

Exhibit A-1 – Excerpts from EIR Addendum

Introduction and Project Information

Complete Addendum available at the following link:

<https://www.coltonca.gov/992/Housing-Element-Update>

**Exhibit – “A-1”**

Excerpt A-1 of PC Reso No. R-12-25



# COLTON HUB CITY CENTRE SPECIFIC PLAN AMENDMENT

Excerpts of FINAL ENVIRONMENTAL  
IMPACT REPORT ADDENDUM  
Introduction and  
Project Information

PREPARED FOR:  
**CITY OF COLTON**  
**PLANNING DIVISION**  
659 N. LA CADENA DRIVE  
COLTON, CA 92324

PREPARED BY:  
**MICHAEL BAKER**  
**INTERNATIONAL**  
40810 COUNTY CENTER  
DRIVE, SUITE 200  
TEMECULA, CA 92591

**Michael Baker**  
INTERNATIONAL

This document is designed for double-sided printing to conserve natural resources.

**FINAL**  
**ENVIRONMENTAL IMPACT REPORT ADDENDUM**

---

Colton Hub City Centre Specific  
Plan Amendment



Lead Agency:

CITY OF COLTON  
PLANNING DIVISION  
659 N. La Cadena Drive  
Colton, CA 92324

*Contact: Mario Suarez, Planning Manager of Development Services Department*

Prepared by:

MICHAEL BAKER INTERNATIONAL  
40810 County Center Drive, Suite 200  
Temecula, CA 92591

*Contact: Ms. Alicia Gonzalez*  
909-974-4933

May 2025

JN 202579

This document is designed for double-sided printing to conserve natural resources.



<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	PURPOSE OF AN ADDENDUM .....	1
1.2	PROJECT LOCATION .....	3
1.2.1	ENVIRONMENTAL SETTING .....	4
1.3	PROJECT BACKGROUND.....	4
1.3.1	CERTIFIED 2014 EIR.....	4
1.3.2	STATE HOUSING ELEMENT REQUIREMENTS.....	5
1.3.3	CITY OF COLTON 6TH CYCLE HOUSING ELEMENT UPDATE .....	5
1.4	DOCUMENTS INCORPORATED BY REFERENCE .....	5
1.5	PROJECT DESCRIPTION .....	6
1.6	DISCRETIONARY ACTIONS .....	8
<b>2.0</b>	<b>PROJECT INFORMATION .....</b>	<b>1</b>
<b>3.0</b>	<b>ENVIRONMENTAL ANALYSIS.....</b>	<b>1</b>
3.1	AESTHETICS.....	3
3.2	AGRICULTURE AND FORESTRY RESOURCES .....	7
3.3	AIR QUALITY .....	9
3.4	BIOLOGICAL RESOURCES .....	23
3.5	CULTURAL RESOURCES .....	31
3.6	ENERGY .....	35
3.7	GEOLOGY AND SOILS .....	41
3.8	GREENHOUSE GAS EMISSIONS .....	47
3.9	HAZARDS AND HAZARDOUS MATERIALS .....	57
3.10	HYDROLOGY AND WATER QUALITY .....	63
3.11	LAND USE AND PLANNING .....	67
3.12	MINERAL RESOURCES .....	69
3.13	NOISE.....	71
3.14	POPULATION AND HOUSING .....	83
3.15	PUBLIC SERVICES.....	87
3.16	RECREATION .....	91
3.17	TRANSPORTATION.....	93
3.18	TRIBAL CULTURAL RESOURCES .....	99
3.19	UTILITIES AND SERVICE SYSTEMS .....	101
3.20	WILDFIRE .....	105
3.21	MANDATORY FINDINGS OF SIGNIFICANCE.....	107
<b>4.0</b>	<b>REFERENCES.....</b>	<b>1</b>



**LIST OF APPENDICES**

APPENDIX A AIR QUALITY, ENERGY, AND GHG MODELING  
APPENDIX B BIOLOGICAL RECORDS SEARCH  
APPENDIX C CULTURAL RECORDS SEARCH  
APPENDIX D NOISE MODELING  
APPENDIX E TRIP GENERATION ASSESSMENT

**LIST OF EXHIBITS**

EXHIBIT 1: REGIONAL VICINITY ..... 9  
EXHIBIT 2: PROJECT VICINITY ..... 11  
EXHIBIT 3: EXISTING LAND USE PLAN ..... 13  
EXHIBIT 3: PROPOSED LAND USE PLAN..... 15  
EXHIBIT 5: NOISE MEASUREMENT LOCATIONS ..... 71

**LIST OF TABLES**

TABLE 1-1: REVISED PROJECT SITES ..... 3  
TABLE 1-2: 6TH CYCLE HOUSING ELEMENT ASSUMPTIONS..... 7  
TABLE 1-3: REVISED PROJECT BUILDOUT ..... 7  
TABLE 3-4: APPROVED PROJECT OVERLAPPING CONSTRUCTION EMISSIONS..... 13  
TABLE 3-5: APPROVED PROJECT ESTIMATED DAILY OPERATIONAL EMISSIONS..... 14  
TABLE 3-6: REVISED PROJECT ESTIMATED NET CHANGE OF DAILY OPERATIONAL EMISSIONS..... 15  
TABLE 3-7: ENERGY CONSUMPTION..... 37  
TABLE 3-8: ESTIMATED GREENHOUSE GAS EMISSIONS ..... 48  
TABLE 3-9: CONSISTENCY WITH THE 2022 SCOPING PLAN: AB 32 INVENTORY SECTORS ..... 50  
TABLE 3-10: CONSISTENCY WITH THE 2020-2045 RTP/SCS..... 51  
TABLE 3-11: NOISE MEASUREMENTS ..... 75  
TABLE 3-12 REVISED PROJECT’S DEVELOPMENT POTENTIAL COMPARED TO GENERAL PLAN BUILDOUT  
ASSUMPTIONS ..... 84  
TABLE 3-13 REVISED PROJECT’S DEVELOPMENT POTENTIAL COMPARED TO SCAG GROWTH FORECASTS  
..... 84  
TABLE 3-14: APPROVED PROJECT TRIP GENERATION ..... 93  
TABLE 3-16: PROJECT TRIP COMPARISON ..... 94



## 1.0 INTRODUCTION

This Addendum has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended, to make minor technical changes and additions to the Environmental Impact Report for the Colton Hub City Centre Specific Plan Project (referenced herein as the “approved project”) prepared by The Altum Group (2014 EIR; State Clearinghouse No. 2008041067), certified in 2014.

One addendum to the 2014 EIR was prepared in March 2018 to address the NEC 10 Pepper Project. The NEC 10 Pepper Project proposed the construction of three restaurant/retail use buildings and outdoor dining areas totaling 14,435 square feet, along with associated on- and adjacent offsite improvements such as parking and landscape setbacks a 3-acre site within Planning Area 22.

A second addendum to the 2014 EIR was prepared in April 2023 related to the Business Park at 2245 West Valley Boulevard (DAP-001-778) Project. The Business Park at 2245 West Valley Boulevard (DAP-001-778) Project proposed the redevelopment of nine net acres of land located within Planning Area 1, at Assessor Parcel Number (APN) 0254-041-04. Proposed redevelopment covered under the Addendum included four new buildings that would collectively provide approximately 175,031 square feet of warehouse space and approximately 14,174 square feet of office space and the subdivision of land from one lot to four lots (Tentative Parcel Map No. 20726).

This Addendum focuses on the current project proposal (referenced herein as the “revised project”), which includes an amendment to the Colton Hub City Centre Specific Plan (CHCCSP) in conformance with the 6<sup>th</sup> Cycle Housing Element Update (2021-2029). Specifically, the CHCCSP amendment will implement pieces of Programs 10, 11, and 18 to rezone sites in the CHCCSP area used to meet the City’s Regional Housing Needs Allocation (RHNA). This is necessary to bring the City’s Housing Element into full compliance with State Law; refer to [Section 1.5, Project Description](#).

Based on the analysis herein, the revised project would not result in new or substantially more severe significant environmental impacts compared with the impacts disclosed in the certified 2014 EIR, nor are there any other circumstances that require the preparation of a subsequent EIR.

### 1.1 PURPOSE OF AN ADDENDUM

CEQA, a Statewide environmental law contained in Public Resource Code (PRC) Sections 21000–21177, applies to most public agency decisions which carry out, authorize, or approve actions that have the potential to adversely affect the environment. The CEQA Guidelines allow for updating and using a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an addendum to a previously certified EIR may be prepared, consistent with CEQA Guidelines Section 15164. This Addendum has been prepared in accordance with Section 21166 of CEQA and Sections 15162 and 15164 of the CEQA Guidelines.

Section 15164(a) of the CEQA Guidelines states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15162(a) of the CEQA Guidelines, a Subsequent EIR or Negative Declaration is only required when:

1. *Substantial changes are proposed in the project which will require major revision of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revision of the previous EIR due to the involvement of new significant environmental 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, shows any of the following:*



- (a) *The project will have one or more significant effects not discussed in the previous EIR;*
- (b) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
- (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 measure or alternative; or*
- (d) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162[a])*

The following describes the requirements of an Addendum, as defined by CEQA Guidelines Section 15164:

1. *The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
2. *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
3. *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
4. *The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
5. *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared, consistent with CEQA Guidelines Section 15164.

This Addendum to the 2014 EIR has been prepared because the proposed modifications do not result in any of the circumstances requiring a Subsequent or Supplemental EIR. Although the proposed modifications would result in development that differs in use than what was assumed in the 2014 EIR, those modifications do not trigger the need for preparation of a Subsequent or Supplemental EIR under the criteria listed in CEQA Guidelines Sections 15162 and 15163, respectively. Section 2.0, Project Information, and Section 3.0, Environmental Analysis, of this Addendum demonstrate that no substantial changes would result from the revised project modifications nor have the existing conditions in the project vicinity substantially changed such that major revisions to the 2014 EIR would be required. The project would not result in a new significant environmental effect or a substantial increase in the severity of previously identified significant effects. Specifically, the proposed development, as compared to the 2014 EIR, do not result in new or substantially greater significant impacts because the scale and nature of the proposed development is sufficiently similar to that analyzed in the 2014 EIR such that the impacts of the proposed development are within the levels and types of environmental impacts disclosed in the 2014 EIR.

In addition, no substantial changes in circumstances under Section 15162(a)(2) have occurred since the certification of the 2014 EIR for the adopted approved project that would result in new significant impacts or substantially increase the severity of significant impacts previously identified, since the background environmental conditions have not significantly changed since that time. The City of Colton has received no information indicating there has been a substantial change in any circumstances that would result in a new or substantially greater significant impact.



Furthermore, no new information, which was not known and could not have been known at the time of the 2014 EIR preparation, has been revealed that shows new or substantially greater significant impacts would result (CEQA Guidelines Section 15162[a][3]). There are no new or different mitigation measures or alternatives that would substantially reduce one or more significant impacts of the adopted approved project but that are not adopted. The proposed modifications do not identify or require adoption of any further mitigation measures or alternatives beyond those provided in the 2014 EIR for the adopted approved project (CEQA Guidelines Section 15162[a][3]).

This Addendum relies on the 2014 EIR and the related administrative record, in addition to the additional documentation included to support the Addendum. The Addendum is to be included or attached to the 2014 EIR and is not to be considered as an independent or separate document. As this Addendum does not identify new or substantially greater significant impacts, circulation for public review and comment is not required under CEQA Guidelines Section 15164(c).

## 1.2 PROJECT LOCATION

The City is located in the southwest portion of the County of San Bernardino, within the Inland Empire region of the County; refer to Exhibit 1, Regional Vicinity. As shown in Exhibit 2, Project Vicinity, the revised project area is located within the boundaries of the Colton Hub City Centre Specific Plan (CHCCSP) Area. The CHCCSP Area consists of a 373-acre area bounded by San Bernardino Avenue to the north, the City of Rialto to the west, the Interstate-10 (I-10) freeway to the south, and Hermosa Avenue and the Union Pacific Railroad to the east. Regional access to the CHCCSP Area is provided by the I-10 freeway.

Specifically, the revised project includes 17 parcels totaling approximately 93.86 acres within Planning Areas (PA) 7, 8, 9, 12, 14, 15, 16, and 19 of the CHCCSP; refer to Table 1-1, Revised Project Sites.

**TABLE 1-1: REVISED PROJECT SITES**

APN	CHCCSP Planning Area	Existing CHCCSP Land Use	Existing Use	Acreage
25406130	PA 9/12/14/15/16	Retail Mixed-Use Retail Res Medium – 1 Open Space Park	Non-Vacant, Golf Course	51.4
25407162	PA 16	Retail	Vacant	1.1
25407163	PA 16	Retail	Vacant	1.1
25407165	PA 16	Retail	Vacant	1
25407164	PA 16	Retail	Vacant	1
25407161	PA 16	Retail	Vacant	4.9
25405114	PA 7/8/9	Res Medium – 1 Retail Mixed-Use	Vacant	20.6
25407158	PA 19	Office Mixed Use	Non-Vacant	1.8
25405169	PA 4	Res Medium – 1	Vacant	2.76
25407149	PA 16	Retail	Non-Vacant	1.1
25407147	PA 16	Retail	Non-Vacant	0.3
25407127	PA 16	Retail	Non-Vacant	4.1
25407150	PA 16	Retail	Non-Vacant	0.3
25407143	PA 16	Retail	Non-Vacant	0.5
25407144	PA 16	Retail	Non-Vacant	0.8
25407125	PA 16	Retail	Non-Vacant	0.3
25405113	PA 9	Retail Mixed-Use	Non-Vacant	0.8
<b>Total Revised Project Acreage</b>				<b>93.86</b>



### 1.2.1 ENVIRONMENTAL SETTING

The CHCCSP area is generally flat and ranges from 1,025 to 1,145 feet above mean sea level (msl). The terrain consists of a flat valley floor gently sloping downward from the San Bernadino and San Gabriel Mountains to the north. Mountain views are considered scenic vistas and can be seen from almost every direction. Vegetation in the project area is generally a mixture of native vegetation and ruderal vegetation.

Overall, the CHCCSP area features a variety of land uses, including residential, commercial, industrial, public use, and open space for recreation and habitat conservation.

As shown in [Table 1-1](#), the 17 parcels evaluated for the revised project include a variety of vacant and nonvacant uses and are currently designated Colton Hub City Center Specific Plan (CHCCSP). Specifically, the CHCCSP currently designates PA 7 and 8 as Residential Medium M1 (RES – M1), PA 9 as Retail Mixed Use (RMU), PA 12 and PA 14 as Open Space/Park (OS/P), PA 15 as RES – M1, PA 16 as Retail (R), and PA 19 as Office Mixed Use (OMU); refer to [Exhibit 3, Existing Land Use Plan](#).

Surrounding land uses include the I-10 freeway to the south and San Bernardino Avenue to the north. North of San Bernardino Avenue is a series of single-family residential neighborhoods and an apartment complex at the northwestern corner of the intersection and to the west. A retail center with a supermarket is located at the northeast corner of Pepper Avenue and San Bernardino Avenue with residential neighborhoods to the east.

## 1.3 PROJECT BACKGROUND

### 1.3.1 CERTIFIED 2014 EIR

The CHCCSP EIR (State Clearinghouse No. 2008041067) was prepared to evaluate the potential environmental impacts associated with the implementation of the CHCCSP. The Draft EIR was circulated for public review in May 2014. The Final EIR was certified on October 7, 2014, by the City of Colton City Council with the adoption of Resolution No. R-100-14.

The analysis presented in the CHCCSP EIR found that impacts to Air Quality and Public Services (Parks) would be significant and unavoidable on both a project and cumulative level. Specifically, the CHCCSP EIR analysis determined that in the long-term, project implementation would generate emissions of reactive organic gases (ROG), nitrous oxide (NOx), and carbon dioxide (CO<sub>2</sub>) that exceed the established thresholds. Therefore, in accordance with the South Coast Air Quality Management District's (SCAQMD) criteria, future projects in the CHCCSP project area would contribute to significant and unavoidable project related construction and operational impacts as well as cumulative impacts. Accordingly, the CHCCSP would not be in conformance with the Air Quality Management Plan (AQMP). Concerning significant impacts to Public Services, the CHCCSP EIR found that project implementation would result in the replacement of an existing 10-acre park with a residential neighborhood. The CHCCSP compensated for the loss of parkland with a new 3.8-acre park and a 0.6-acre linear feature called a "land bridge," totaling 4.4 acres of new parkland. This resulted in a 5.6-acre deficit resulting in significant and cumulative impacts.

Mitigation measures were implemented to reduce levels of significance to less than significant in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Traffic and Circulation, and Utilities and Service Systems.

One addendum to the 2014 EIR was prepared in March 2018 to address the NEC 10 Pepper Project. The NEC 10 Pepper Project proposed the construction of three restaurant/retail use buildings and outdoor dining areas totaling 14,435 square feet, along with associated on- and adjacent offsite improvements such as parking and landscape setbacks a 3-acre site within Planning Area 22.

A second addendum to the 2014 EIR was prepared in April 2023 related to the Business Park at 2245 West Valley Boulevard (DAP-001-778) Project. The Business Park at 2245 West Valley Boulevard (DAP-001-778) Project proposed the redevelopment of nine net acres of land located within Planning Area 1, at APN 0254-041-04. Proposed redevelopment covered under the Addendum included four new buildings that would collectively provide



approximately 175,031 square feet of warehouse space and approximately 14,174 square feet of office space and the subdivision of land from one lot to four lots (Tentative Parcel Map No. 20726).

### 1.3.2 STATE HOUSING ELEMENT REQUIREMENTS

The State of California requires jurisdictions to update their Housing Element every eight years. Housing Element State of California Government Code Section 65580-65589.11 outlines the necessary requirements and components to be included in the Housing Element to ensure compliance with State law.

Jurisdictions are required to submit their Housing Element to the California Department of Housing and Community Development (HCD) for review and for determination of whether the Housing Element achieves substantial compliance with State law. Once HCD has determined that a Housing Element meets the necessary requirements, it issues a letter of substantial compliance. Throughout preparation of a Housing Element, HCD provides guidance and technical assistance to jurisdictions to assist them in achieving compliance with applicable State laws.

HCD and the California Department of Finance are responsible for assessing the new housing needs of different regions across the State. The City of Colton is located within the Southern California Association of Governments (SCAG) region, which has a cumulative Regional Housing Needs Determination of 1,341,827 new units. SCAG has distributed these units to each jurisdiction within the region in a process known as the Regional Housing Needs Allocation (RHNA). Colton's RHNA for the 2021-2029 planning period was determined by SCAG to be 5,434 housing units, including 1,318 units for very-low-income households, 668 units for low-income households, 906 units for moderate-income households, and 2,542 units for above-moderate-income households.

### 1.3.3 CITY OF COLTON 6TH CYCLE HOUSING ELEMENT UPDATE

The City of Colton began updating its 6th Cycle Housing Element in early 2021. A total of five meetings and workshops were held for the housing Element between February 2021 and January 2022, and two additional public meetings were held in October 2023. The Housing Element was adopted by the City Council on January 4, 2022 (Resolution R-04-23).

The Housing Element went through several rounds of review by the HCD throughout 2021 to 2023. The most recent letter from HCD was received on December 11, 2023. This letter states that once the rezoning efforts as outlined in Program 10 (Mixed-Use Development) and Program 11 (Rezoning Sites), and Program 18 (By-Right Approval of Projects with 20 Percent Affordable Units on "Reused" RHNA Sites) and completed and submitted, the Housing Element would comply with state law. The CHCCSP amendment implements pieces of Programs 10, 11, and 18 to rezone sites in the CHCCSP area used to meet the City's RHNA. This would bring the City's Housing Element into full compliance with State law.

## 1.4 DOCUMENTS INCORPORATED BY REFERENCE

The following documents were utilized during preparation of this Addendum and are incorporated into this document by reference. The documents are available for review at the City of Colton's website (<https://www.ci.colton.ca.us/782/Planning-Division>) and at the City's Planning Department located at 659 N. La Cadena Drive Colton, CA 92324.

- *Colton Hub City Centre Specific Plan*. The Colton Hub City Centre Specific Plan, as analyzed in the 2014 EIR, was developed to create a detailed land use, circulation plan, and design for the Specific Plan Area. The goals of the CHCCSP were to create a new employment center for the City, strengthen the City's economic base, implement the goals and policies of the City of Colton's General Plan, and to create a community where people are encouraged to walk or bicycle between homes, shopping, restaurants, entertainment and businesses.
- *Colton's Hub City Centre Specific Plan Environmental Impact Report*. The *Colton's Hub City Centre Specific Plan Environmental Impact Report* (Specific Plan EIR) prepared and approved in 2014 analyzed the implementation of a major amendment to the West Valley Specific Plan entitled *Colton's Hub City Centre Specific Plan*. The Specific Plan EIR identifies potential significant environmental impacts of the



amendment, alternatives with fewer adverse impacts, and potential ways to reduce or avoid environmental damage, thereby addressing significant environmental impacts and mitigation options. The Specific Plan EIR evaluates the proposed Specific Plan Area's effect on the physical environment as it is now, and the impact on the environment that would exist under the proposed Specific Plan Area, including secondary and cumulative effects.

- *City of Colton General Plan*. The *City of Colton General Plan* (General Plan) was adopted by the City Council in 1987 and several of its elements have been updated since 1987. The General Plan is the City's comprehensive, long-range planning and policy document that not only guides growth and change within Colton but also preserves and protects the unique qualities that the community values most. The General Plan goals and policies serve as a guide for future development and desired conditions in support of the City's overall vision.

The General Plan is organized by elements. Each element includes an introduction to describe the element and its organization. Goals and policies are organized by topical areas specific to each element. The General Plan contains the following elements:

- Air Quality;
  - Cultural Resources;
  - Housing (last amended January 2022);
  - Land Use;
  - Mobility (last amended 2016);
  - Noise;
  - Open Space and Conservation; and
  - Safety.
- *City of Colton General Plan Update Environmental Impact Report*. The *City of Colton General Plan Update Environmental Impact Report* (General Plan EIR) prepared and approved in 2013 analyzed updates to the General Plan Land Use, Housing, and Mobility Elements. The General Plan EIR identifies potential significant environmental impacts of General Plan Update proposals, alternatives with fewer adverse impacts, and potential ways to reduce or avoid environmental damage, thereby addressing significant environmental impacts and mitigation options. The General Plan EIR evaluates the proposed General Plan Update's effect on the physical environment as it is now, and the impact on the environment that would exist under the proposed General Plan Update, including secondary and cumulative effects.
- *Colton Municipal Code*. The *Colton Municipal Code* (Municipal Code) consists of all the regulatory and penal ordinances and administrative ordinances of the City of Colton. The Municipal Code is one of the City's primary tools to implement control of land uses, in accordance with General Plan goals and policies. The Colton Zoning Code, included as Municipal Code Title 18, *Zoning*, provides the legislative framework to implement and enhance the General Plan by classifying and regulating the uses of land and structures within the City. Additionally, Municipal Code Title 15, *Buildings and Construction*, specifies rules and regulations for construction, alteration, and building for uses of human habitation.

## 1.5 PROJECT DESCRIPTION

The revised project includes an amendment to the CHCCSP in conformance with the 6th Cycle Housing Element Update (2021-2029). Specifically, the CHCCSP amendment will implement pieces of Programs 10, 11, and 18 to rezone sites in the CHCCSP area used to meet the City's Regional Housing Needs Allocation (RHNA). This is necessary to bring the City's Housing Element into full compliance with State Law. Overall, the revised project would result in the rezoning of 17 parcels totaling approximately 93.86 acres within PAs 7, 8, 9, 12, 14, 15, 16, and 19 of the CHCCSP. Exhibit 4, *Proposed Land Use Plan*, shows the proposed zoning of the sites identified to achieve the City's RHNA requirement.

The sites identified would be rezoned to RMU (Residential Mixed-Use) to allow a minimum density of 20 dwelling units per acre (du/ac) and a maximum density of 40 du/ac and to allow 100% residential use and require at least 50%



of the total floor area to be occupied by a residential use. The rezone would accommodate the City’s minimum RHNA of 2,226 future residential units, as identified in the sites inventory and in Table 1-2, 6<sup>th</sup> Cycle Housing Element Assumptions.

**TABLE 1-2: 6TH CYCLE HOUSING ELEMENT ASSUMPTIONS**

APN	Acreage	CHCCSP Planning Area	Proposed CHCCSP Land Use	Proposed Min Density	Proposed Max Density	Income Category	Projected RHNA Units
25406130	51.4	PA 9/12/14/15	Res-MU	20	40	Moderate	1,234
25407162	1.1	PA 16A	Res-MU	20	40	Lower	26
25407163	1.1	PA 16A	Res-MU	20	40	Lower	26
25407165	1	PA 16A	Res-MU	20	40	Lower	24
25407164	1	PA 16A	Res-MU	20	40	Lower	24
25407161	4.9	PA 16A	Res-MU	20	40	Lower	118
25405114	20.6	PA 9	Res-MU	20	40	Moderate	494
25407158	1.8	PA 19A	Res-MU	20	40	Lower	43
25405169	2.76	PA 4B	R3/R4	20	30	Lower	50
25407149	1.1	PA 16A	Res-MU	20	40	Lower	25
25407147	0.3	PA 16A	Res-MU	20	40	Moderate	6
25407127	4.1	PA 16A	Res-MU	20	40	Lower	97
25407150	0.3	PA 16A	Res-MU	20	40	Moderate	6
25407143	0.5	PA 16A	Res-MU	20	40	Lower	11
25407144	0.8	PA 16A	Res-MU	20	40	Lower	18
25407125	0.3	PA 16A	Res-MU	20	40	Moderate	6
25405113	0.8	PA 9	Res-MU	20	40	Lower	18
<b>Total Projected RHNA Units (Minimum)</b>							<b>2,226</b>

For the purposes of this addendum, a maximum buildout of 3,000 total residential dwelling units is evaluated for the revised project; refer to Table 1-3, Revised Project Buildout. This represents a net increase of 2,640 units as compared to the approved project.<sup>1</sup>

The revised project would reduce non-residential areas within the CHCCSP by approximately 634,234 square feet, for a total buildout of 1,797,503 square feet of non-residential uses.

**TABLE 1-3: REVISED PROJECT BUILDOUT**

	Existing CHCCSP Buildout	Revised Project Buildout	Change
Non-Residential Square Feet	2,431,737	1,797,503	-634,234
Residential Units	360	3,000	+2,640

In addition, the revised project amends the CHCCSP to account for recent (post-adoption of the 2014 CHCCSP) and planned development in the Specific Plan area, including development from anchor uses like the Arrowhead Regional Medical Center and medical campus.

Specific areas of the CHCCSP that have been amended include the following:

- Table 3.1 – Land Use Summary has been revised to include the new mixed-use zone
- Table 3.2 – Planning Area Summary has been revised to include the new residential mixed-use zone, designation, target density (32 du/acre), target dwelling units, and density range (20 – 40 du/ac)
- Figure 3-1 – Land Use Plan has been revised to show the new zone
- Residential Mixed Use has been added to the Land Use Summary as an allowed use (Section 3.1).

<sup>1</sup> For information purposes, the 6th Cycle Housing Element assumed a maximum residential buildout of 3,719 units.



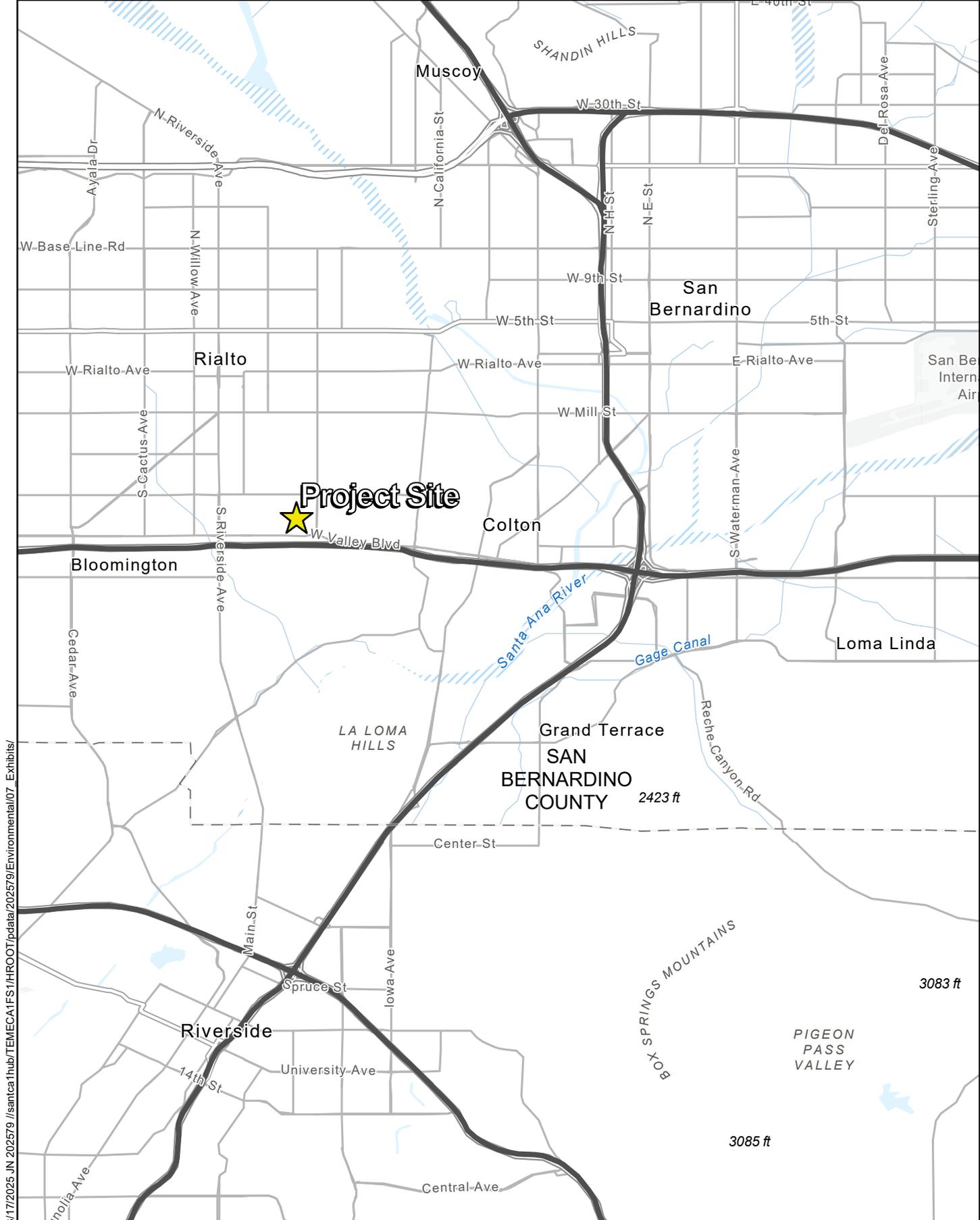
- A new set of development regulations will be created and added to Section 4.0, *Development Regulations*. These regulations will outline the allowed uses and set development standards that allow high density housing. Permitted uses will include single-family, multi-family housing, residential care facilities, transitional and supportive housing, accessory dwelling units (ADUs), and assisted living facilities. Standards will include the minimum density of 20 du/acre, maximum density of 40 du/ac, and accommodate Government Code Section 65583.2(h) as outlined in Program 11 in the Housing Element. Specifically, Section 4 of the CHCCSP has been amended to include Objective Design Standards for the RES-MU zone in order to regulate building orientation and layout, site access and parking, building form, and height, massing, and articulation.
- Objective Development Standards (ODS) will be created and added to the Specific Plan. This amends and complements the existing Section 6.7, *Residential Guidelines*. Specifically, CHCCSP Section 6.8, *Site Planning*, has been revised to include requirements for building orientation and layout, site access and parking, and utilities and trash enclosures for the new RES-MU zone. In addition, CHCCSP Section 6.9, *Building Design*, has been amended to include Development Regulations for building form, height, massing, and articulation, open space, roof forms, entries, windows, and garages.

The project would also amend the General Plan Land Use Element to address minor consistency edits, including updating the buildout assumptions for the CHCCSP consistent with the Revised Project Buildout in [Table 1-3](#) and revising Figure LU-6, *Land Use Plan*, to correct the legend from “West Valley Specific Plan” to “Colton Hub City Centre Specific Plan.”

## 1.6 DISCRETIONARY ACTIONS

The City of Colton is the Lead Agency under CEQA and has discretionary authority over the revised project. The project would be subject to various City approvals, including, but not limited to:

- California Environmental Quality Act review;
- Specific Plan Amendment; and
- General Plan Land Use Amendment.

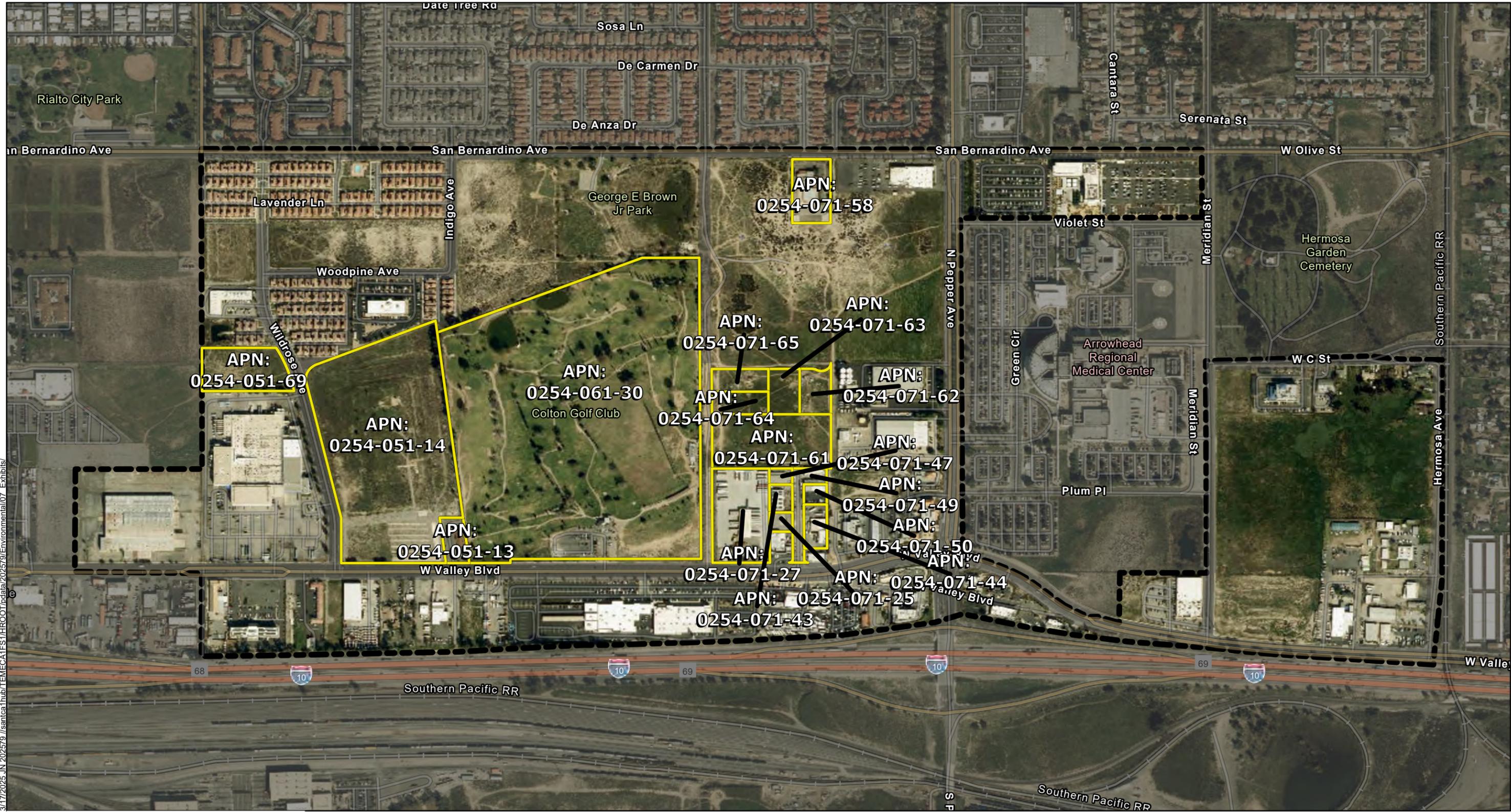


3/17/2025 JN 202579 /santaca1hub/TEMECA1FS/HROOT/pdata/202579/Environmental/07\_Exhibits/





*Page Intentionally Left Blank*



**Legend**

- Specific Plan Boundary
- ▭ Project Site

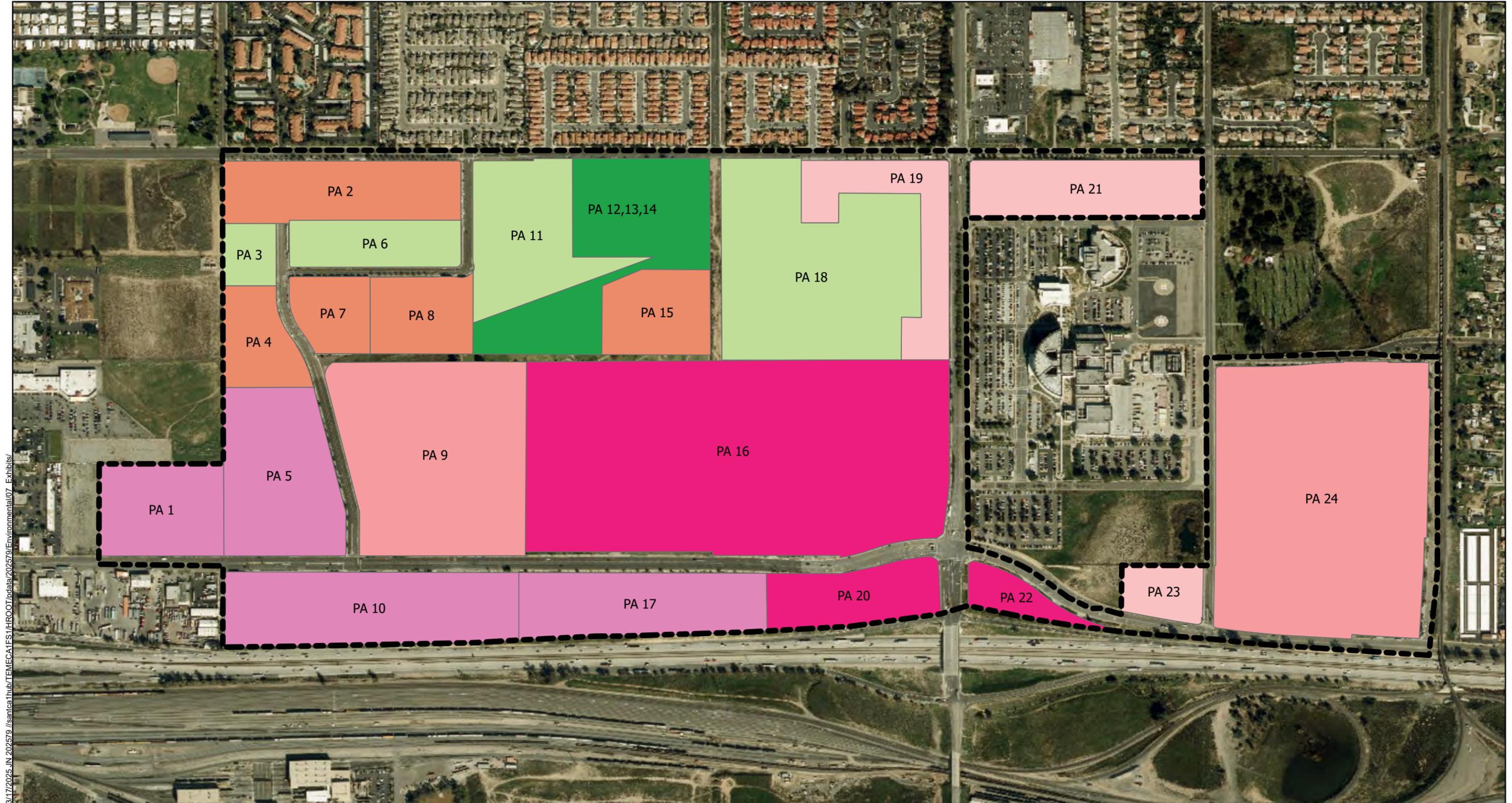
**Michael Baker INTERNATIONAL**

0 500 1,000 US Feet

Source: ESRI, City of Colton, San Bernardino County, California Department of Transportation (Caltrans)



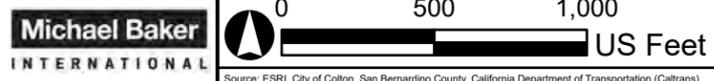
*Page Intentionally Left Blank*



3/17/2025 JUN 2025/9 /santca/hub/TEMECA/IFS/1/HROOT/Idata/2025/9/Environmental/07 - Exhibits/

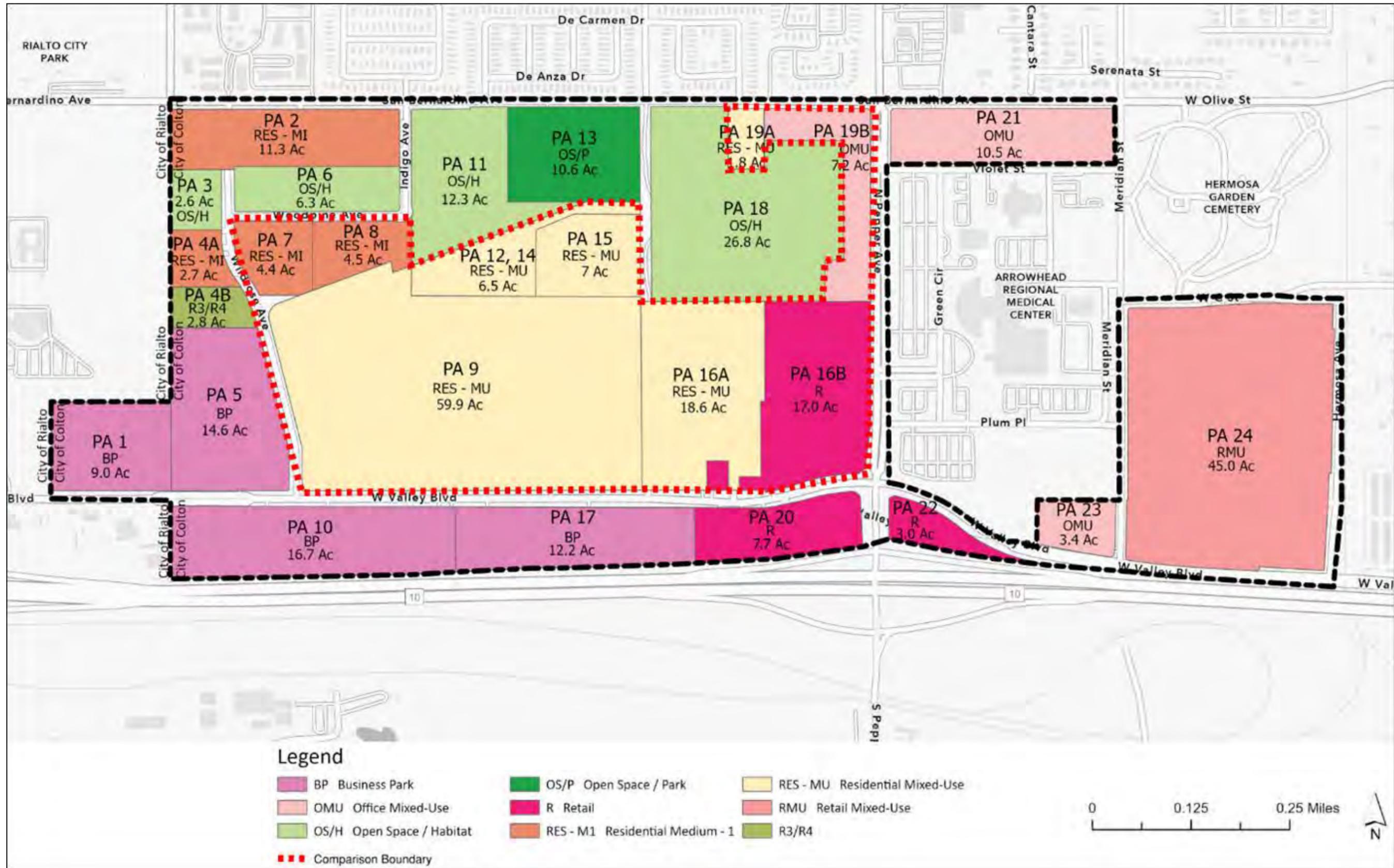
### Legend

- |  |   |   |  |
|--|---|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9933cc; border: 1px solid black;"></span> BP Business Park     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black;"></span> OS/H Open Space / Habitat | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; border: 1px solid black;"></span> R Retail                        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffb6c1; border: 1px solid black;"></span> RMU Retail Mixed-Use |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc99; border: 1px solid black;"></span> OMU Office Mixed-Use | <span style="display: inline-block; width: 15px; height: 15px; background-color: #00ff00; border: 1px solid black;"></span> OS/P Open Space / Park    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black;"></span> RES - M1 Residential Medium - 1 |  |





*This page intentionally left blank*





*This page intentionally left blank*



## 2.0 PROJECT INFORMATION

<b>1.</b>	<b>Project Title:</b> Colton Hub City Centre Specific Plan Amendment
<b>2.</b>	<b>Lead Agency Name and Address:</b> City of Colton 659 N La Cadena Drive Colton, CA 92324
<b>3.</b>	<b>Contact Person and Phone Number:</b> Mario Suarez Planning Manager, AICP, CNU-A 909-370-5079
<b>4.</b>	<b>Project Location:</b> The project area is located within the boundaries of the Colton Hub City Centre Specific Plan (CHCCSP) Area. The CHCCSP Area consists of a 373-acre area bounded by San Bernardino Avenue to the north, the City of Rialto to the west, the Interstate-10 (I-10) freeway to the south, and Hermosa Avenue and the Union Pacific Railroad to the east.
<b>5.</b>	<b>Project Sponsor’s Name and Address:</b> Mario Suarez City of Colton 659 N La Cadena Drive Colton, CA 92324
<b>6.</b>	<b>General Plan Designation:</b> Colton Hub City Centre Specific Plan
<b>7.</b>	<b>Zoning:</b> Colton Hub City Centre Specific Plan
<b>8.</b>	<b>Description of the Project:</b> Refer to Section 1.5, <i>Project Description</i> .
<b>9.</b>	<b>Surrounding Land Uses and Setting:</b> Surrounding land uses include the I-10 freeway to the south and San Bernardino Avenue to the north. North of San Bernardino Avenue is a series of single-family residential neighborhoods and an apartment complex at the northwestern corner of the intersection and to the west. A retail center with a supermarket is located at the northeast corner of Pepper Avenue and San Bernardino Avenue with residential neighborhoods to the east; refer to Section 1.2.1, <i>Environmental Setting</i> .
<b>10.</b>	<b>Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).</b> As identified in the 2014 EIR, other public agencies whose approval may be required include: <ul style="list-style-type: none"> <li>• U.S. Fish and Wildlife Service;</li> <li>• California Department of Fish and Wildlife;</li> <li>• California State Water Resources Control Board;</li> <li>• California Department of Toxic Substances Control;</li> <li>• California Department of Transportation;</li> <li>• State Department of Housing and Community Development;</li> <li>• Santa Ana Regional Water Quality Control Board;</li> <li>• City of Colton Water and Wastewater Department;</li> <li>• West Valley Water District;</li> <li>• South Coast Air Quality Management District; and</li> <li>• City of Colton Electric Department.</li> </ul>