impacts to seven intersections in the Horizon Year Cumulative (2040) condition, including:</p>	<p>Impact Analysis,” prepared by Urban Crossroads (dated November 30, 2016):</p> <ul style="list-style-type: none"> <li>• <u>Intersection #21 – South La Cadena Drive / West Maryknoll Drive:</u> (1) Add a traffic signal, (2) Add a northbound left turn lane, and (3) Add an eastbound left turn lane and an eastbound shared right turn lane.</li> <li>• <u>Intersection #27 – South Iowa Avenue / South La Cadena Drive / I-215 southbound off-ramp:</u> (1) Install a traffic signal, (2) Add 2nd eastbound left turn lane, and (3) Add 2nd northbound through lane.</li> <li>• <u>Intersection #29 – South Iowa Avenue / I-215 northbound ramps:</u> (1) Add southbound right turn lane, and (2) Add 2nd eastbound left turn lane.</li> </ul> <p><b>MM 4.14-3</b> Prior to issuance of the first certificate of occupancy for the Project, the Project Applicant shall make a fair share fee payment to the City of Colton for the roadway improvements listed in Table 1-5 of the “Roquet Ranch Specific Plan Traffic Impact Analysis,” prepared by Urban Crossroads (dated November 30, 2016), that are located within the</p>	<p>Project Applicant</p>	<p>City of Colton Director of Public Works</p>	<p>Prior to issuance of the first certificate of occupancy</p>	<p>Significant and Unavoidable Direct and Cumulatively Considerable Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Intersection #3 – Main Street / Strong Street, Intersection #5 – Orange Street / West Center Street; Intersection #18 – South La Cadena Drive / West Litton Avenue; Intersection #20 – South La Cadena Drive / South Iowa Avenue; Intersection #21 – South La Cadena Drive / West Maryknoll Drive; Intersection# 22 – La Cadena Drive South / Pellissier Road / I-215 southbound on-ramp; and Intersection #38 – Mt. Vernon Avenue / Main Street. Project traffic would also result in a cumulatively considerable impact on one roadway segment (La Cadena Drive between West Litton Avenue and Barton Road) under the Horizon Year Cumulative (2040) condition.</p>	<p>geographical limits of the City of Colton and not included within the City of Colton’s Development Impact Fee (DIF) program. The fair share fee attributable to the Project shall be calculated according to the percentages specified in Table 1-5 of the “Roquet Ranch Specific Plan Traffic Impact Analysis,” prepared by Urban Crossroads (dated November 30, 2016). Specifically, the fair share fee payment required by this Mitigation Measure shall be used by the City to make the following improvements:</p> <ul style="list-style-type: none"> <li>• <u>Intersection #1 – South Riverside Avenue / Main Street / Placentia Lane:</u> (1) Install a traffic signal, and (2) Add 2nd westbound left turn lane.</li> <li>• <u>Intersection #18 – South La Cadena Drive / West Litton Avenue:</u> Install a traffic signal.</li> <li>• <u>Intersection #20 – South La Cadena Drive / South Iowa Avenue:</u> (1) Add northbound through lane, and (2) Add southbound through lane.</li> <li>• <u>Intersection #22 – La Cadena Drive South / Pellissier Road / I-215 southbound on-ramp:</u> Install a traffic signal.</li> </ul>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p><u>Threshold b</u>): The contribution of Project traffic would have a significant direct impact to two freeway segments (I-215 northbound to the north of Barton Road and I-215 northbound between Barton Road and La Cadena Drive) under the E+P scenario. Under the Opening Year (2020) scenario, the Project would result in a cumulatively considerable impact to one off-ramp (South Iowa Avenue / I-215 northbound ramps (AM peak hour only)) due to off-ramp queuing. Project traffic would have a cumulatively considerable impact on the forecasted LOS at three freeway segments and two freeway ramps in the Opening Year (2020) condition. Project-generated traffic would have a cumulatively considerable impact on the forecasted level of service at six freeway segments and five of the on- and off-ramps (with respect to merge/diverge operations) in</p>	<p><b>MM 4.14-4</b> The Project Applicant shall use reasonable efforts to work with the City of Riverside to prepare a fee study and establish a mitigation fee program that identifies fair share funding sources attributable to and paid from private and public development to supplement other funding sources to construct the following improvements:</p> <ul style="list-style-type: none"> <li>• Intersection #3 – Main Street / Strong Street: Restripe eastbound approach to provide for a dedicated left turn lane and a shared through-right turn lane.</li> <li>• Intersection #5 – Orange Street / West Center Street: Install a traffic signal.</li> <li>• Intersection #5 – Orange Street / West Center Street: Install a traffic signal.</li> </ul> <p>The Project Applicant shall use reasonable efforts to engage the City of Riverside to undertake this study, but it is acknowledged that the Project Applicant cannot compel the City of Riverside to participate in this process. The study shall identify fair-share fees related to private and/or</p>	<p>Project Applicant</p>	<p>City of Colton Director of Public Works; Caltrans</p>	<p>Prior to issuance of grading permits</p>	<p>Significant and Unavoidable Direct and Cumulatively Considerable Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>the Horizon Year (2040) condition.</p>	<p>public development based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a)(4). The fee study shall also be compliant with Government Code § 66001(g) and any other applicable provisions of law. If the fee study is completed in accordance with the standards described above and a mitigation fee program is adopted by the City of Riverside for the above-listed improvements to Intersection #3 – Main Street / Strong Street and Intersection #5 – Orange Street / West Center Street, the Project Applicant shall pay its’ the fair share amount to the City of Riverside within one year following the City of Riverside’s establishment of the fee program or within one year following the issuance of the Project’s first certificate of occupancy, whichever date is later. The Project Applicant shall be required to pay the fair share payment only if (i) the fair share fee study has been completed and mitigation fee program established by the City of Riverside, and (ii) the mitigation fee program commits the City of Riverside to</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>apply the Project Applicant’s fair share payment toward the construction of the improvements to Intersection #3 and Intersection #5 described above. If, within three (3) years following the date that the first certificate of occupancy is issued for the Project, the City of Riverside has not completed the fair share fee study and established a mitigation fee program for construction of above-listed improvements to Intersection #3 – Main Street / Strong Street and Intersection #5 – Orange Street / West Center Street, then the Project Applicant shall have no further obligation to attempt to comply with this mitigation measure.</p> <p><b>MM 4.14-5</b> The Project Applicant shall use reasonable efforts to work with the City of Grand Terrace to prepare a fee study and establish a mitigation fee program that identifies fair share funding sources attributable to and paid from private and public development to supplement other funding sources to construct the following improvements:</p> <ul style="list-style-type: none"> <li>• Intersection #36 – Michigan</li> </ul>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>Avenue / West Main Street: Add southbound right-turn lane; and</p> <ul style="list-style-type: none"> <li>Intersection #38 – Mt. Vernon Avenue / Main Street: (1) Install a traffic signal; (2) Add eastbound left-turn lane.</li> </ul> <p>The Project Applicant shall use reasonable efforts to engage the City of Grand Terrace to undertake this study, but it is acknowledged that the Project Applicant cannot compel the City of Grand Terrace to participate in this process. The study shall identify fair-share fees related to private and/or public development based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a) (4). The fee study shall also be compliant with Government Code § 66001(g) and any other applicable provisions of law. If the fee study is completed in accordance with the standards described above and a mitigation fee program is adopted by City of Grand Terrace for the improvements to Intersection #36 and Intersection #38 described above, the Project Applicant shall pay its' fair share</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>amount to the City of Grand Terrace within one year of the City of Grand Terrace’s establishment of the fee program or within one year following the issuance of the Project’s first certificate of occupancy whichever date is later. The Project Applicant shall be required to pay the fair share payment only if (i) the fair share fee study has been completed and mitigation fee program established by the City of Grand Terrace, and (ii) the mitigation fee program commits the City of Grand Terrace to apply the Project Applicant’s fair share payment toward the construction of the improvements to Intersection #36 and Intersection #38 described above. If, within three (3) years following the date that the first certificate of occupancy is issued for the Project, the City of Grand Terrace has not completed the fair share fee study and established a mitigation fee program for the improvements to Intersection #36 and Intersection #38 described above, then the Project Applicant shall have no further obligation to attempt to comply with this mitigation measure.</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p><b>MM 4.14-6</b> In the event that Caltrans prepares a valid study, as defined below, that identifies fair share contribution funding sources attributable to and paid from private and public development to supplement other regional and State funding sources necessary undertake improvements to I-215 in the Project study area, then the Project Applicant shall use reasonable efforts to pay the applicable fair share amount to Caltrans.</p> <p>The study shall include fair share contributions related to private and/or public development based on nexus requirements contained in the Mitigation Fee Act (Govt. Code § 66000 et seq.) and 14 Cal. Code of Regs. § 15126.4(a)(4) and, to this end, the study shall recognize that impacts to Caltrans I-215 facilities that are not attributable to development located within the City of Colton are not required to pay in excess of such developments' fair share obligations. The fee study shall also be compliant with Government Code § 66001(g) and any other applicable provisions of law. The study shall set forth a</p>				

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>timeline and other relevant criteria for implementation of the recommendations contained within the study to the extent the other agencies agree to participate in the fee study program.</p>				
<p><u>Threshold c)</u>: The Project would not 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.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p><u>Threshold d)</u>: The Project would not create or substantially increase safety hazards due to a design feature or incompatible use.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p><u>Threshold e)</u>: Adequate emergency access would be provided to the Project site during both short-term construction and long-term operation. Thus, the Project would not result in inadequate emergency access to the site or surrounding properties.</p>	<p><b>MM 4.14-1</b> Prior to the issuance of grading or building permits, the Project Applicant shall prepare and the City of Colton shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices. A requirement to comply with the temporary traffic control</p>	<p>Project Applicant</p>	<p>City of Colton Director of Public Works</p>	<p>Prior to issuance of any grading or building permits</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.				
<u>Threshold f)</u> : The Project does not have the potential to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact
<b>4.15 Utilities and Service Systems</b>					
<b>Summary of Impacts</b>					
<u>Threshold a)</u> : There is no potential for the Project to exceed wastewater treatment requirements of the SARWQCB. Wastewater generated at the Project site would be conveyed to and treated by the Colton Wastewater Reclamation Plant, which is under the jurisdiction of the SARWQCB, which ensures that all regulatory requirements	No Mitigation is Required.	N/A	N/A	N/A	No Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
regarding wastewater treatment are met.					
<p><u>Threshold b)</u>: With the exception of water and sewer facilities that would be installed during the Project’s construction period and which are evaluated throughout this EIR. The Project would not require the construction of any new water or wastewater systems that have the potential to cause significant environmental effects. No other new or expanded facilities would be required, and the impact would be less than significant.</p>	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact
<p><u>Threshold c)</u>: Storm water would be collected on the Project site by an on-site drainage system and proposed on-site water quality/detention basins that would be installed during the Project’s construction phase and which are evaluated throughout this EIR. The Project would not require the construction of any other new</p>	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
storm water drainage facilities that have the potential to cause significant environmental effects, and the impact would be less than significant.					
<p><u>Threshold d)</u>: Supported by information in the San Bernardino Valley 2010 UWMP and the 2016 WSA prepared for this Project (<i>EIR Technical Appendix M</i>), there are sufficient water supplies available to service the residential development on the Project site. The Project’s proposed residential uses would not exceed available supplies of water, even during dry year conditions, and the impact would be less than significant.</p>	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact
<p><u>Threshold e)</u>: The Project would generate approximately 274,275 gallons (0.45 MGD) of wastewater per day which could be adequately accommodated by the excess capacity of 2.4 MGD of the CWRF. Accordingly, the CWRF</p>	No Mitigation is Required.	N/A	N/A	N/A	Less-than-Significant Impact

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>has sufficient capacity to treat wastewater generated by Project-related development in addition to existing commitments, and the Project would not result in the need for any new or expanded off-site wastewater facilities (such as conveyance lines, treatment facilities, or lift stations). Because there is adequate capacity at the CWRP to serve the Project's projected sewer demand, impacts would be less than significant.</p>					
<p><u>Threshold f)</u>: There is adequate capacity at the California Street Landfill to accept the Project's solid waste. Landfill capacity would not be exceeded as a result of the proposed Project, and the impact would therefore be less than significant.</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p><u>Threshold g)</u>: The Project would comply with all applicable federal, state, and local statutes and regulations related to solid waste</p>	<p>No Mitigation is Required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

THRESHOLD	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
disposal, reduction, and recycling, and the impact would therefore be less than significant.					

## 4.0 References

The following documents were referred to as information sources during the preparation of this document. These references are available at the web link provided, and/or at the City of Colton Community Development Department, located at 650 N. La Cadena Drive, Colton, CA 92324.

<b><u>Cited As:</u></b>	<b><u>Source:</u></b>
Colton, 2013	City of Colton, 2013. <i>City of Colton General Plan</i> . August 20, 2013. Accessed June 5, 2019. Available online: <a href="http://www.coltononline.com/index.aspx?NID=778">http://www.coltononline.com/index.aspx?NID=778</a>
Colton, 2018a	City of Colton, 2018. <i>Roquet Ranch Specific Plan No. DAP-001-228, Ordinance No. 0-07-18</i> . May 14, 2018. Available for review at the City of Colton Community Development Department, located at 650 N. La Cadena Drive, Colton, CA 92324.
Colton, 2018b	City of Colton, 2018. <i>Environmental Impact Report for the Roquet Ranch Specific Plan</i> . May 14, 2018. Available for review at the City of Colton Community Development Department, located at 650 N. La Cadena Drive, Colton, CA 92324.
Colton, 2019	City of Colton, 2019. <i>City of Colton Code of Ordinances</i> . Updated May 30, 2019. Access June 5, 2019. Available online: <a href="https://library.municode.com/ca/colton/codes/code_of_ordinances">https://library.municode.com/ca/colton/codes/code_of_ordinances</a>
Google Earth, 2018	Google Earth, 2018. <i>Google Earth Viewer (application)</i> . August 24, 2018. Accessed June 5, 2019. Available online: <a href="https://www.google.com/earth/download/gep/agree.html">https://www.google.com/earth/download/gep/agree.html</a>
Urban Crossroads, 2019	Urban Crossroads, 2019. <i>Roquet Ranch Specific Plan Focused Traffic Assessment</i> . November 26, 2019. Available for review at the City of Colton Community Development Department, located at 650 N. La Cadena Drive, Colton, CA 92324.